

**TESTIMONY OF WESTERN BEEF TO THE NEW YORK CITY COUNCIL ZONING
AND FRANCHISES SUBCOMMITTEE CONCERNING APPLICATION NO. C 190325
ZMQ (PENINSULA HOSPITAL REDEVELOPMENT PLAN)**

October 3, 2019

Good morning Chair Moya and fellow council members.

I am Danielle Aristy, the Director of Real Estate for Western Beef supermarkets, which serves New Yorkers across the City with reliable, quality and affordable groceries. It is a pleasure to offer testimony on the matter of the application to rezone the Peninsula Hospital Site in Far Rockaway, application number C 190325 ZMQ.

At Western Beef, we have over 30 years of experience in operating successful supermarkets across New York. Much of our success is driven through our local community commitments, such as local hiring.

We work closely with our partners and neighbors to ensure that every Western Beef is a success but also, so it helps the surrounding area as well. This is particularly important in food deserts, which is what we are seeing in this particular area of the Rockaways. This proposed redevelopment of the old peninsula hospital site, to be called Edgemere Commons, with Western Beef as the key anchor tenant, will be a catalyst for the neighborhood. We have collaborated with The Arker Companies to design a storefront that sits prominently on the major thoroughfare of Beach Channel Drive and welcomes all the residents of Edgemere, beyond just those who will live within the development.

One of the reasons we are excited to be part of this project is that we see the commitment and enthusiasm from the development team to have the voice of local residents at the heart of the project, support the needs of the local community and provide much needed resources.

What many in the denser areas of the City, such as Manhattan or downtown Brooklyn, may not realize is our city has food deserts, which are an incredibly serious issue. New Yorkers deserve to have quality and affordable groceries available, regardless of where they live. Western Beef has long been focused on providing affordable fresh meat and produce for communities across the City, reducing the prevalence of food deserts.

Our stores are uniquely situated to meet the needs of diverse communities by providing daily staples as well as the opportunity for people to buy in bulk. For more suburban areas, we see that offering the bulk option is popular because it is a great way for families to ease the pressure on their budgets. We pride ourselves on meeting the varied needs of our communities.

This project, with its mixed-income housing and diverse retail offerings, will be a long-awaited transformation for the area. We hope to further this transformation along through our local hiring commitments, with approximately 100 jobs coming online ranging from cashier to store manager and offering living wages and career advancement pathways. A catalyst for economic mobility

and a respected community resource, we strive to live by our motto: "We know the neighborhood."

Western Beef's corporate model is to find success in partnership with our neighborhoods and with Edgemere Commons, we believe this plan will rightly support the growth of Edgemere to the benefit of all.

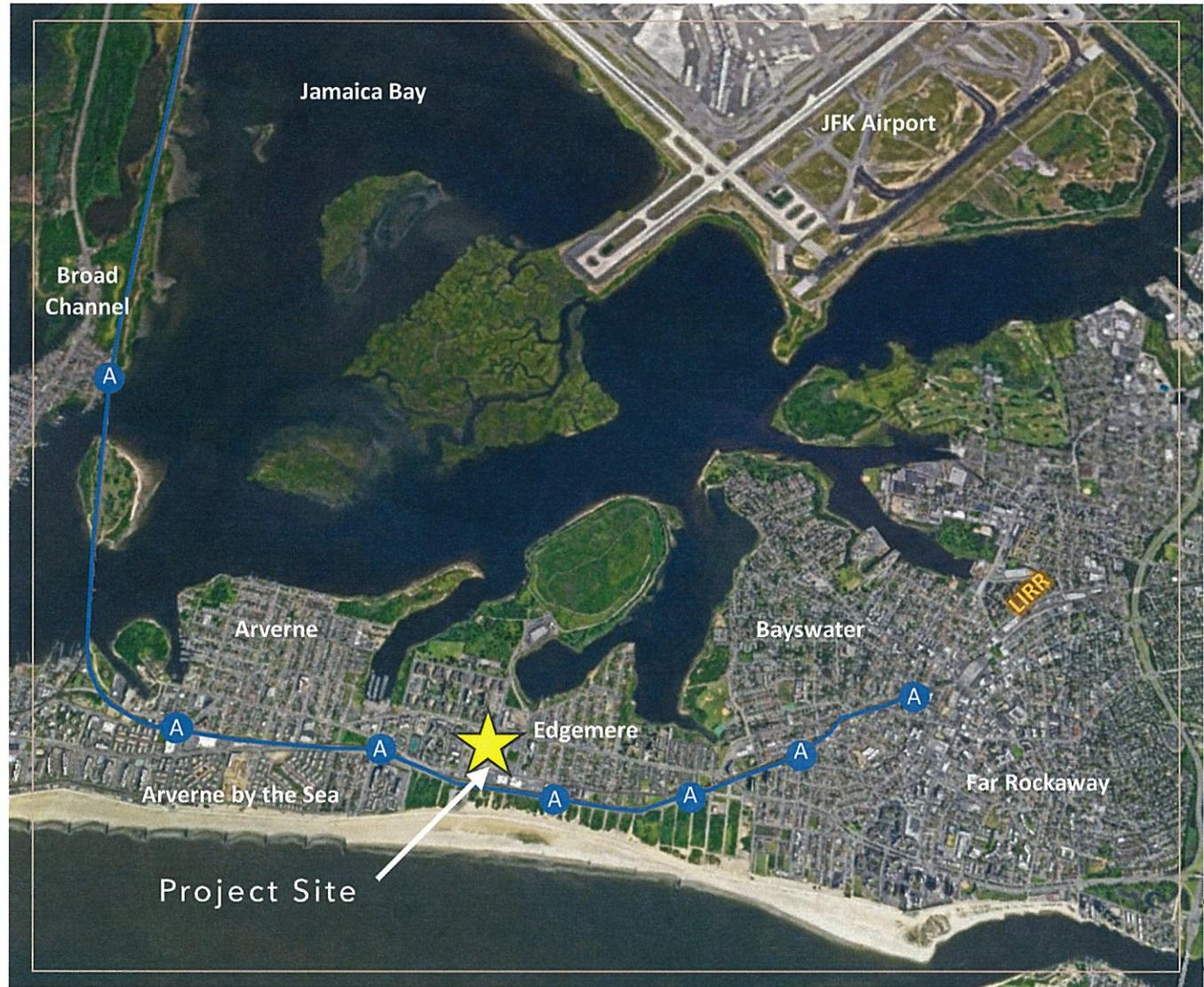
Thank you for your consideration.

An architectural rendering of a modern multi-story building at dusk. The building features a mix of brick and glass facades. The ground floor is a glass-fronted commercial space with signs for 'City & Urgent Care' and 'Rockaway Food Hall'. People are walking on the sidewalk, and a car is blurred in motion on the street. The scene is lit with warm, golden light from the setting sun.

EDGEMERE COMMONS

CITY COUNCIL PUBLIC HEARING

ROCKAWAYS



EXISTING CONDITIONS: RETAIL GAPS, PARKING LOTS

EDGEMERE COMMONS



PROJECT OVERVIEW

EDGE MERE COMMONS

- New mixed-income, intergenerational housing, eventually totaling 2,200 units, is to be developed in phases over 10-15 years.
- Approximately 150,000 sf of commercial, community facility and medical space, including a 20,000 sf supermarket in Phase 1.
- Approximately 38,000 sf of publicly-accessible open space.
- Approximately 1,000 accessory parking spaces



ZONING & LAND USE ACTIONS

EDGEMERE COMMONS

1 CITY MAP CHANGE

- Map 5,345 sf portion of Beach 52nd Street.

3 ZONING TEXT AMENDMENTS

- Proposes MIH Option 1
- Physical Cultural Establishment as-of-right

2 ZONING MAP CHANGE

- Rezone super-block from R5 & R5 /C1-2 to C4-4
- Rezone parcel south of RBB from C8-1 to C4-3A

4 LARGE SCALE GENERAL DEVELOPMENT SPECIAL PERMIT

- Modify height, setback & yards
- Modify signage



SITE PLAN

EDGEMERE COMMONS





ACTIVE RETAIL CORRIDOR



HOME GROWN BUSINESS AND FOOD START-UPS

OPEN SPACE & RECREATION

EDGEMERE COMMONS

STREET LEVEL RETAIL

Local & national retailers, restaurants & coffee shops.

PUBLIC PLAZA

One of several public open spaces totaling approximately 38,000 square feet will allow for special events, regular programming, and community engagement.



PLAYGROUND & RECREATION

Active children's playground, social seating and secure and well lit public gathering spaces.

STORM PREPAREDNESS

Bioswales and bioretention rain gardens.

RESILIENCY & STORM PREPAREDNESS

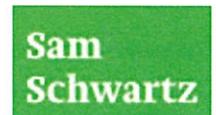
EDGEMERE COMMONS

- Coordinated investment with NYC to improve existing conditions and anticipate future needs.
- Innovative resiliency measures like **bioswales**, a **bioretention rainwater system**, **solar panels**, green & gray **water infrastructure** and extended tree pits.
- Elevates several streets above sea level for **long-term preparedness**.
- **Standby generators** for all buildings with emergency outlets in each unit, as well as cooling rooms in case of extreme heat in the summer.





The Arker Companies is a family-run firm founded in 1949 now in its third generation. They are committed to building quality mixed-income housing across the city and right here in the Rockaways. To date, Arker has created over 8,000 housing units and nearly 1 million square feet of commercial space.



COMMUNITY FEEDBACK

EDGEMERE COMMONS



Stakeholders consulted with include:

Coalition for the Rockaways - Ocean Bay CDC - Rockaway Development and Revitalization Corp - FRANC - Sheltering Arms - Cure Violence/Rock Safe Streets - Ready Rockaway - Ocean Bay Tenants Association - Redfern Tenants Association - Queens Law Associates - Rockaway Business Alliance - Urban Upbound - Rockaway Youth Task Force - Jamaica Bay Rockaway Parks Conservancy - Rockaway Waterfront Alliance/RISE - Queens Economic Development Corp - Seagirt & Friends Block Association - PS/MS 105 Administration & Parents Association - Arverne View Tenant Association - Coalition Against Peninsula Hospital Overdevelopment - Local Businesses: - Dred Surfer Grill - Tacos Y Mas - Caracas Arepas Bar - Smoothie Haven - Rockaway Bakery - Cuisine By Claudette - The Castle - JASA - Far Rockaway Cultural Performing Arts - St. John's Episcopal Hospital



RETAIL

72,000 square feet of retail space, including 20,000 square feet for a new supermarket in phase I. We anticipate the project will attract a mix of local home grown business and desirable national retailers.

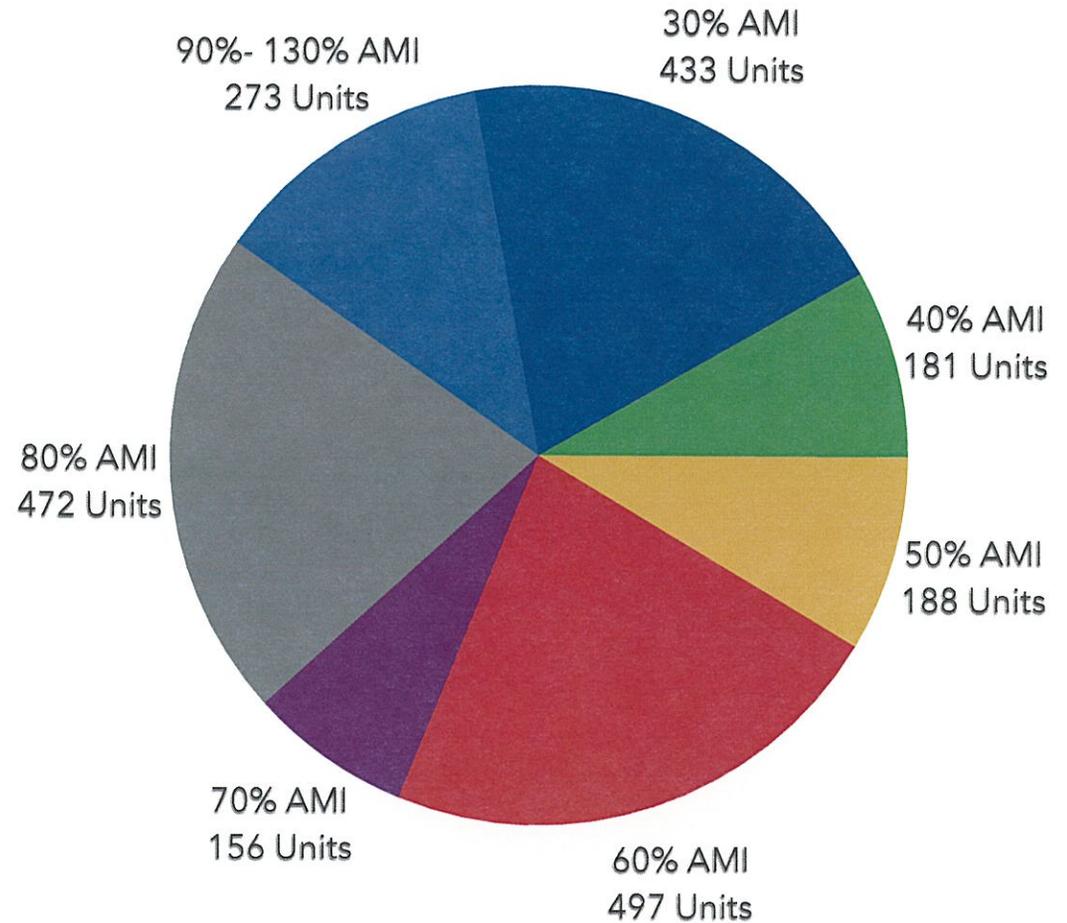
COMMUNITY FACILITIES

77,000 square feet of community facility will allow for the development of medical space, child care, education, cultural institution spaces and other essential services.

AFFORDABLE & MODERATE HOUSING AMI LEVELS

EDGEMERE COMMONS

- 2,200 units of mixed-income affordable housing units ranging from 30% AMI- 100% AMI
- Regulatory agreements and Mandatory Inclusionary Housing ensure long term and permanent affordability
- Initial rents set at 30% of income- prevents rent burden and encourages upward mobility



AMI BREAKDOWN BY BUILDING

EDGEMERE COMMONS

Building	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	F1	
AMI	ELLA				80% ELLA	Mix Match	80% ELLA	SARA	80% ELLA		SARA	Total
30% AMI	45	51	58	61	67	32	35	-	55	31	-	433
40% AMI	19	22	24	26	27	16	14	-	21	12	-	181
50% AMI	18	21	23	25	27	32	14	-	22	12	-	188
60% AMI	21	24	26	28	27	48	15	201	22	13	69	497
70% AMI	33	36	42	45	-	-	-	-	-	-	-	156
80% AMI	45	51	57	61	68	65	34	-	55	31	-	471
90% AMI	-	-	-	-	26	-	-	-	21	12	-	57
100% AMI	-	-	-	-	27	31	27	-	21	12	-	117
110% AMI	-	-	-	-	-	32	-	-	-	-	-	33
120% AMI	-	-	-	-	-	32	-	-	-	-	-	33
130% AMI	-	-	-	-	-	32	-	-	-	-	-	34
Total	181	205	230	246	269	320	139	201	217	123	69	2,200

ECONOMIC IMPACT & LOCAL HIRING

EDGEMERE COMMONS



CONSTRUCTION

Assuming a 10-year construction period, there will be an average of 300-350 full-time jobs each year in construction & related industries, with earnings of \$39.3 million annually.



MANAGEMENT & BUSINESS

Upon completion, 600-650 people are expected to be employed to manage and maintain the development and the business that will be moving in.



LOCAL HIRING

The Arker Companies has a strong record of working with local community-based organizations to ensure local hiring opportunities for both construction and permanent positions.

Now collecting resumes! Please send yours to jobs@comingtoedgemere2020.com

**Economic impact analysis conducted by Appleseed Inc.*

SUMMARY

EDGEMERE COMMONS

PROPOSED PROJECT

- 2,200 dwelling units over 11 buildings
- Approx. 72,000 square feet of commercial space
- Approx. 77,000 square feet of community facility space
- Approx. 38,000 square feet of publicly-accessible open space
- Approx. 1,000 accessory parking spaces

COMMUNITY BENEFITS

- Hundreds of jobs
- Public open space and community space
- Mixed-income housing
- Diverse blend of destination & local retail



QUESTIONS?

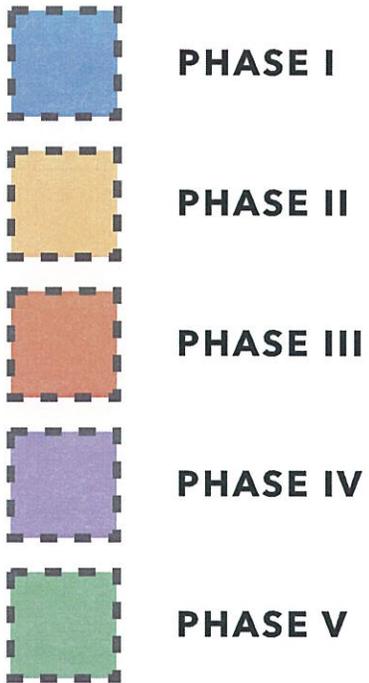
An aerial photograph of the Edgemere Commons development in Baltimore, Maryland, taken at sunset. The scene shows a mix of modern, multi-story apartment buildings with varied facades (brick, grey, and white) and older, more uniform brick structures. The buildings are arranged in a grid-like pattern with some green spaces and trees interspersed. In the background, a wide beach and the ocean are visible under a golden sky. The sun is low on the horizon, creating a warm, golden glow over the entire scene. The text 'APPENDIX' is overlaid in large, white, sans-serif capital letters in the upper center, and 'EDGEMERE COMMONS' is overlaid in smaller, white, sans-serif capital letters at the bottom center.

APPENDIX

EDGEMERE COMMONS

PHASING

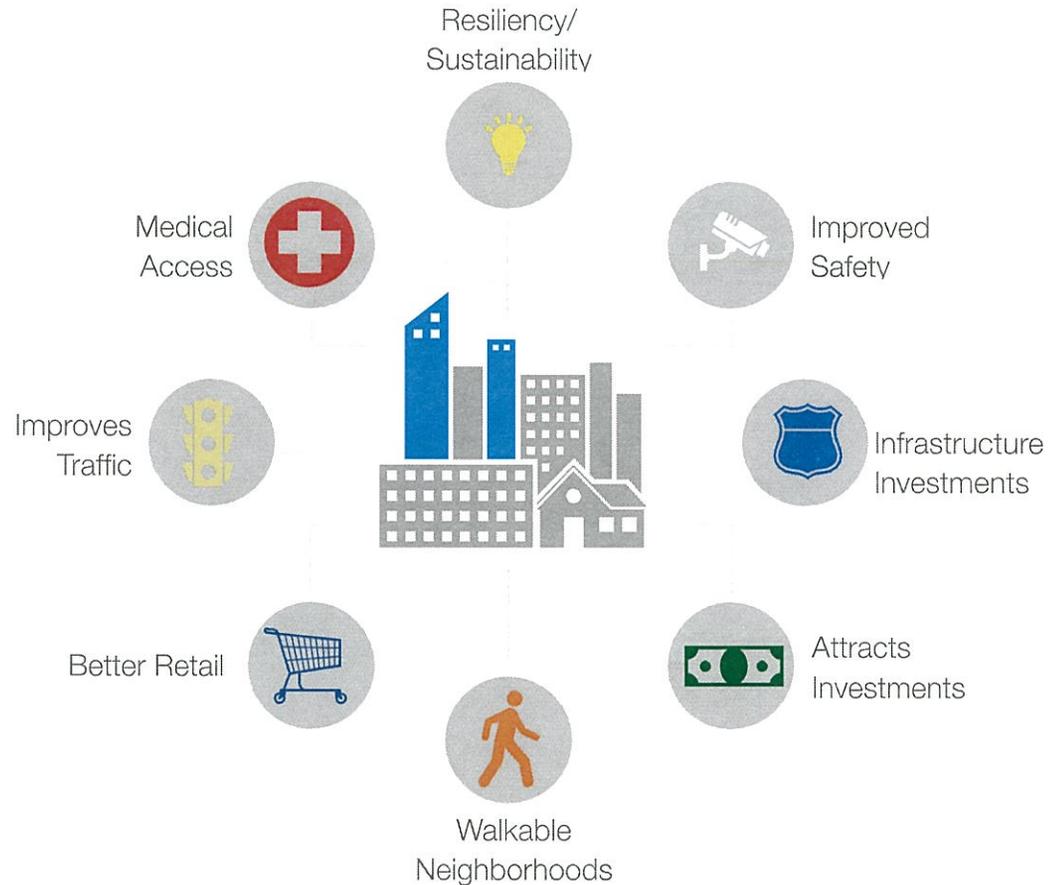
EDGEMERE COMMONS



WHY DENSITY MATTERS

EDGEMERE COMMONS

- Current population density in Edgemere is 6,037 people/sq. mile--less than 25% of the NYC average--making it difficult to attract retail businesses. *
- Improved street retail, walkable neighborhoods and increased open-space require density in order to be economically feasible and successful.
- Density spreads out the costs related to necessary infrastructure requirements, storm preparedness & resiliency.
- Rockaway residents are leaving the peninsula to go to work, shop and seek medical treatment, which increases traffic & congestion.
- Residential density also enables the development team to offer favorable lease terms to non-profits, homegrown businesses, and other community services.



* 2016 American Community Survey

Project Area Context



CITY MAP CHANGE

EDGEMERE COMMONS

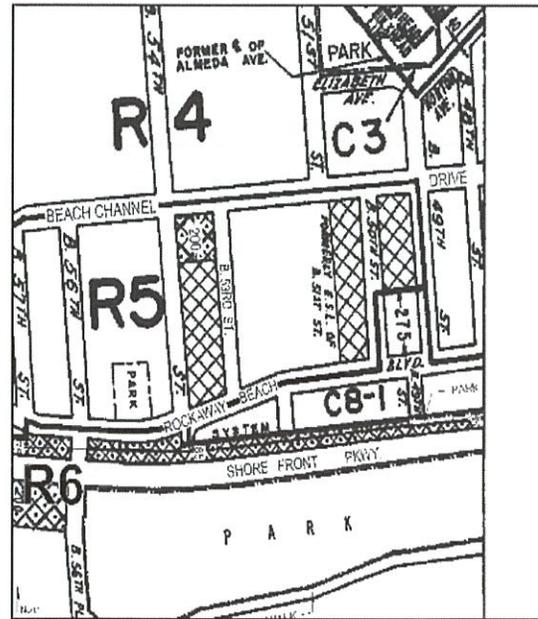
- Create a new connection from Beach Channel Drive down Beach 52nd Street to Rockaway Freeway;
- Establish a portion of Beach 52nd Street between Rockaway Beach Boulevard and Shore Front Parkway; and
- Approximately 5,345 square feet of city-owned area to be mapped.



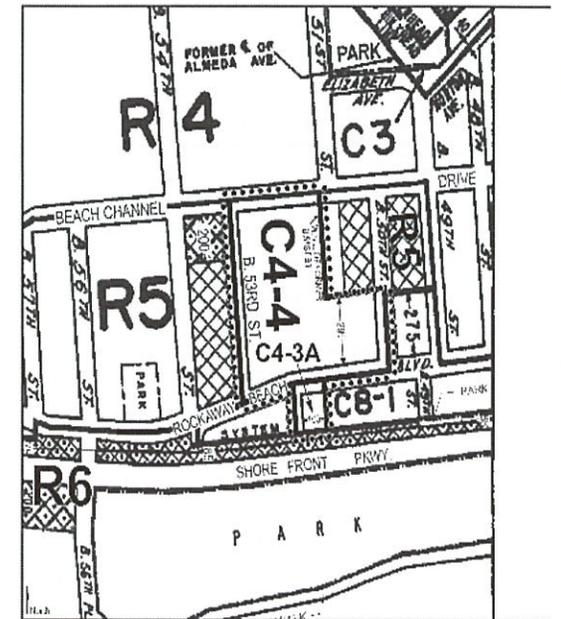
ZONING MAP CHANGE

EDGEMERE COMMONS

- Rezone the existing superblock from R5 and R5/C1-2 to C4-4; and
- Rezone a parcel south of Rockaway Freeway to C4-3A.



Existing



Proposed

ZONING TEXT AMENDMENTS

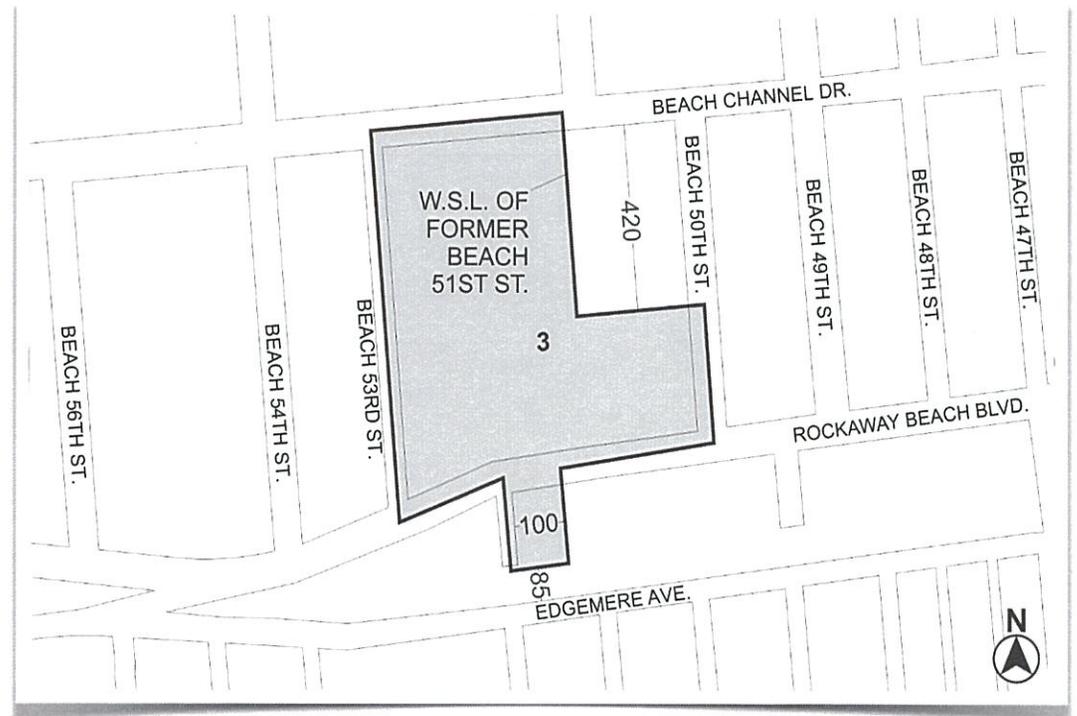
EDGEMERE COMMONS

APPENDIX F: MANDATORY INCLUSIONARY HOUSING AREA

- Proposes MIH Option 1: 25% of the residential floor area permanent at average of 60% AMI;
- Entire project will be 100% affordable and moderate income, but this ensures permanent affordability for approximately 550 units; and

PHYSICAL CULTURE ESTABLISHMENT

- Permit a physical culture establishment as-of-right within the Large Scale plan.



LARGE SCALE SPECIAL PERMITS

EDGEMERE COMMONS

MODIFY HEIGHT, SETBACK AND YARD REQUIREMENTS

- Heights
 - C4-4: 75 ft (base) by 135 ft (max)
 - C4-3A: 65 ft (base) by 85 ft (max)
- Setbacks
 - 15 ft (wide) by 10 ft (narrow)
- Yard Requirements
 - 8 ft side yard
 - 60 ft rear yard equivalent

MODIFY SIGNAGE REGULATIONS TO PERMIT FLEXIBILITY

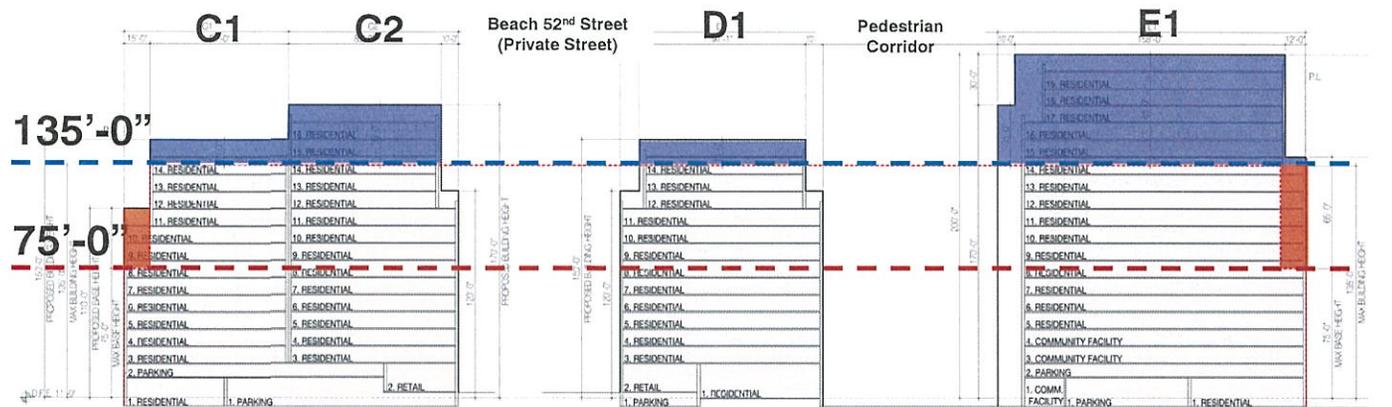
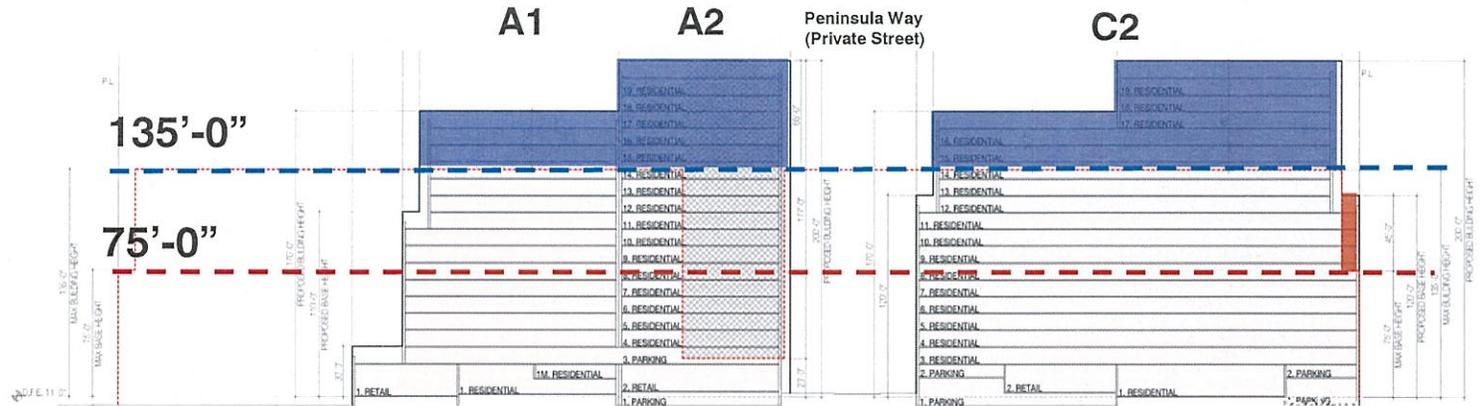
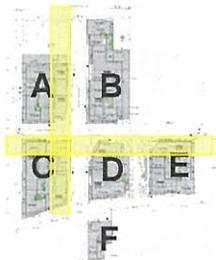


LSGD Special Permit: Height Waivers

Required:

- Max Base Height:
 - C4-4: 75 FT
 - C4-3A: 65 FT
- Max Building Height:
 - C4-4: 135 FT
 - C4-3A: 85 FT

-  Building Height Waiver Area
-  Base Height Waiver Area



APPENDIX: LSGD Special Permit:

Required:

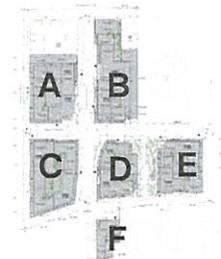
- Minimum 8 feet wide side yard adjacent to R1-R5 District (ZR 35-54)
- Rear Yard equivalent of 60ft (ZR 35-53 and 23-533)



**Rear Yard
Waiver
Area**



**Side Yard
Waiver
Area**



LSGD Special Permit: Sign Waivers

-  C1 Waiver Non-Illuminated
-  C1 Waiver Illuminated
-  C4 Waiver Non-Illuminated
-  C4 Waiver Illuminated

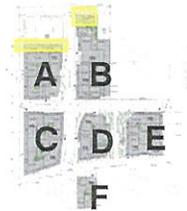


Required:

- Maximum Total Surface Area 3x the frontage and not to exceed 150 SF for non-illuminated, 50 SF for illuminated (C1) per retail establishment
- Maximum total surface area 5x the frontage and not to exceed 500 SF for non-illuminated or illuminated (C4) per retail establishment

Proposed:

- Total surface area of 175 SF per retail establishment (C1 non-illuminated or illuminated sign
- Total surface area of 1000 SF (C4 non-illuminated or illuminated sign)



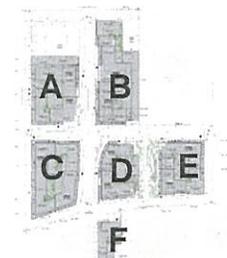
LSGD Special Permit: Height Waivers

Required:

- Max Base Height:
 - C4-4: 75 FT
 - C4-3A: 65 FT
- Max Building Height:
 - C4-4: 135 FT
 - C4-3A: 85 FT

 **Building Height Waiver Area**

 **Base Height Waiver Area**



PHASE I

EDGEMERE COMMONS

- Approximately 40,000 square feet of retail including a new supermarket;
- Approximately 450 apartments;
- Approximately 300 parking spaces;
- Investments in storm preparedness & resiliency; and
- Work begins in 2020.



MIXED-INCOME HOUSING

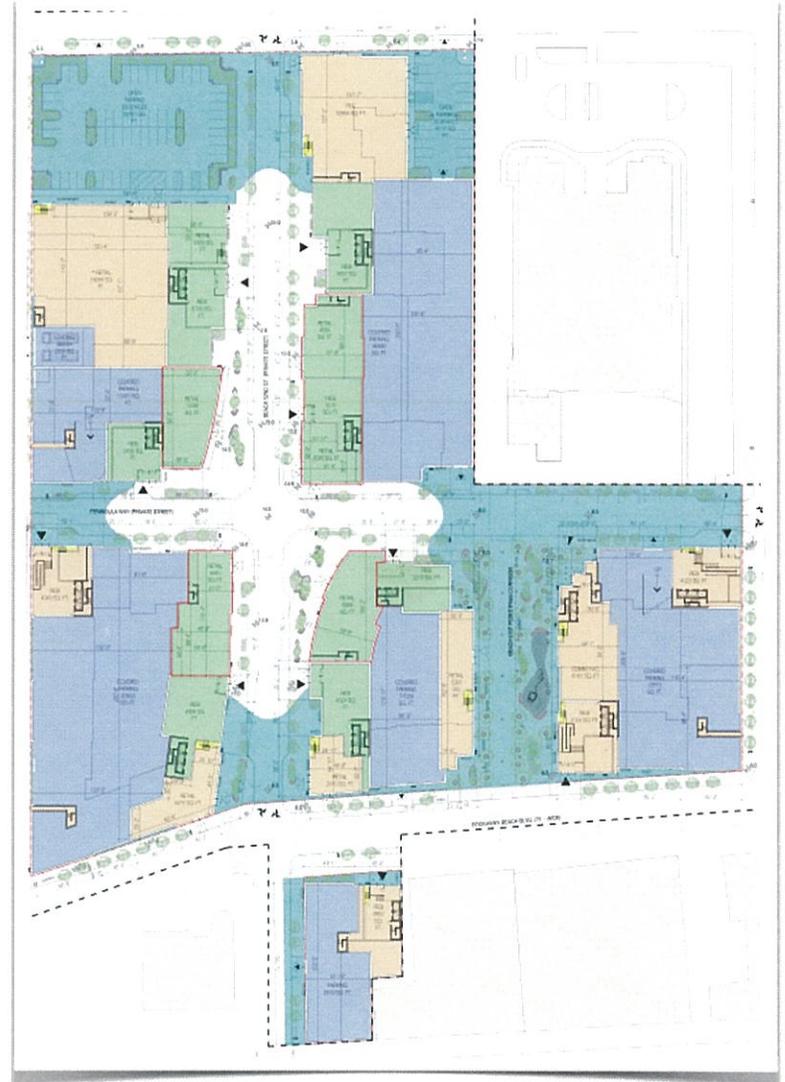
51-15 BEACH CHANNEL DRIVE

Family Size	1,927 Units (including 200 senior units)						273 Units				
	30% of AMI	40% of AMI	50% of AMI	60% of AMI	70% of AMI	80% of AMI	90% of AMI	100% of AMI	110% of AMI	120% of AMI	130% of AMI
1	\$22,410	\$29,880	\$37,350	\$44,820	\$52,290	\$59,760	\$67,230	\$74,700	\$82,170	\$89,640	\$97,110
2	\$25,620	\$34,160	\$42,700	\$51,240	\$59,780	\$68,320	\$76,860	\$85,400	\$93,940	\$102,480	\$111,020
3	\$28,830	\$38,440	\$48,050	\$57,660	\$67,270	\$76,880	\$86,490	\$96,100	\$105,710	\$115,320	\$124,930
4	\$32,010	\$42,680	\$53,350	\$64,020	\$74,690	\$85,360	\$96,030	\$106,700	\$117,370	\$128,040	\$138,710
5	\$34,590	\$46,120	\$57,650	\$69,180	\$80,710	\$92,240	\$103,770	\$115,300	\$126,830	\$138,360	\$149,890
6	\$37,140	\$49,520	\$61,900	\$74,280	\$86,660	\$99,040	\$111,420	\$123,800	\$136,180	\$148,560	\$160,940

FLOOD RESILIENCY PLAN

EDGEMERE COMMONS

-  Dry Flood Proof Area Below 11'
-  Wet Flood Proof Area Below 11'
-  No Flood Protection Required above 11'
-  Below Base Flood Elevation



Peninsula Hospital Site Redevelopment

May 2019

Draft Environmental Impact Statement

This is a response to the Draft Environmental Impact Statement for the redevelopment of the Peninsula Hospital site submitted by The Arker Company d/b/a Peninsula Rockaway Limited Partnership.

**This submission is by the
*Bayswater Civic Association.***



Figure 1 Manhattan street or Rockaway?

CEQR No.
18DCP124Q

ULURP Nos.
190251 MMQ
190325 ZMQ
N190364 ZRQ
190366 ZSQ
190375 ZSQ

PENINSULA HOSPITAL SITE REDEVELOPMENT

DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

Project Location: Community District 14, Borough of Queens

CEQR No.: 18DCP124Q

Type of Action: Unlisted

ULURP Nos.: 190251 MMQ, 190325 ZMQ, N190364 ZRQ, 190366 ZSQ, and 190375 ZSQ

Lead Agency: City Planning Commission, City of New York
Marisa Lago, Chair

Lead Agency Contact Olga Abinader
Acting Director, Environmental Assessment & Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271-3100
212-720-3493
oabinad@planning.nyc.gov

Applicant: Peninsula Rockaway Limited Partnership

Prepared by: Sam Schwartz Engineering, D.P.C.
322 Eighth Avenue, 5th Floor
New York, NY 10001
Date: May 3, 2019

DEIS Response: Submitted by: Eugene Falik on behalf of the Bayswater Civic Association
1034 Dickens Street, Far Rockaway, NY 11691, and
Glenn DiResto, 173 Schooner Street, Arverne, NY 11692

Public hearing on the DEIS were held on:

- 6/25/2019 – Community Board 14
- 7/11/2019 – Queens Borough President
- 8/14/2019 – City Planning Commission

Written comments on the DEIS are requested and would be received and considered by the Lead Agency until the 10th calendar day following the close of the public hearing.

The DEIS is available on the website of the New York City Department of City Planning:

<http://www1.nyc.gov/site/planning/applicants/eis-documents.page>

The Bayswater Civic Association response to the DEIS is available at:

http://bayswatercivic.org/Peninsula%20Hospital%20DEIS_Response.pdf

Contents

Contents	3
Figures.....	5
Chapter 0: Executive Summary	6
Introduction.....	6
Overview.....	7
Density and Character of the Neighborhood	7
Income Levels and Stores	8
Transportation.....	9
Education	9
Summary	9
Summary of Responses to Specific Chapters	11
Chapter 1: Project Description.....	11
Chapter 2: Land Use, Zoning, and Public Policy.....	12
Chapter 3 Socioeconomic Conditions.....	13
Chapter 4: Community Facilities and Services (Schools, Libraries, Day Care).....	14
Chapter 5: Open Space.....	14
Chapter 6: Shadows	15
Chapter 7: Historic and Cultural Resources.....	15
Chapter 8: Urban Design and Visual Resources.....	15
Chapter 9: Hazardous Materials.....	15
Chapter 10: Water and Sewer Infrastructure	16
Chapter 11: Solid Waste and Sanitation Services.....	16
Chapter 12: Transportation	16
Chapter 13: Air Quality	16
Chapter 14: Greenhouse Gas Emissions and Climate Change	17
Chapter 15: Noise	17
Chapter 16: Public Health.....	17
Chapter 17: Neighborhood Character	18
Chapter 18: Construction	19
Chapter 19: Alternatives	20
Chapter 20: Mitigation.....	20

Chapter 21: Unavoidable Adverse Impacts	21
Chapter 22: Growth-Inducing Aspects of the Proposed Project.....	21
Chapter 23: Irreversible and Irretrievable Commitments of Resources	21
Chapter 1: Project Description.....	23
Income levels	24
Incomes	28
Density	29
Other	33
Other things to consider	35
Chapter 2: Land Use, Zoning, and Public Policy.....	38
Chapter 4: Community Facilities and Services (Schools, Libraries, Day Care).....	44
Education, generally	45
Chapter 6: Shadows	48
Chapter 7: Historic and Cultural Resources.....	49
Chapter 8: Urban Design and Visual Resources.....	49
Chapter 9: Hazardous Materials.....	49
Chapter 10: Water and Sewer Infrastructure	50
Chapter 11: Solid Waste and Sanitation Services.....	51
Chapter 12: Transportation	52
Chapter 13: Air Quality	55
Chapter 14: Greenhouse Gas Emissions and Climate Change	57
Chapter 15: Noise	58
Chapter 16: Public Health.....	59
Chapter 17: Neighborhood Character	60
Chapter 18: Construction.....	63
Chapter 19: Alternatives	64
Chapter 20: Mitigation.....	66
Community Facilities and Services – Schools.....	66
Open Space	66
Noise	66
Transportation.....	66
Chapter 21: Unavoidable Adverse Impacts	68

Schools.....	68
Parks and Open Space.....	68
Transportation.....	68
Traffic	68
Transit	68
Pedestrians	69
Summary.....	69
Noise	69
Construction.....	69
Summary.....	69
Chapter 22: Growth-Inducing Aspects of the Proposed Project.....	71
Chapter 23: Irreversible and Irretrievable Commitments of Resources	72

Figures

Figure 1 Manhattan street or Rockaway?	1
Figure 2 - Project in context of the neighborhood	8
Figure 3 - People per acre (NYC Department fo City Planning).....	19
Figure 4 - Eligible Income Levels by Household Size (NYC)	25
Figure 5 - CityLimits.org: Major losses of low rent apartments since 2011	27
Figure 6 - People per Acre (NYC Department of City Planning).....	31
Figure 7 - Lorraine Collins, Enterprise Community Partners statement	34
Figure 8 - Donations to Mayor de Blasio.....	37
Figure 9 - People per Acre (NYC Department of City Planning).....	61

Chapter 0: Executive Summary

Introduction

There is no doubt that housing is needed in New York City. Likewise, there is no doubt that housing is needed for low income families. But housing is likewise needed for moderate and middle income families too. And housing must be in the context of the community, without adversely impacting existing members of both the local community and the broader Community District. This project fails to address the broad range of housing and overall community needs.

Our fundamental issues with the plan are:

- The population density is excessive for Rockaway. It is similar to midtown Manhattan. (Chapter 1)
- The project will only provide 13% of the apartments to moderate income families and none are for middle income ones. All of the rest will go to those with extremely low, very low, or low incomes. Despite the developer's claims, most of the apartments will not be available to couples consisting of firefighters, police officers, or teachers with as few as five years in the job or even those making a bit over minimum wage. (Chapter 1)
- The Rockaways is an area of limited resources and few jobs. The 300 jobs that the developer claims will be contributed to the community are far fewer than the jobless residents to be added. (Chapter 1)
- Rockaway already has half of the publicly financed housing in Queens. (Chapter 1).

- The project clearly violates the U.S. *Fair Housing Act of 1968* as interpreted by the Supreme Court as recently as 2015 in that it will accentuate racial and economic segregation in violation of the *Act*. (Chapter 2)

- The building size is not in context with the neighborhood where tall buildings are seven to twelve stories tall. (Chapter 2)
- The plot layout is not in character with the neighborhood where almost all buildings are surrounded by grass and shrubbery. (Chapter 2)

- The project goes against the city's own recent *Resilient Edgemere* study prepared by HPD which recommended only low density housing (1 or 2 families), stores, and parkland be built in the area. (Chapter 2)

- The project will bring more people with limited resources to an area that is already largely populated with people of limited resources. (Chapter 3)

- The project will overtax already failing schools that are currently operating over capacity. If the project is built as proposed, there will be a shortage of 2,000 elementary and middle school seats as well as local child care. Local high schools too would be overcrowded but since high schools are measured on a borough basis, that isn't reported (Chapter 4)
- The proposed parking is grossly inadequate. Even residents of NYCHA housing have cars so that they can get to work and shop in Nassau in a reasonable time frame. (Chapter 12)
- The transportation impact will be disastrous: (Chapter 12)
 - The developer acknowledges that even if DOT implements all of their suggestions, the project will have serious adverse impacts on traffic from the New York City line to Beach 116th Street. (Chapter 12)
 - There are only two lanes of traffic in each direction that run from Far Rockaway the length of the peninsula to Rockaway Park. (Chapter 12)
 - In addition to the impact on the general public, emergency response will be seriously affected for the entire peninsula. **There should be an opinion from NYPD and FDNY on the subject of the impact of traffic on emergency response times.** (Chapter 12)
 - Bus service will be adversely impacted and additional bus service will only make traffic worse.
 - Service on the "A" train, despite the developer's statements is standing room only.
- Retail, the only good thing about the project, would probably fail as stores in the area have failed in the past due to lack of disposable income.

In addition, the developer skims over the very many adverse impacts of the proposed zoning changes and engages in segmented analysis. These impacts would affect the local community (1/4 mile radius) as well as the entire Rockaway peninsula. And to say that it is full of prejudicial language would be an understatement. It regards any land use other than housing as being "underutilized." Of course, the most significant underutilized piece of land in New York City is Central Park. No doubt Arker would like to bring that area to its "highest and best use." But some think otherwise.

Overview

Density and Character of the Neighborhood

A prime rule of zoning is the character of the neighborhood. This project would be completely out of character with the neighborhood which consists of a mix of low rise, single and two family homes and six to thirteen floor NYCHA apartment houses on large grass areas. The project proposes buildings as high as nineteen stories – almost two times the height of the NYCHA buildings!

The density of the proposed apartments is also a problem. Of course the single and two family houses provide a low density environment but the NYCHA buildings also have a very much lower density than the proposal. And the existing housing has vast green spaces. The developer discusses “open spaces” meaning streets and sidewalks with lots of concrete and asphalt but no green areas (unless they are painted cement).

The developer proposes to roughly double the population of the area and significantly increase the population of the Community Board as a whole.

See, from the developer’s own submission (DEIS, figure 1-6) how the project fits into the character of the neighborhood.



Figure 2 - Project in context of the neighborhood

Income Levels and Stores

The developer claims that this density is necessary to support the stores. Now the fact of the matter is that the area would certainly benefit from more retail. But successful retail requires disposable income and the proposal insures that residents will have minimal disposable income. In fact, it is very heavily biased against working families. Assuming a fifteen dollar per hour minimum wage and 2,000 work hours per year, a husband and wife earning minimum wage would have a gross annual income of \$60,000, near the top of the development’s income range.

Indeed, the developer has suggested in community presentations that the project is intended for typical city employees such as police officers, firefighters, and teachers. To support this argument, the developer cites starting salaries for a single employee. But a closer look reveals the truth. The starting salary for an NYPD officer is \$42,500. After five and a half years, the typical NYC police officer earns about \$85,292 per year. Night differential, overtime, etc. may bring this to over \$100,000 annually. (<https://www1.nyc.gov/site/nypd/careers/police->

[officers/po-benefits.page](#)) A teacher with a bachelor's degree and no prior teaching experience starts at \$56,711 while a teacher with a master's degree and eight years experience earns \$85,794! ([teachnyc.net/about-our-schools/salary-and-benefits](#)) Working couples in the NYPD, FDNY, or Board of Ed would not be eligible for apartments in the proposed project. It is clear that the developer's statements are **a bald faced lie.**

Transportation

The discussion of transportation issues is equally outrageous.

While it is true that the nearest subway stations can handle additional riders, trains are standing room only when they leave the Rockaways. Thus, while the stations have capacity, the trains don't. There is effectively no additional capacity in the Cranberry Street Tunnel that carries the "A" train from Brooklyn to Manhattan to run more trains.

There is extensive analysis of various affected street intersections, but the facts are that there are only two lanes in each direction through the Rockaways. One lane on Beach Channel Drive and a second lane on Edgemere Avenue / Rockaway Beach Boulevard (each way). These roads are already models of traffic jams during rush hours. Adding more busses will only make traffic worse. And of course the residents (pedestrians) will also occupy roadway space. No amount of jiggering traffic light timing will solve the problem.

The final transportation issue is parking. The developer has claimed that there is no parking problem because not all of the spaces in the NYCHA lots are rented. That is true only because residents can't afford the fees. But their cars fill all of the streets for blocks past the projects. Arker only wants to provide parking for 35% of the residents but Rockaway is more like a typical suburban town. A car is necessary to go anywhere. Yes, people who have no other choice use the Q 22 bus, but it is only a small exaggeration to say that people have died of old age or frozen to death waiting for it. And a fifteen minute car ride takes 45 minutes by bus (after you board) so no one who has a choice takes the bus. 35% parking is completely inadequate. The police recognize the problem and allow double parking on Edgemere Avenue, adjacent to the Freeway for this reason.

Education

The development would add some 1,500 students to the local elementary schools that are already over capacity (and under performing). There is nothing in the proposal to address this matter. Not only does the project fail to address the education issue, but it would absorb one of the few open spaces where new schools could be built.

Summary

The developer discusses "Publicly available open space" – i.e. streets and sidewalks. The project includes no green spaces unless one includes trees in concrete pits.

The developer cites Resiliency and Storm preparedness as a Community Benefit, but it is not. It is a Requirement and makes good business sense, but provides no true benefit to this community.

The developer claims that there will be no adverse public health issues, but **that is not true**. The Rockaways and Five Towns now have only one hospital where before the closing of Peninsula Hospital there were two. And the traffic problems caused by this development will add significant, and perhaps deadly, travel times for trips to St. John's Hospital from areas west of the project.

Again, the developer claims that there will be no significant impact on the neighborhood by a development two times as high, many times denser, with no parks, playgrounds, or greenspace, or significant parking. **That is not true.**

Unfortunately, what is NOT being said is there is currently a pending lawsuit in Federal Court regarding the issue of community preference housing AND Rockaway residents are still being misled and promised that they will get community preference when it comes time for tenant selection.

Arker claims that they are bringing the first supermarket to the neighborhood. What about the Pioneer supermarket on Beach Channel Drive at Beach 58th Street? And what about the range of stores in the neighborhood that have closed over the years? Stores close because the area income can't support them. Arker does nothing to address the problem.

The Arker Companies only has a right to build 568 units of housing BUT wants to build 2,200 units. In order to be acceptable, the project must provide a minimum of 568 units for middle income families and the total number of apartments should be limited to no more than 1,000.

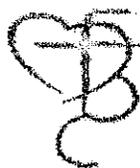
In the past, Community Board 14 has stated that if any more affordable housing were built in the Rockaways that it be Affordable Homeownership although a preference was for market rate housing. So what does the Arker Companies development plan come to the community with? A plan to increase housing density by almost 300% and provide NO homeownership and only 13% of the units for moderate income and NO Middle Income units.

Just as we have been saying all along, we want affordable housing homeownership to be a part of the Peninsula Hospital site redevelopment.

Affordable housing developments in other areas of the city have better access to jobs, schools, transportation, and opportunities. None of them has the density of this proposed plan.

Growth and change can be a good thing as long as this current plan is changed to REALLY Benefit the community.

If they want community support we Need MORE REAL BENEFITS FOR OUR COMMUNITY.



First Baptist Church

100 -10 Astoria Blvd., E. Elmhurst, NY 11369
Phone: 718.446.0200 /0481 Fax 718.565.6115
Reverend Patrick H. Young, Pastor
E-mail: firstbaptistchurch.fbc@gmail.com

October 3, 2019

New York City Council Land Use Committee
City Hall
New York, NY 10007
Re: **Peninsula Hospital aka Edgemere Commons**

Dear Chair:

I am the Senior Pastor of First Baptist Church of East Elmhurst. I am writing to express my support to redevelop the former Peninsula Hospital campus. The project will be life changing to those living and working in this community. This new development will bring good jobs, 20,000 square foot supermarket, mixed-income housing, a playground for children and open community and retail space. This building project will create new housing opportunities which our neighborhood greatly needs. I have members who live in the area and are looking forward to those mixed-income units being available to them. The developer has committed to working with 32BJ SEIU to ensure good paying jobs for building service workers.

Overall, the mixed-income housing units, good jobs, and food and restaurant development will greatly benefit the neighborhood, especially residents of the Edgemere.

I therefore fully support the proposed rezoning and request that it be approved.

In His Service,

Rev. Patrick Young
Senior Pastor

Mount Horeb Baptist Church

109-20 Edward E. Jarvis Drive
Corona, NY 11368

October 3, 2019

New York City Council Land Use Committee
City Hall
New York, NY 10007
Re: **Peninsula Hospital aka Edgemere Commons**

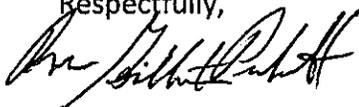
Dear Chair,

My name is Reverend Gilbert and I am the Pastor of Mt. Horeb Baptist Church in Corona, and the Moderator of The Eastern Baptist Association representing 107 churches in Queens with a significant number in the Rockaways. We are in favor of the redevelopment of the Peninsula Hospital project. This proposed new mixed-use campus will provide much needed housing, job opportunities, new business development, and healthy food options for the residents on the peninsula.

The redevelopment proposal will create new life for the neighborhood. The developer has committed to working with 32BJ SEIU to ensure that good paying jobs will be available for building service workers. These opportunities in housing and employment benefit the lives of all residents of Queens.

I therefore fully support the proposed redevelopment and request that it be approved.

Respectfully,



Rev. Gilbert Pickett
Senior Pastor
Moderator EAB



SEIU 32BJ Testimony
Testifying on 44-01 Northern Blvd.
CC Hearing

Good morning Chair Moya and members of the subcommittee. My name is _____, I work as a _____ and have been a member of 32BJ for _____ years. I'm here today on behalf of my union to express our support for the proposed development at 44-01 Northern Blvd.

32BJ represents over 4,400 members who live and work in Community District 1. At 32BJ we support developments that create good property service jobs with family-sustaining wages and help bring working families into the middle class. We are pleased to report that Bruce Bendell, the developer for this project has made a credible commitment to pay prevailing wage to the future building service workers at this site.

The prevailing wage is a livable wage that includes significant benefits like paid days off, sick time, and retirement and health benefits. Jobs like mine are life changing and give working class families access to upward mobility and security.

Additionally, this project will bring 100 units of much-needed permanently affordable housing to the neighborhood.

We see this as responsible development and urge you to approve this project.

Thank you.

44-01 Northern Boulevard Rezoning

City Council Zoning Subcommittee – October 3, 2019



44-01 Northern Boulevard, Astoria, NY
Block 704, Lots 1, 12, and 42
ULURP Application No. C 190124 ZMQ
ULURP Application No. N 190125 ZRQ

akerman

Applicant

44-01 Northern Boulevard LLC

Architect

Rawlings Architects PC

MIH Administrator

HANAC, Inc.

Land Use Counsel

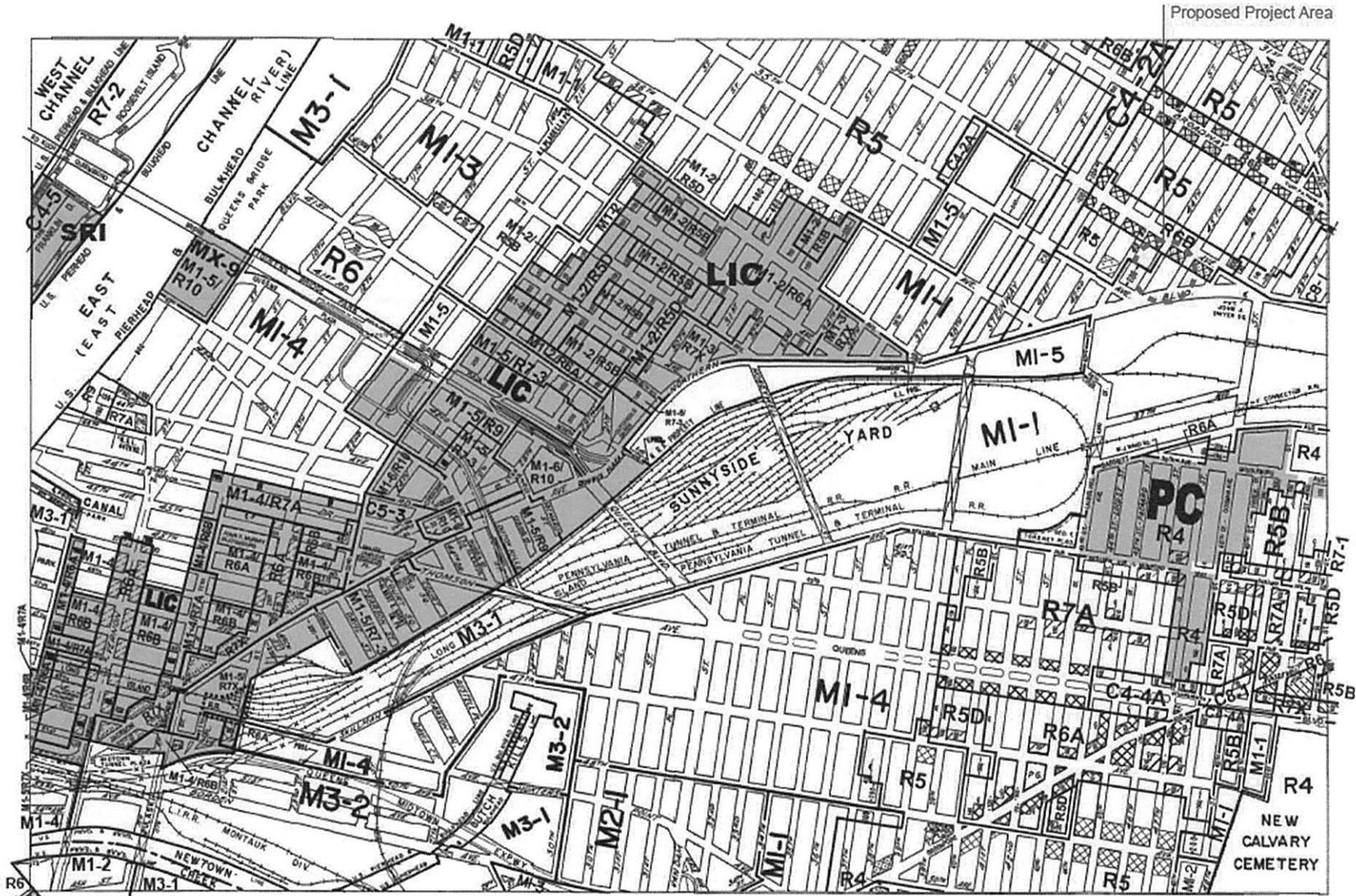
Akerman LLP

AGENDA

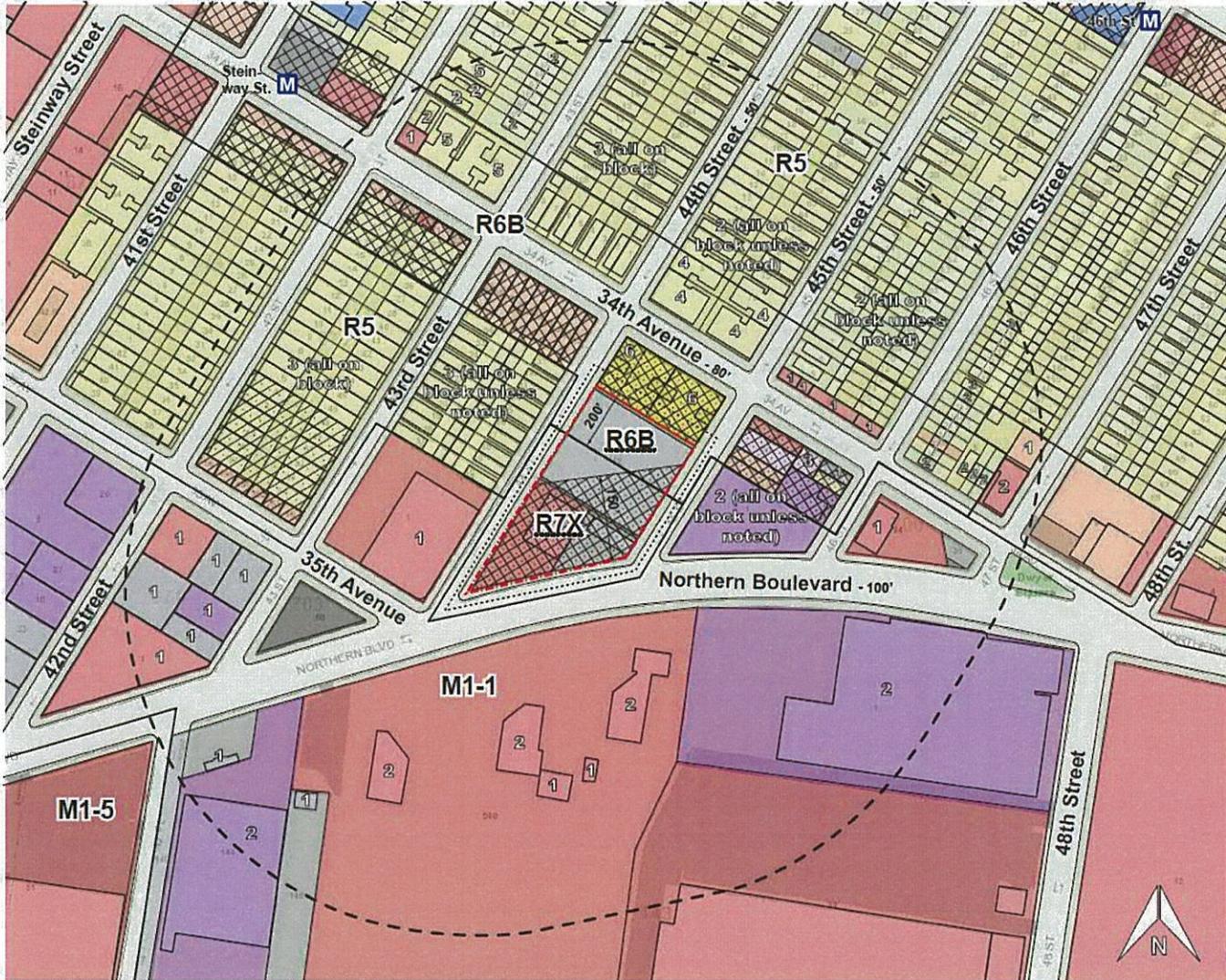
- **Background and Context**
- **Rezoning Proposal**
 - Actions Necessary to facilitate proposed development
- **Proposed Development**



Zoning Map



Area Map



The area within 600-foot radius is characterized by mostly residential, industrial/manufacturing, commercial, and mixed residential and commercial buildings.

The existing land uses in the area are a mix of multi-family walkup and elevator residential buildings, and commercial uses.

LEGEND

Land Use	Zoning
One and Two Family Residence	Zoning District
Multi-Family Residence (Walkup)	Commercial Overlay
Multi-Family Residence (Elevator)	C1-4
Mixed Residential and Commercial	C2-1
Commercial Use	C2-2
Industrial / Manufacturing	C2-4
Transportation / Utility	Project
Public Facilities and Institutions	Area of Rezoning
Open Space and Recreation	Development Site
Parking	600' Radius
Vacant Land	Subway Entrance
Number of Stories	

Project Area Photographs



Views of the site facing south and east from 44th Street

Project Area Photographs



Views of the site facing north from Northern Boulevard

Project Area Photographs



Views of the site facing south and west from 45th Street

REZONING PROPOSAL

- To facilitate the development of a new four- and ten-story mixed-use building containing:

- approx. 335 residential units*
- approx. 100 permanently affordable units**
- 36,005 zsf of ground floor retail
- 304,110 zsf total development
- approx. 156 parking spaces***



*Unit breakdown: 50 studios, 134 1-br units, 134 2-br units, and 17 3-br units

** 30% @ average 80% AMI; Market rate unit sizes and types proportional to affordable dwelling unit.

***36 commercial spaces and 120 residential accessory parking spaces

Proposed Zoning Actions

Actions Necessary to facilitate proposed development:

1. Zoning Map Amendment (C 190124 ZMQ)

- Rezone Block 704, Lots 1, 12, and 42 from an M1-1 zoning district to a R7X and R6B zoning districts and establish a C2-4 commercial overlay mapped to a depth of 150 feet from Northern Boulevard; and

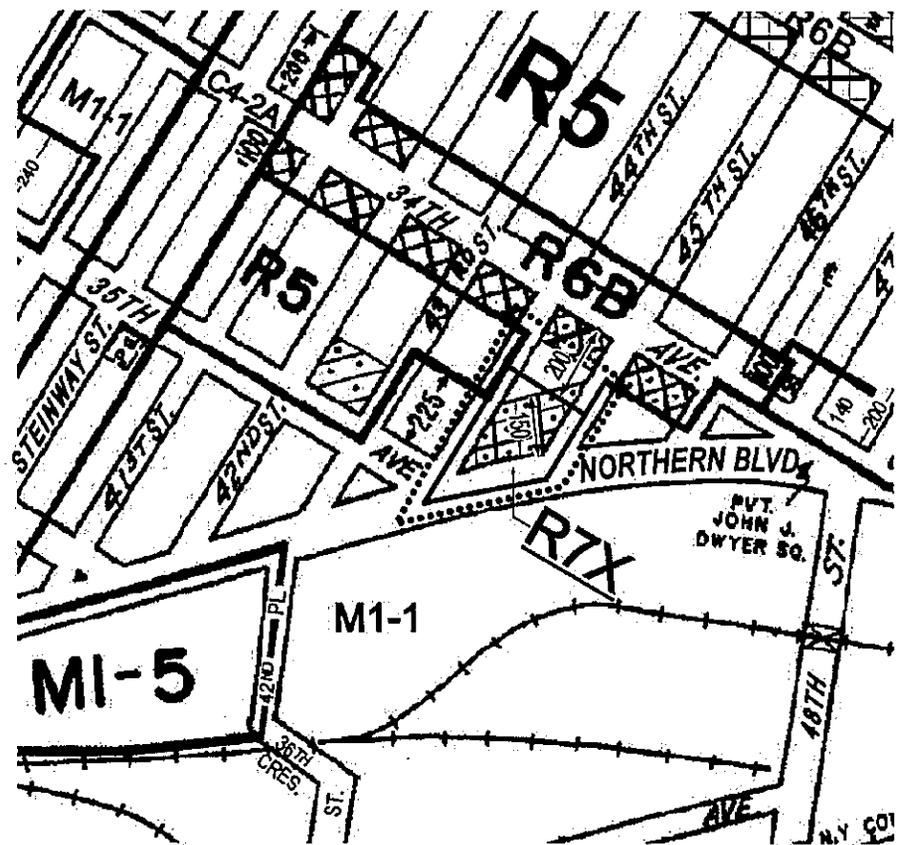
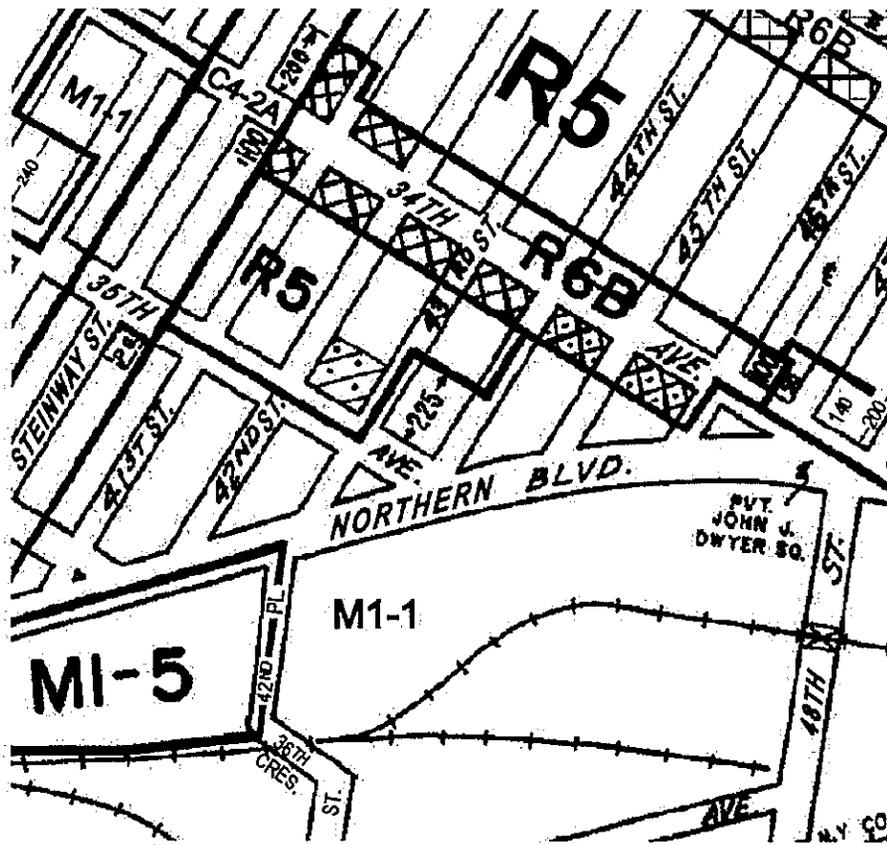
2. Zoning Text Amendment (N 190125 ZRQ)

- Designate the Project Area as a Mandatory Inclusionary Housing (MIH) Area (Option 2)

Zoning Change Map

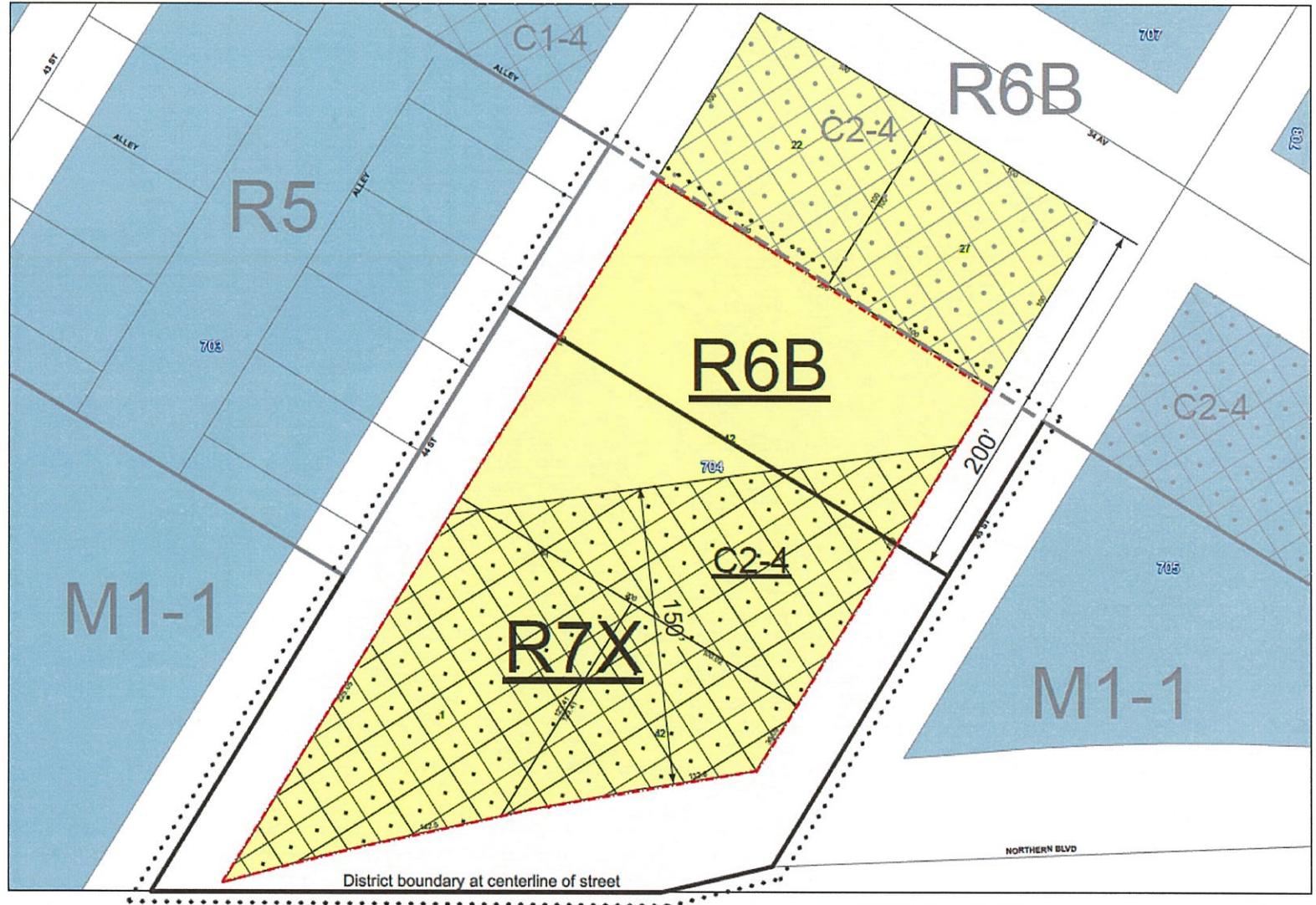
Existing

Proposed

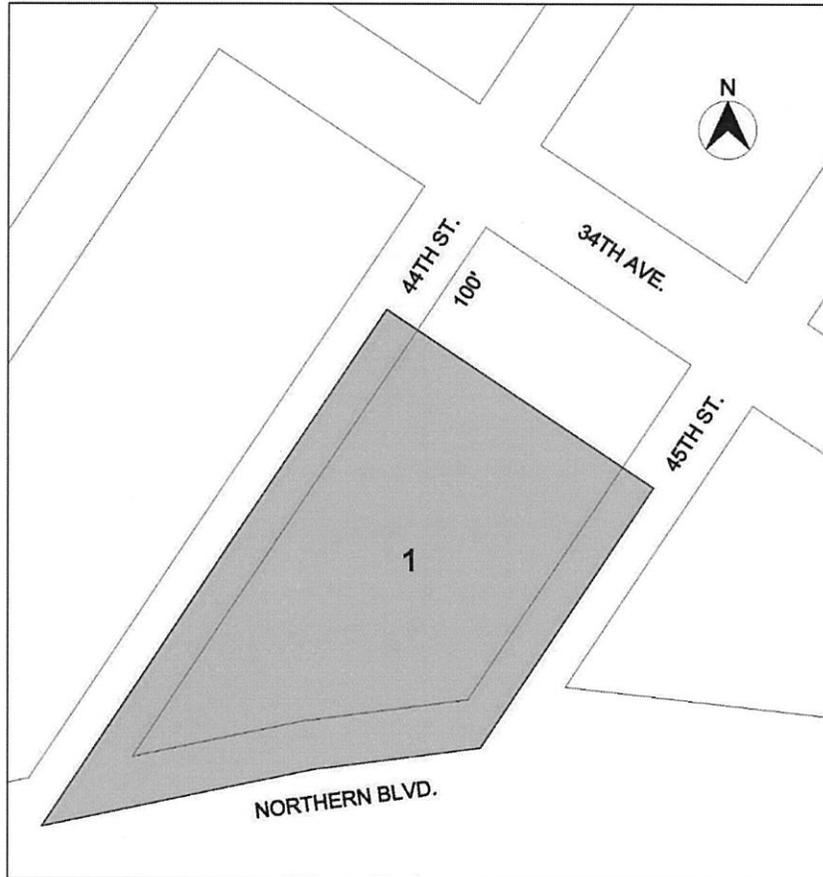


Tax Map

- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
 - Proposed Zoning District Boundary
 - Existing Zoning District Boundary
 - Existing Zoning District Boundary to be relocated
 - Area of Rezoning
 - Development Site
 - Zoning District
 - R6B Existing Zoning District
 - R6B Proposed Zoning District
 - Commercial Overlays
 - Existing C1-4
 - Existing C2-4
 - Proposed C2-4



Zoning Text Map



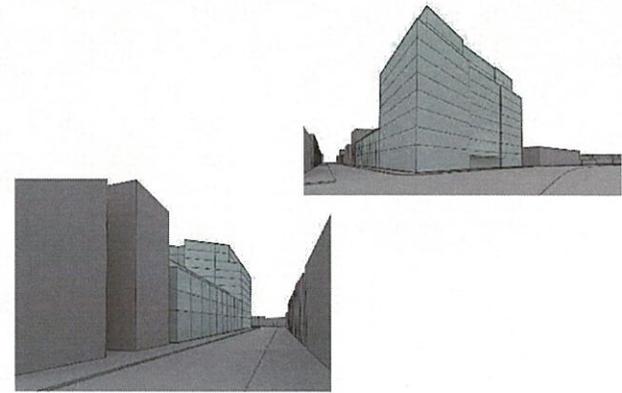
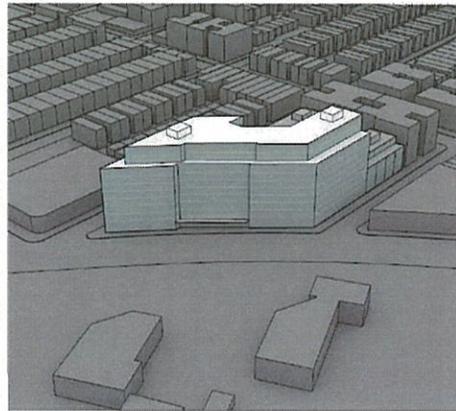
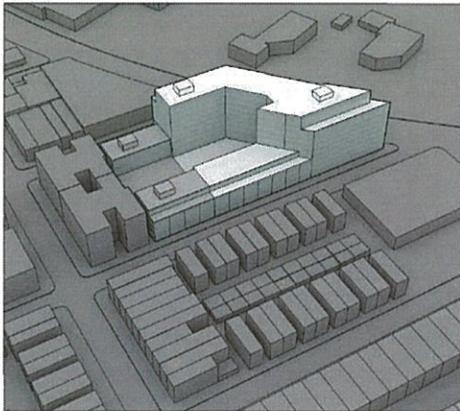
MIH Option 2:

30% of residential floor area restricted at a weighted average of 80% AMI

MIH Program Option 1 and Option 2

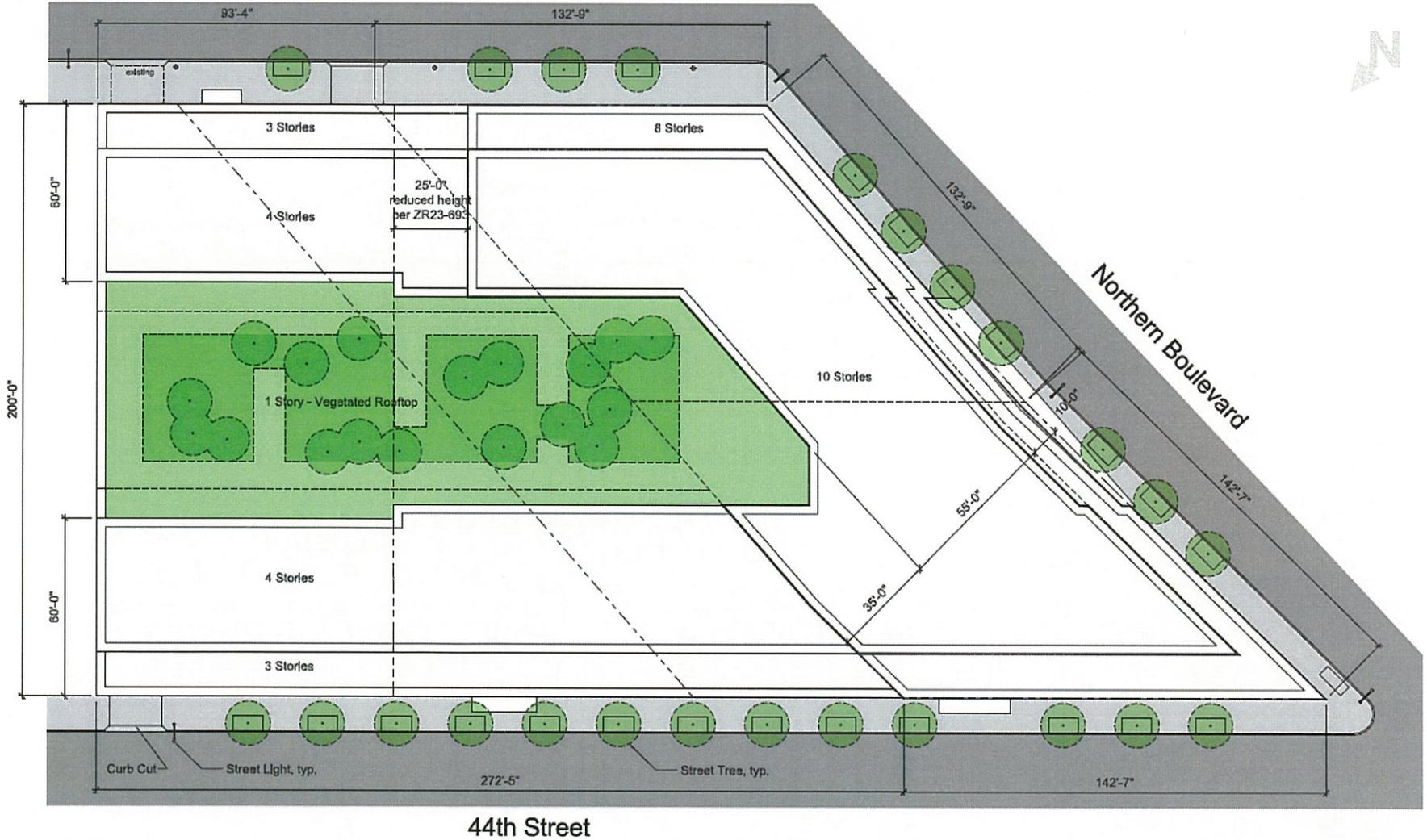
PROPOSED DEVELOPMENT

44-01 Northern Boulevard, Astoria, New York



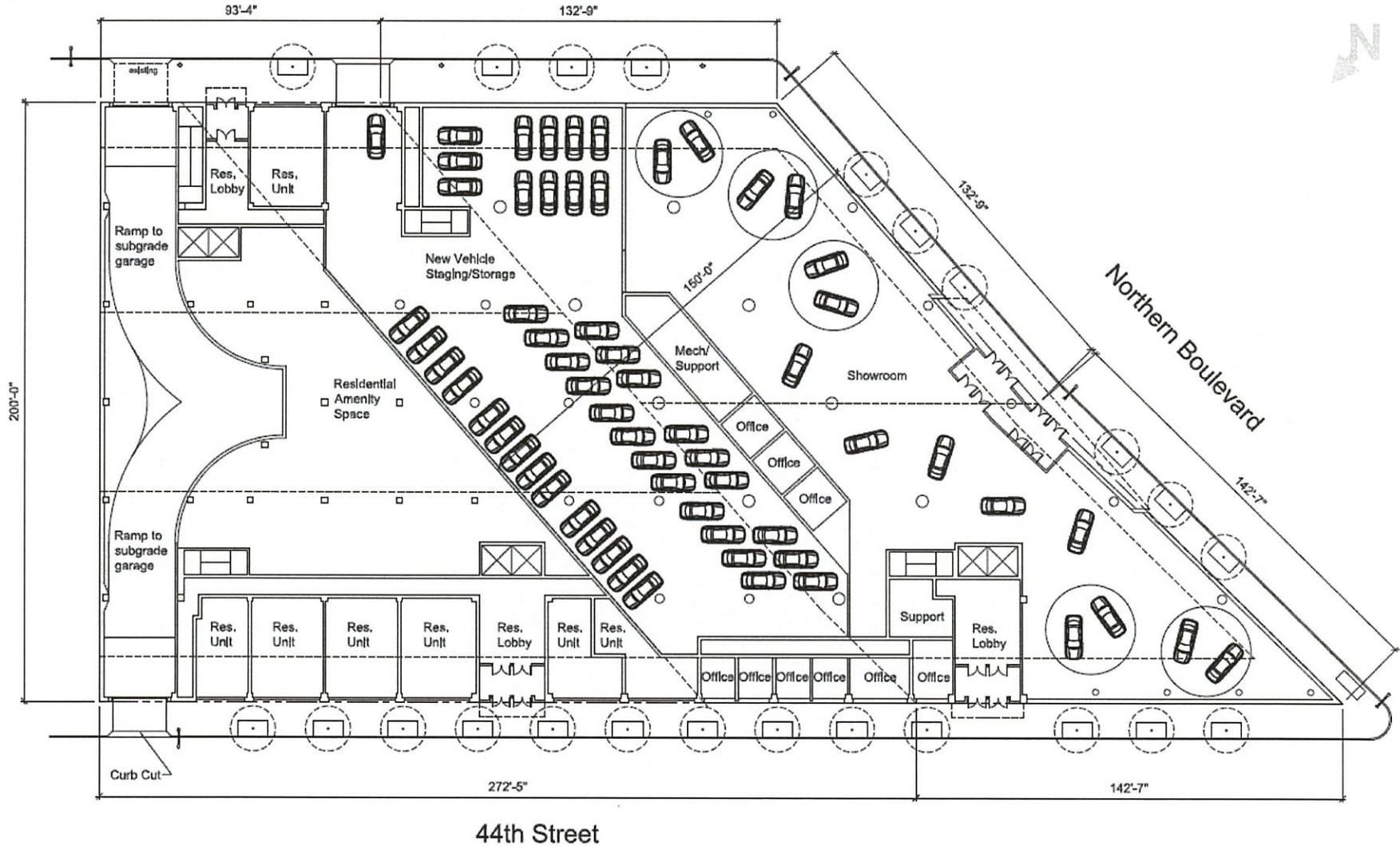
Site Plan

44-01 Northern Boulevard
Queens, NY 11101
Site Plan



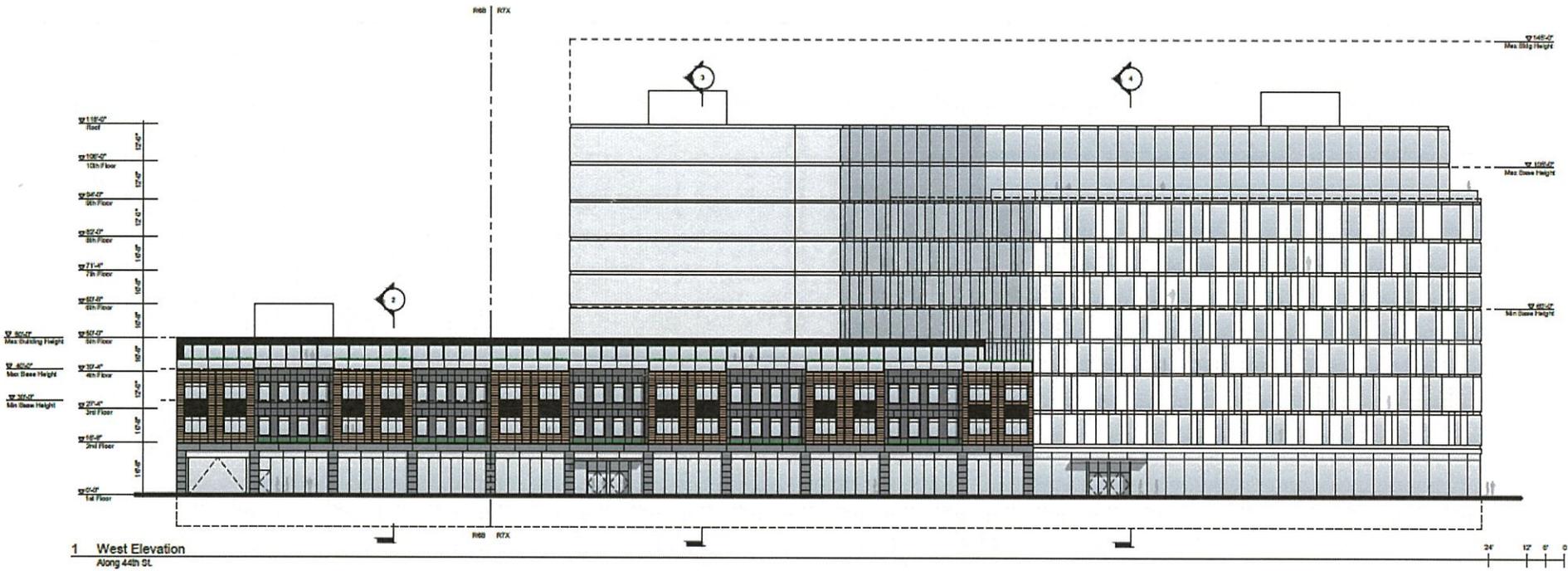
Ground Floor Plan

44-01 Northern Boulevard
Queens, NY 11101
First Floor Plan



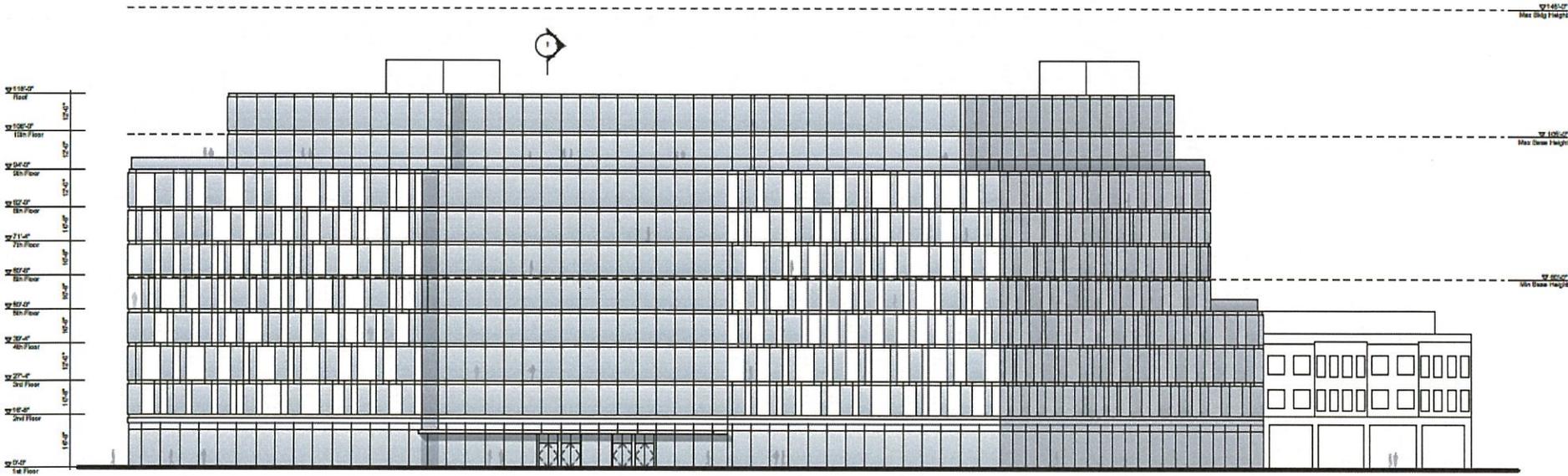
Elevations

West Elevation



Elevations

South Elevation

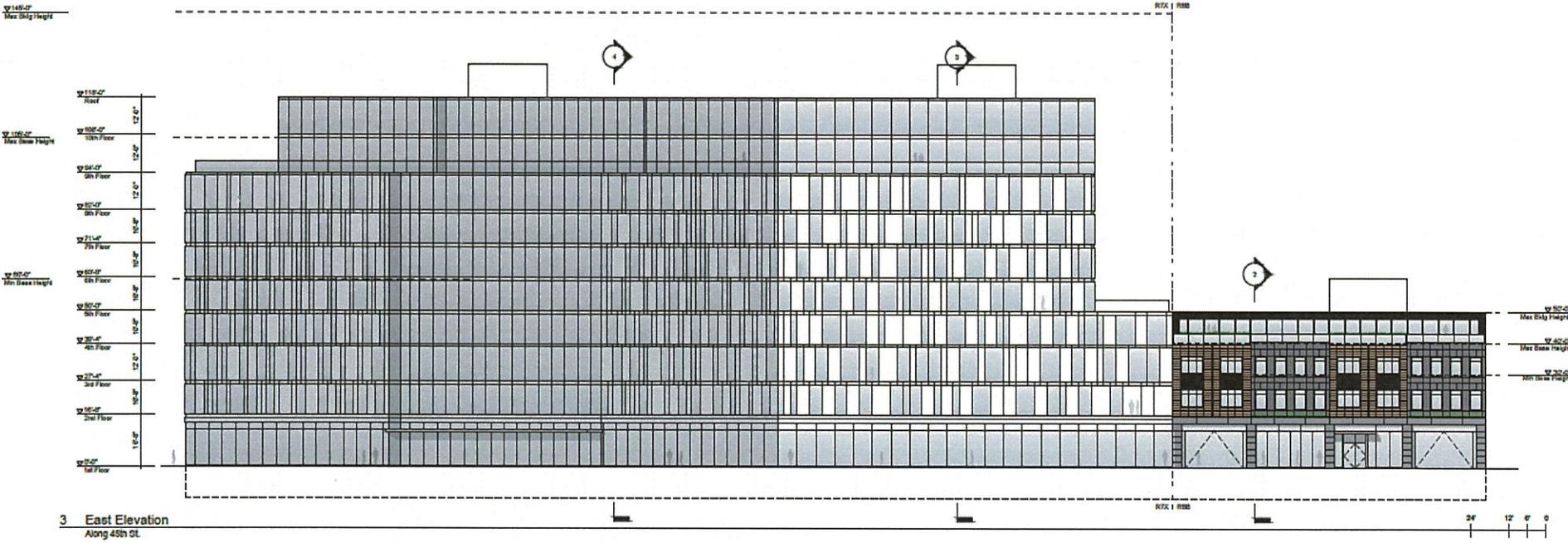


2 South Elevation
Along Northern Boulevard



Elevations

East Elevation



2019 Rents and Area Median Income (AMI)

Area Median Income:

Family	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	90% of AMI	100% of AMI	120% of AMI	130% of AMI
1	\$22,410	\$29,880	\$37,350	\$44,820	\$59,760	\$57,618	\$74,700	\$89,640	\$97,110
2	\$25,620	\$34,160	\$42,700	\$51,240	\$68,320	\$72,023	\$85,400	\$102,480	\$111,020
3	\$28,830	\$38,440	\$48,050	\$57,660	\$76,880	\$86,427	\$96,100	\$115,320	\$124,930
4	\$32,010	\$42,680	\$53,350	\$64,020	\$85,360	\$99,871	\$106,700	\$128,040	\$138,710

Rents:

Unit Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	90% of AMI	100% of AMI	120% of AMI	130% of AMI
Studio	\$375	\$535	\$696	\$856	\$1,225	\$1,545	\$1,545	\$1,866	\$2,026
One-bedroom	\$481	\$681	\$881	\$1,081	\$1,542	\$1,943	\$1,942	\$2,342	\$2,542
Two-bedroom	\$588	\$828	\$1,069	\$1,309	\$1,862	\$2,342	\$2,342	\$2,823	\$3,063
Three-bedroom	\$672	\$949	\$1,227	\$1,504	\$2,143	\$2,699	\$2,698	\$3,253	\$3,530

Affordable/Market Unit Breakdown for:

25% at 60% Average AMI - as presented 6/5/19							
	Affordable	Market	Total	% by number of units		% by area	
Studio	13	37	50	14.9%	54.9%	7.5%	45.3%
1 BD	34	100	134	40.0%		37.8%	
2 BD	34	100	134	40.0%	45.1%	47.8%	54.7%
3 BD	4	13	17	5.1%		6.9%	
Total	85	250	335	100.0%	100.0%	100.0%	100.0%

25% at 60% Average AMI - modified							
	Affordable	Market	Total	% by number of units		% by area	
Studio	6	19	25	7.8%	49.8%	3.8%	41.6%
1 BD	34	100	134	42.0%		37.8%	
2 BD	34	100	134	42.0%	50.2%	47.9%	58.4%
3 BD	7	19	26	8.2%		10.5%	
Total	81	238	319	100.0%	100.0%	100.0%	100.0%

30% at 80% Average AMI - as presented 6/5/19							
	Affordable	Market	Total	% by number of units		% by area	
Studio	15	35	50	14.9%	54.9%	7.5%	45.3%
1 BD	40	94	134	40.0%		37.8%	
2 BD	40	94	134	40.0%	45.1%	47.8%	54.7%
3 BD	5	12	17	5.1%		6.9%	
Total	100	235	335	100.0%	100.0%	100.0%	100.0%

30% at 80% Average AMI - modified							
	Affordable	Market	Total	% by number of units		% by area	
Studio	8	17	25	7.8%	49.8%	3.8%	41.6%
1 BD	40	94	134	42.0%		37.8%	
2 BD	40	94	134	42.0%	50.2%	47.9%	58.4%
3 BD	8	18	26	8.2%		10.5%	
Total	96	223	319	100.0%	100.0%	100.0%	100.0%

Sustainability

Potential strategies for enhanced sustainability include:

- 1) Exceeding NYC Energy Conservation Code requirements for the building envelope by 10% for all exterior walls (including windows) and 20% for opaque walls.
- 2) Providing extensive green roof plantings at primary roof surfaces.
- 3) Providing on-site storm water detention systems to reduce the rate of storm water discharge into the city sewer system. This may include rooftop detention, green roofs, detention tanks, or a combination of all three.
- 4) Specifying low-flow plumbing fixtures.
- 5) Providing on-site renewal energy sources such as solar panels at roofs not designated to receive plantings.
- 6) Providing electric vehicle charging stations in the parking areas.
- 7) Requiring a Construction Waste Management plan to divert demolition and construction waste from landfills or incinerators.
- 8) Specifying low-emitting materials for interior finishes.
- 9) Specifying rapidly-renewable materials for interior finishes.
- 10) Specifying high-efficiency LED lighting fixtures throughout the project.

MIH Administering Agent & Management Company

HANAC, Inc.

- Founded in 1972
- Serves the needs of vulnerable populations throughout NYC
- Responsible for ensuring that affordable housing units are rented in compliance with zoning provisions and guidelines applicable to affordable units

Services:

- Marketing, processing applications, explaining eligibility and application requirements
- Assistance with applications and forms, referrals for counseling and many other types of community-based services

Administrative office located at 27-40 Hoyt Avenue S, Astoria

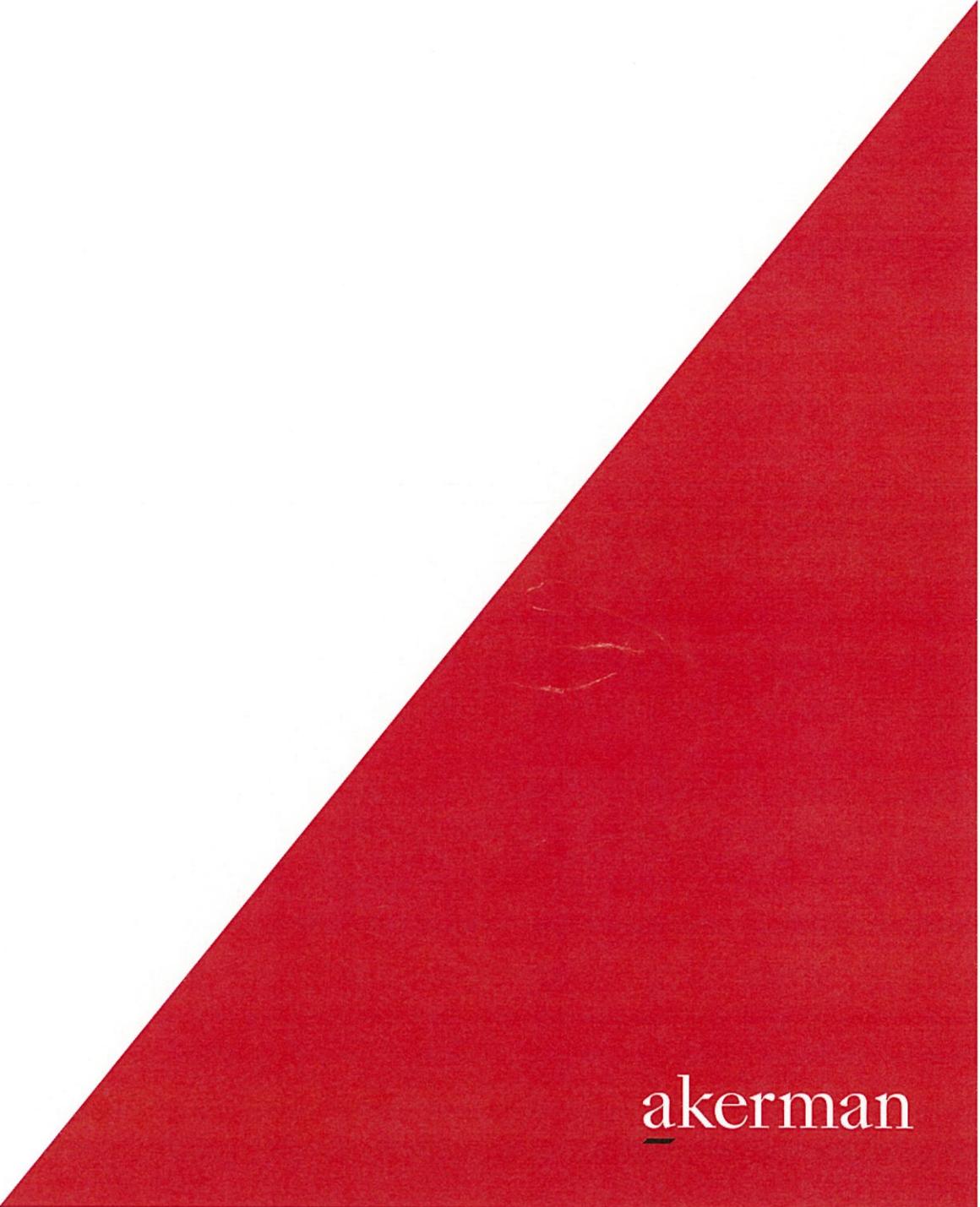
Fiscal office located at 1250 Broadway, Manhattan

44-01 Northern Boulevard Rezoning Astoria, New York



Akerman LLP
650+ Lawyers
24 Offices

akerman.com



akerman



Community Church of Astoria

FOR THE RECORD

Reverend Corwin S. Mason, Pastor

Deacon James Hudson, Chairman of Deacon & Trustee Board
Sister Norma Harris, Chairperson of Church
Sister Ronda Layne-Judge, Church Treasurer
Sister Margie Couner, Church Secretary

October 3, 2019

New York City Council Land Use Committee
City Hall
New York, NY 10007
Re: **Peninsula Hospital aka Edgemere Commons**

Dear Chair,

I am the Pastor of Community Church of Astoria. I am writing to express my support for the Peninsula Hospital redevelopment project in Far Rockaway, NY. The redevelopment of the Peninsula Hospital will meet a variety of community needs including supermarket, retail shops, restaurants and housing. The placement is beneficial for residents in giving them access to an affordable grocery store as well as new job opportunities.

The project will create new affordable housing opportunities that are greatly needed in our neighborhood. The developer has committed to working with 32BJ SEIU to ensure good paying jobs for building service workers. Those job opportunities and permanently affordable housing units will improve the lives of residents of Far Rockaway.

I therefore fully support the proposed rezoning and request that it be approved.

In His Service,

Reverend Corwin S. Mason

WOODSIDE TENANTS ASSOCIATION

FOR THE RECORD

October 3, 2019

New York City Council Land Use Committee
City Hall
New York, NY 10007
Re: **Peninsula Hospital aka Edgemere Commons**

Dear Chair,

I am the Tenant's Association President of Woodside Houses, and President of the Queens Council of Presidents for the New York City Housing Authority. I am writing to express my support of a new mixed-use campus proposed for the former Peninsula Hospital site in Edgemere. The proposal to redevelop this site will greatly enhance this community. This project will yield 300-350 jobs during construction each year and 650 job opportunities upon completion. The development will also include approximately 2,200 mixed housing units under the Mandatory Inclusionary Housing Program and a supermarket.

Redeveloping the Peninsula Hospital site will create new mixed housing opportunities that is greatly needed in the neighborhood. The developer has committed to working with 32BJ SEIU to ensure good paying jobs for building service workers. . The neighborhood, especially residents of Far Rockaway, will prosper with these new opportunities.

I therefore fully support the proposed redevelopment and request that it be approved.

Sincerely,



Ann Cotton Morris

FOR THE RECORD

MOUNT NEBOH BAPTIST CHURCH

October 3, 2019

New York City Council Land Use Committee
City Hall
New York, NY 10007

Re: Peninsula Hospital aka Edgemere Commons

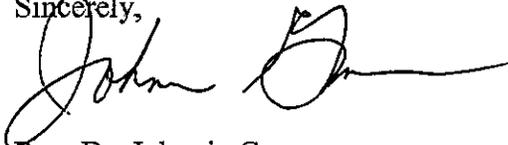
Dear Chair,

I am the Founder & President of MPAC (Mobilizing Peachers and Communities) and Pastor of Mount Neboh Baptist. I am writing to express my support of the new mixed-use campus proposed for the former Peninsula Hospital site in Edgemere. The proposal will allow the development of 2,200 mixed-income dwelling units, ground floor community facility and retail, with 1,000 off-street parking spaces. The proposed redevelopment is beneficial to residents bringing new construction and permanent jobs to the neighborhood prioritizing local hiring. The developer has committed to working with 32BJ SEIU to ensure good paying jobs for building service workers.

The redevelopment proposal will create new mixed-income housing opportunities that are greatly needed in the neighborhood. These apartments will be subject to NYC Rent Stabilization laws. If someone making 50% of the Area Median Income gets one of these new apartments in Edgemere, they get to stay in their affordable apartment when they get a raise, but their rent will only be increased incrementally according to the NYC Rent Guidelines Board determinations and not based on their income.

In addition, this redevelopment will host a supermarket in a food desert, new jobs for the neighborhood, and turning a flood-prone empty space into a flood-proof public square. I fully support and welcome this proposed plan as a chance to support local Edgemere residents.

Sincerely,



Rev. Dr. Johnnie Green
President of MPAC
Sr. Pastor, Mount Neboh Baptist Church

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village * Little Italy * SoHo * NoHo * Hudson Square * Chinatown * Gansevoort Market

Manhattan Community Board 2 Testimony to the NY City Council Sub-Committee on Zoning & Franchises October 3, 2019

Good morning, Chairman Moya and members of the Sub-Committee on Zoning and Franchises. My name is Bob Gormley. I am the District Manager of Manhattan Community Board 2. I want to thank you for the opportunity to testify today regarding the application of Prinkipas LLC d/b/a Lola Taverna, located at 210 6th Avenue, for an unenclosed sidewalk café.

I am testifying today in support ^{of} a City Council modification ^{to} this application from 22 tables and 48 chairs to 16 tables and 32 chairs. Manhattan Community Board 2 passed a resolution at its full board meeting on July 18, 2019, which was sent to the City Council the following day, laying out several reasons for supporting the modification. This testimony reiterates them.

First, the applicant has repeatedly violated the sidewalk café law at another restaurant located nearby. This applicant is also the owner of Little Prince, located at 199 Prince Street, which is one-half block from Lola Taverna. Unfortunately for the owner, although only one-half block away, Little Prince is in an R-7 zone where sidewalk cafes are not permitted. This has not deterred the applicant from continuously and illegally operating a sidewalk café at that location. According to the Department of Consumer Affairs, Little Prince received violations for operating an unlicensed sidewalk café on August 19, 2014, June 11, 2015, October 23, 2015 and August 29, 2019. The administrative hearing for the last violation was October 1, 2019. According to DCA, the first three violations were upheld and the applicant paid the fine for the violation issued in 2014 and the first 2015 violation. However, the violation issued on October 23, 2015 was sent to DCA's legal division because the applicant "was unresponsive when asked for payment."

Second, according to the NYC Open Data Portal, there have been fifteen loud music or noise complaints made against Little Prince in 2019. For most of the complaints, it is reported that "[t]he Police responded to the complaint and took

action to fix the condition.” As a repeat offender of the sidewalk café law, as well as a regular recipient of complaints for loud noise or music that needed to be addressed and resolved by the police, this applicant has demonstrated bad faith with the city and his neighbors and therefore it is reasonable to modify his sidewalk café application by reducing the number of tables and chairs.

Third, when this applicant appeared before Manhattan Community Board 2’s SLA Licensing Committee in October 2018, he stated his intention to operate a sidewalk café with 16 tables and 32 chairs. He further stipulated that the sidewalk café would close at 10:00 p.m. Sunday through Thursday and at 11:00 p.m. Friday and Saturday nights. While the owner may have had a change of heart, CB2 and the community relied, in part, on those statements when it voted to recommend to approve a liquor license for this establishment. It is reasonable for a community board to rely on statements made previously by an applicant before the board.

Fourth, Community Board 2 received 45 emails raising concerns about this sidewalk café application. Further, many residents attended CB2’s Quality of Life Committee meeting at which this application was reviewed and seven individuals spoke in opposition to it. No neighboring residents spoke in support of the application.

Lastly, the New York City Administrative Code explicitly gives the City Council the authority to modify a sidewalk café application, stating that “the petitioner shall accept such modifications within fifteen days of such approval or the council shall be deemed to have denied the petition.” (§20-226(f) of the sidewalk café law)

When all of the above is taken into consideration, Community Board 2 believes reducing this sidewalk café application to 16 tables and 32 chairs is both a reasonable and a just modification and it is well within the City Council’s authority to require it.

25 CENTRAL PARK WEST REZONING

BLOCK 1115, LOT 7501

COMMUNITY BOARD 7
MANHATTAN, NEW YORK

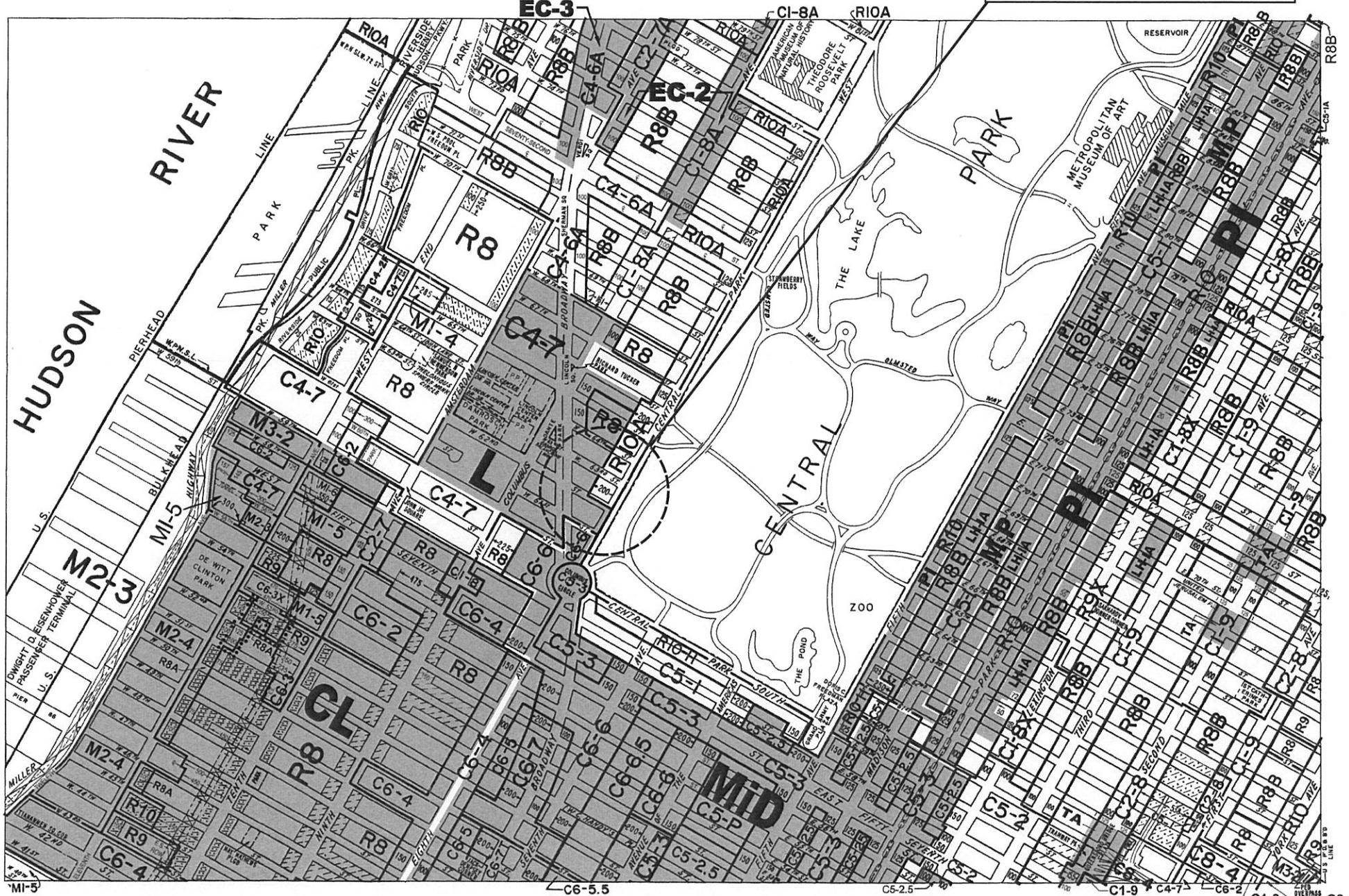


ZONING AND FRANCHISES SUBCOMMITTEE HEARING

OCTOBER 3, 2019

Applicant Representative: Sheldon Lobel, P.C.

Proposed Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows on 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 letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:
 06-26-2014 C 140181 ZMM

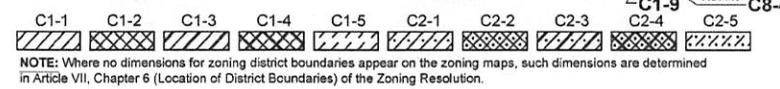
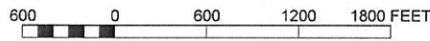
Special Requirements:
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
 For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

	5d	6b
8a	8c	9a
8b	8d	9b

© Copyrighted by the City of New York

ZONING MAP 8c



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/planning or contact the Zoning Information Desk at (212) 720-3291.

25 Central Park West, Manhattan



NYC Digital Tax Map

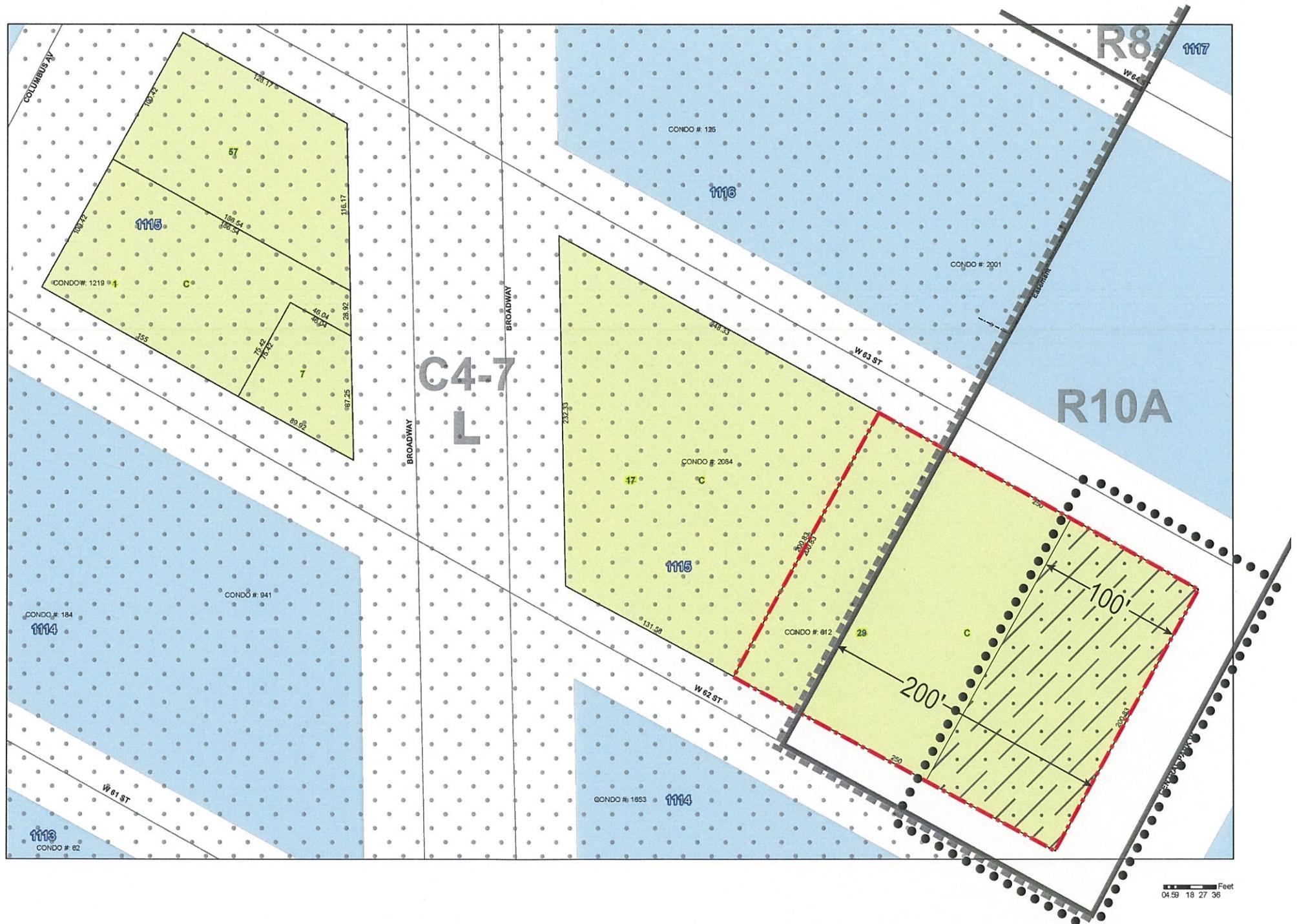
Effective Date : 06-18-2010 10:50:01
 End Date : Current
 Manhattan Block: 1115



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 Purpose District Line
- Development Site
- Area Proposed to be Rezoned
- R10A Existing Zoning District
- Proposed C2-5 Overlay



Area Map
25 Central Park West, Manhattan
Block 1115, Lot 7501

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

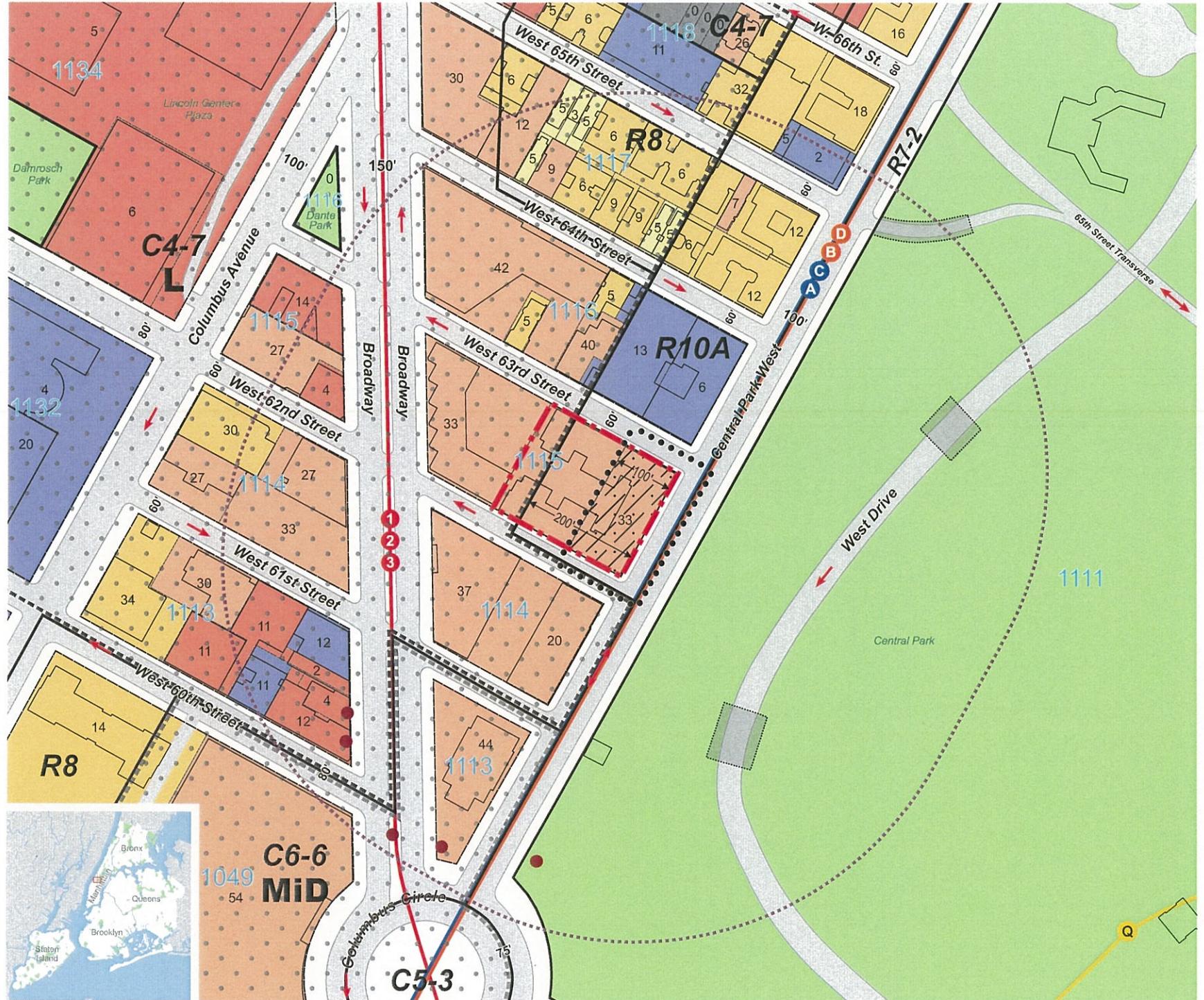
Existing Commercial Overlays

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

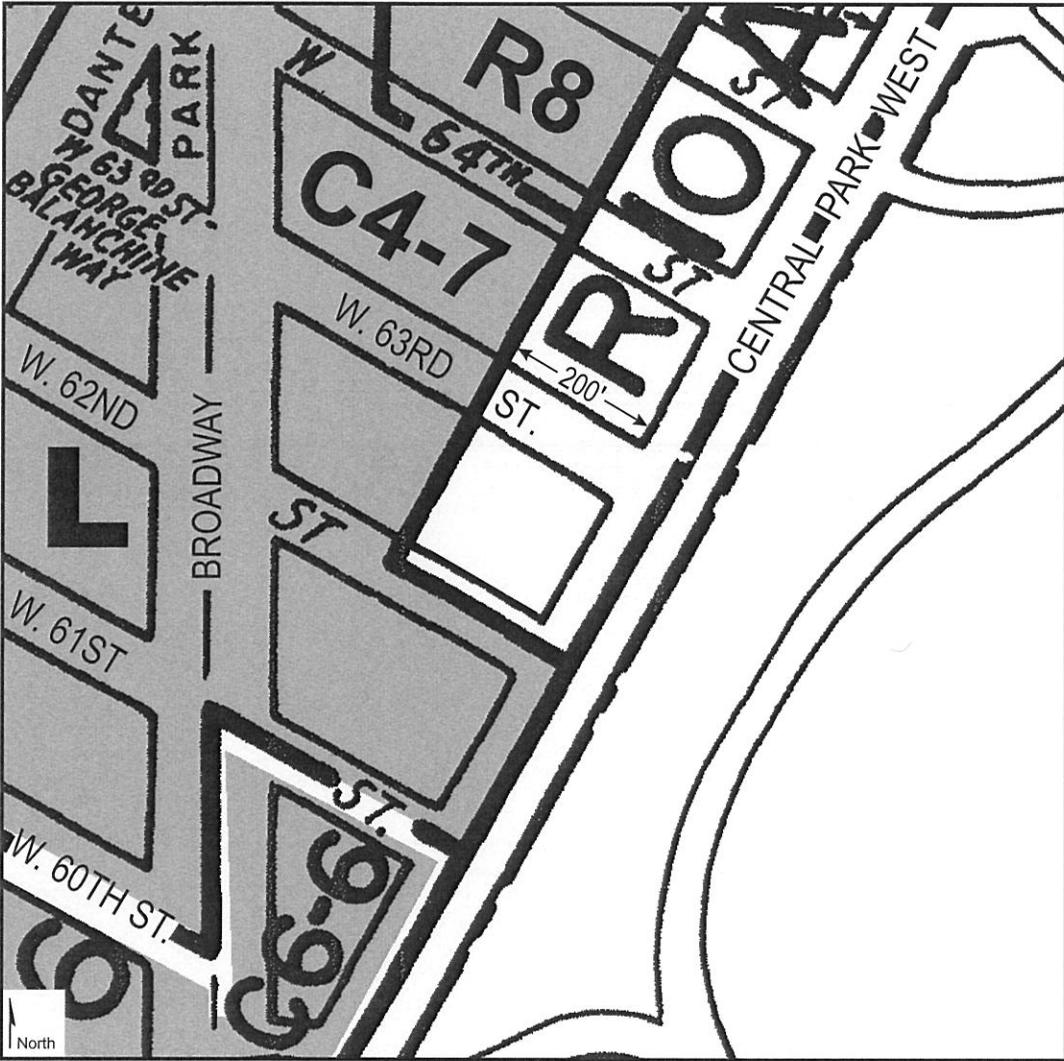
- Subway Entries
- 5037 Block Numbers
- Elevated Rail Structure
- Property Lines
- 5 Number of Floors

Land Uses

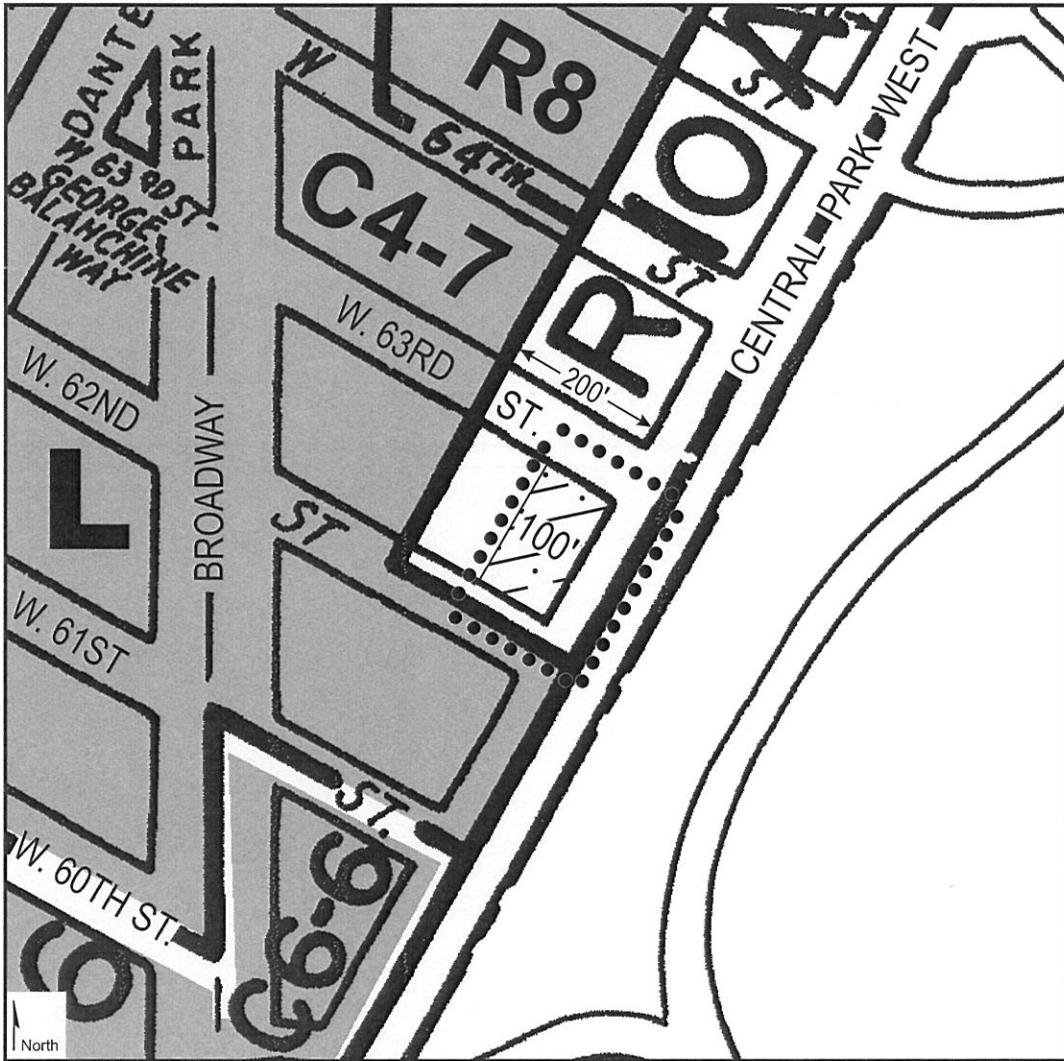
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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



Zoning Change Map



Current Zoning Map (8c)

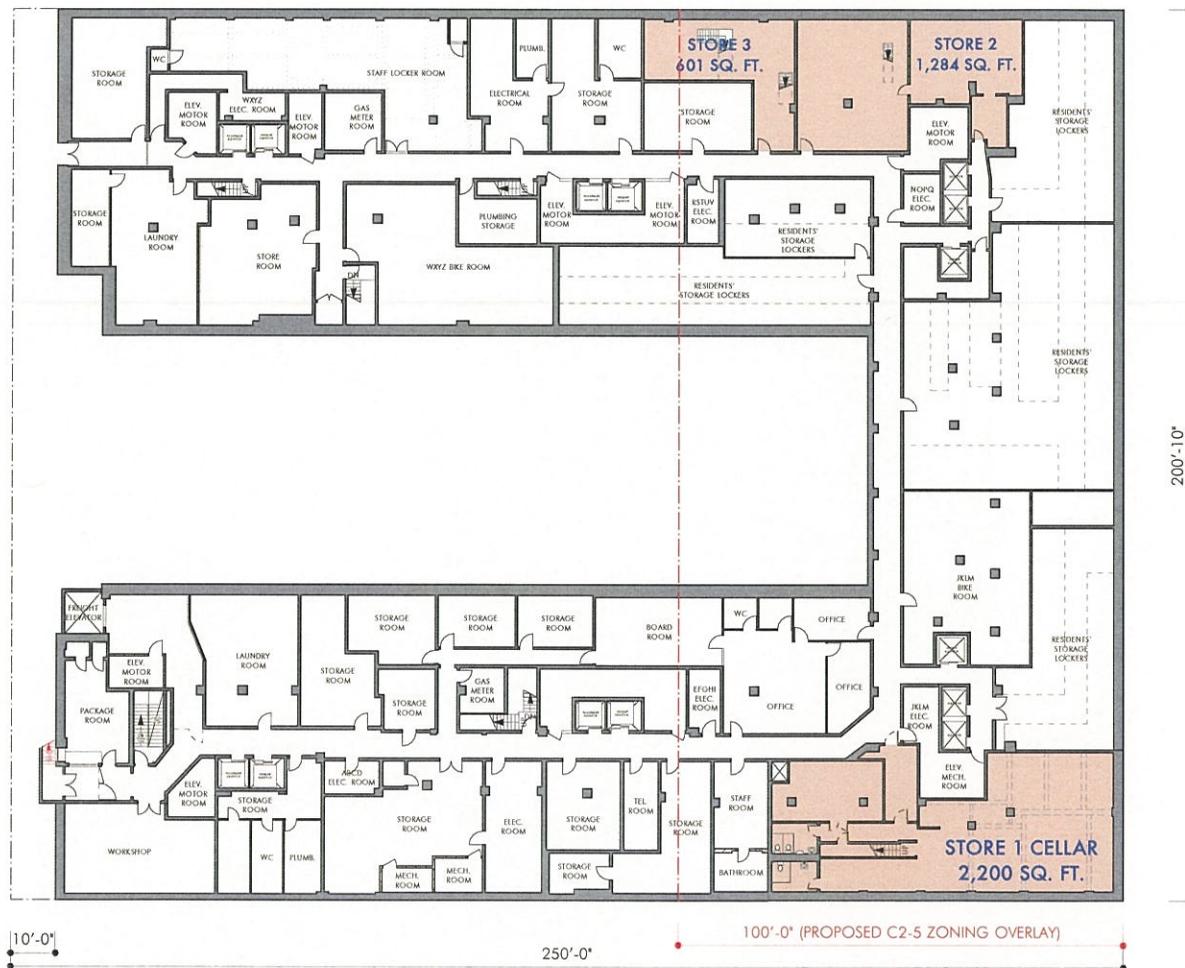


Proposed Zoning Map (8c) - Area being rezoned is outlined with dotted lines
Rezoning from R10A to R10A/C2-5

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 maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

10'-0"

63RD STREET



10'-0"

250'-0"

100'-0" (PROPOSED C2-5 ZONING OVERLAY)

62ND STREET

200'-10"

CENTRAL PARK WEST

- EXISTING RESIDENTIAL (USE GROUP 2)
- EXISTING COMM. FAC. (USE GROUP 4)
- EXISTING COMMERCIAL (USE GROUP 6)
- COMMON CIRCULATION (SHARED BETWEEN USES)

DESCRIPTION	DATE

Edward I. Mills & Associates
Architects, pc
 401 Broadway, Suite 501
 New York, NY 10013
 Tel 212 334-9891
 Fax 212 334-8197

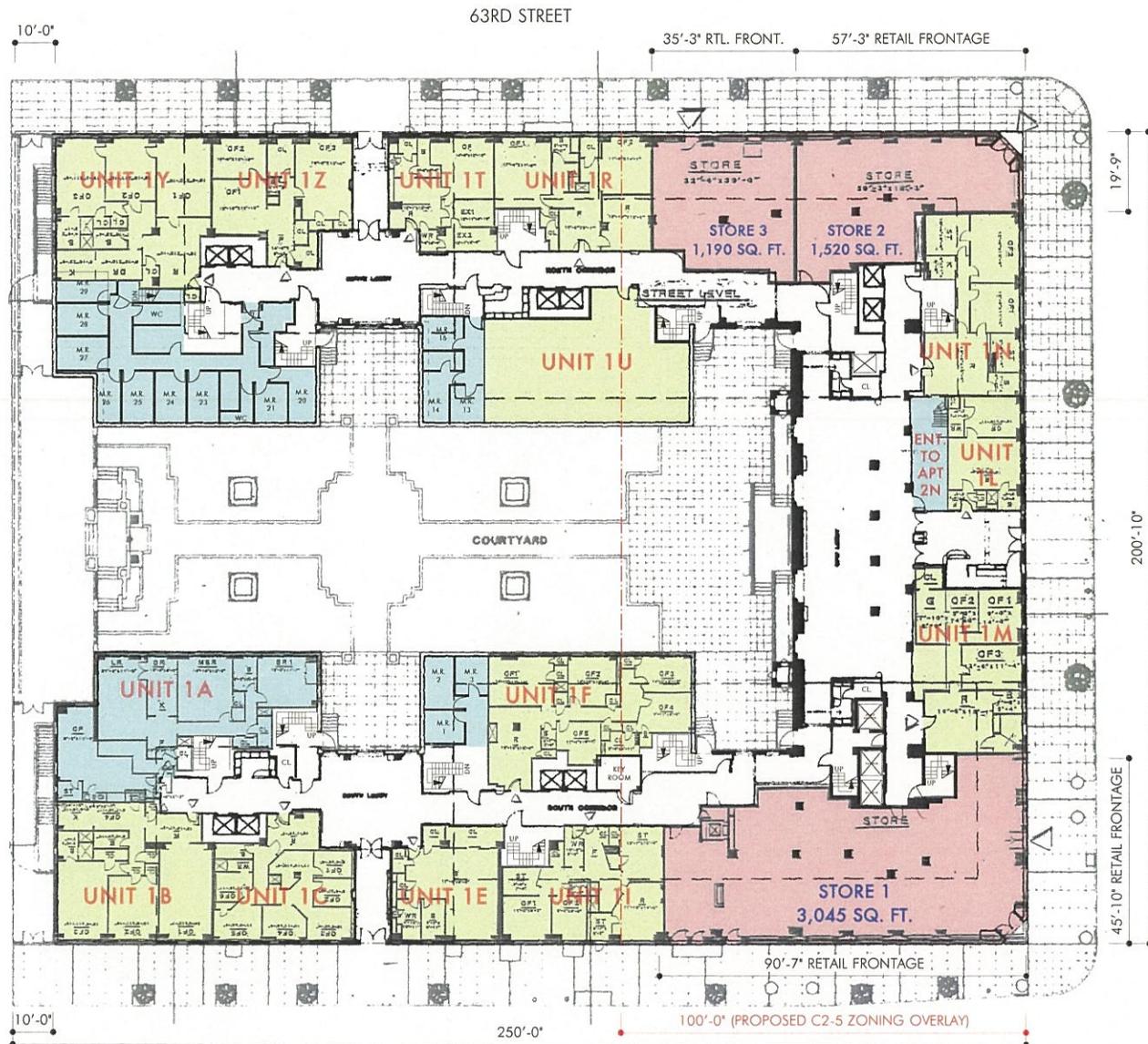
The Century
 25 Central Park West
 New York, NY 10023

DRAWING NO.
 A-100

TITLE
 CELLAR PLAN

DATE
 NOV 09, 2018

1 CELLAR PLAN
 SCALE: 1/32" = 1'-0"



- EXISTING RESIDENTIAL (USE GROUP 2)
- EXISTING COMM. FAC. (USE GROUP 4)
- EXISTING COMMERCIAL (USE GROUP 6)
- COMMON CIRCULATION (SHARED BETWEEN USES)

DESCRIPTION	DATE

Edward I. Mills & Associates
Architects, pc
 401 Broadway, Suite 501
 New York, NY 10013
 Tel 212 334-9891
 Fax 212 334-8197

The Century
 25 Central Park West
 New York, NY 10023

DRAWING NO.

A-101

TITLE

1ST FLOOR PLAN

DATE

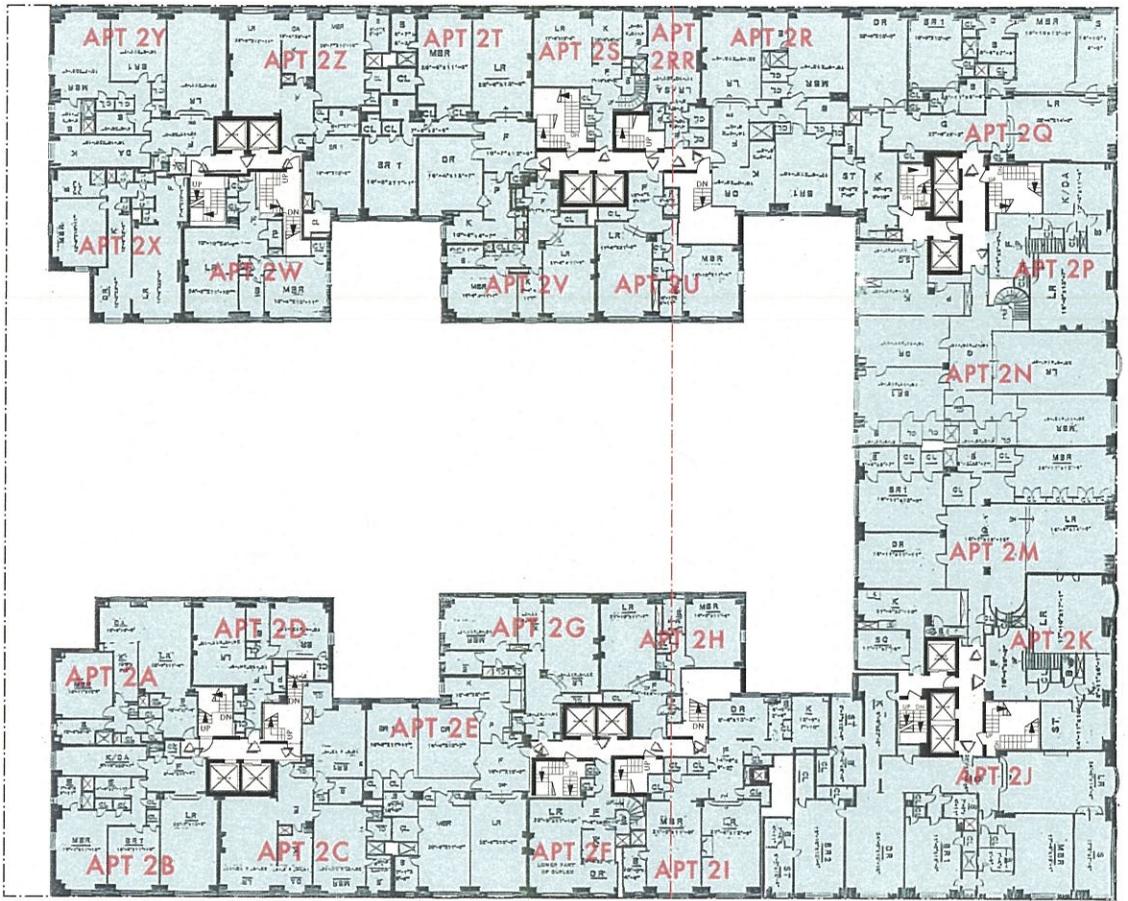
NOV 09, 2018

1 1ST FLOOR PLAN
 SCALE: 1/32" = 1'-0"

62ND STREET

10'-0"

63RD STREET



200'-10"

CENTRAL PARK WEST

10'-0"

62ND STREET

250'-0"

100'-0" (PROPOSED C2-5 ZONING OVERLAY)

- EXISTING RESIDENTIAL
(USE GROUP 2)
- EXISTING COMM. FAC.
(USE GROUP 4)
- EXISTING COMMERCIAL
(USE GROUP 6)
- COMMON CIRCULATION
(RESIDENTIAL ONLY ABOVE 1/F)

DESCRIPTION	DATE

Edward I. Mills & Associates
Architects, pc
 401 Broadway, Suite 501
 New York, NY 10013
 Tel 212 334-9891
 Fax 212 334-8197

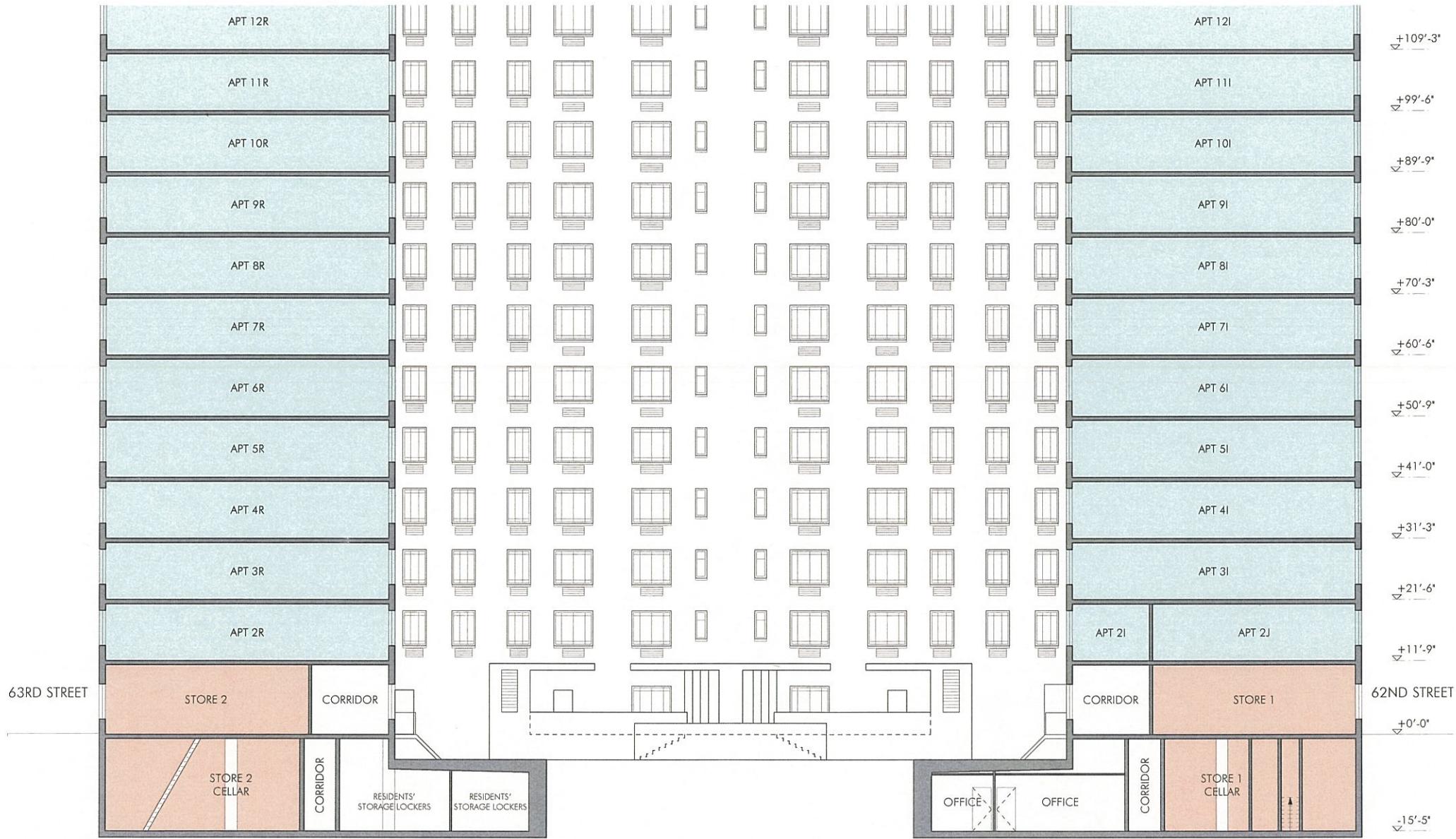
The Century
 25 Central Park West
 New York, NY 10023

DRAWING NO.
 A-102

TITLE
 2ND FLOOR PLAN

DATE
 NOV 09, 2018

1 2ND FLOOR PLAN
 SCALE: 1/32" = 1'-0"



DESCRIPTION	DATE
	STAMP

Edward I. Mills & Associates
Architects, pc
 401 Broadway, Suite 501
 New York, NY 10013
 Tel 212 334-9891
 Fax 212 334-8197

The Century
 25 Central Park West
 New York, NY 10023

DRAWING NO.
 A-201

TITLE
 SECTION 1B

DATE
 NOV 09, 2018

1 SECTION LOOKING EAST
 SCALE: 1/16" = 1'-0"

 EXISTING RESIDENTIAL (USE GROUP 2)	 EXISTING COMM. FAC. (USE GROUP 4)	 EXISTING COMMERCIAL (USE GROUP 6)	 COMMON CIRCULATION (SHARED BETWEEN USES)
---	--	--	---



7. View of West 63rd Street facing northwest from Central Park West (Development Site at left).



8. View of the Development Site facing northwest from Central Park West.



9. View of the Development Site facing north from the intersection of West 62nd Street and Central Park West.





10. View of West 62nd Street facing northwest from Central Park West (Development Site at right).



11. View of Central Park West facing northeast from West 62nd Street (Development Site at left).



12. View of the Development Site facing northeast from West 62nd Street.



25 CENTRAL PARK WEST REZONING

BLOCK 1115, LOT 7501

COMMUNITY BOARD 7
MANHATTAN, NEW YORK



ZONING AND FRANCHISES SUBCOMMITTEE HEARING

OCTOBER 3, 2019

Appendix

25 Central Park West, Manhattan
 Zoning Districts Permitting Commercial Uses
 Within 600 Feet
 Block: 1115, Lot: 7501

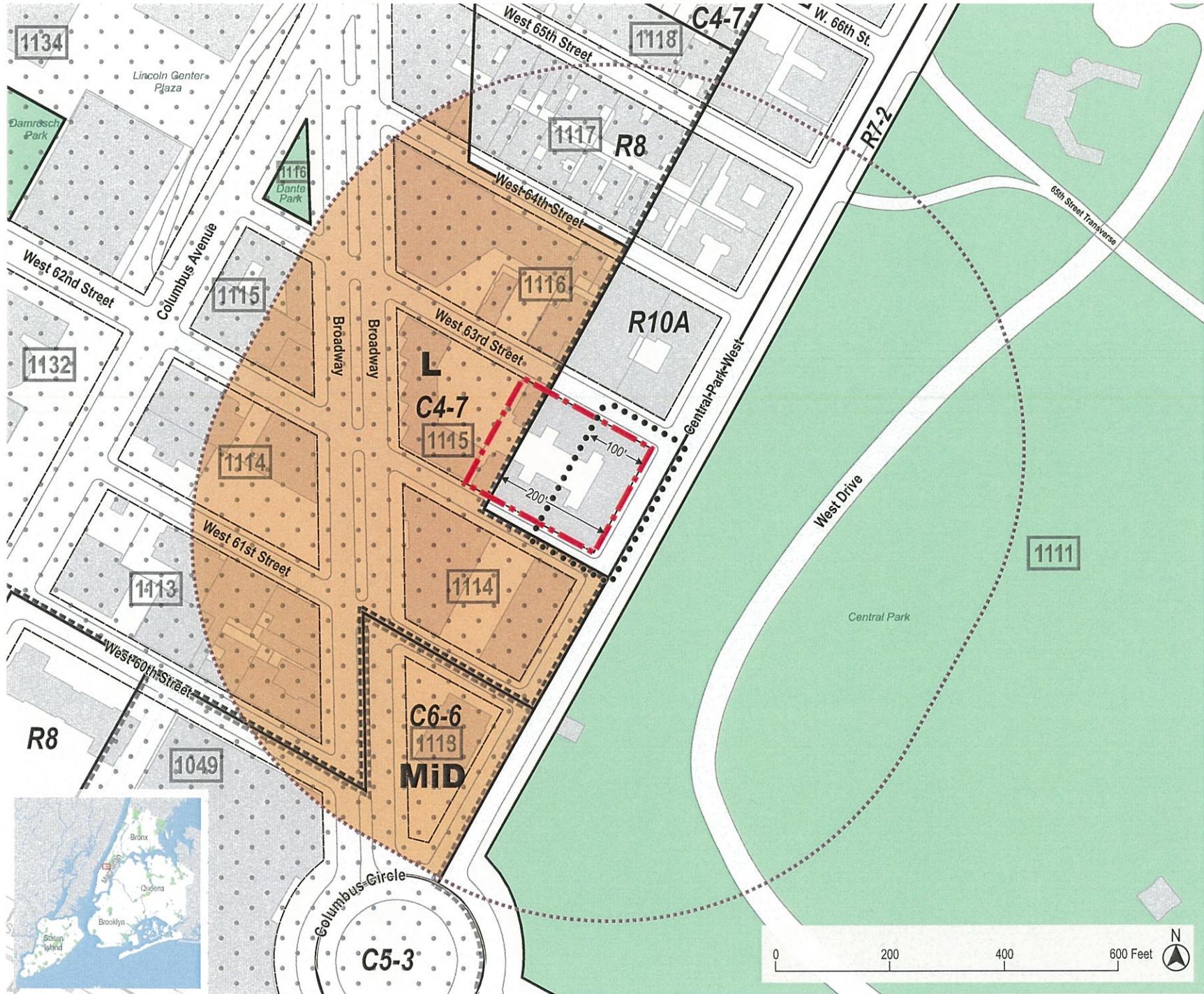
Project Information

-  600' Radius
-  Development Site
-  Area Proposed to be Rezoned
-  Block Numbers
-  Property Lines
-  Zoning Districts Permitting Commercial Uses Within 600 Feet

Existing Commercial Overlays & Zoning Districts

- | | | |
|--|--|---|
|  C1-1 |  C2-1 |  Zoning Districts |
|  C1-2 |  C2-2 |  Special Districts |
|  C1-3 |  C2-3 | |
|  C1-4 |  C2-4 | |
|  C1-5 |  C2-5 | |

C6-6 Zoning Districts permit use groups 1 - 12
C4-7 Zoning Districts permit use groups 1 - 6, 8, 9, 10, 12



25 Central Park West, Manhattan

Commercial Uses Within 600 Feet

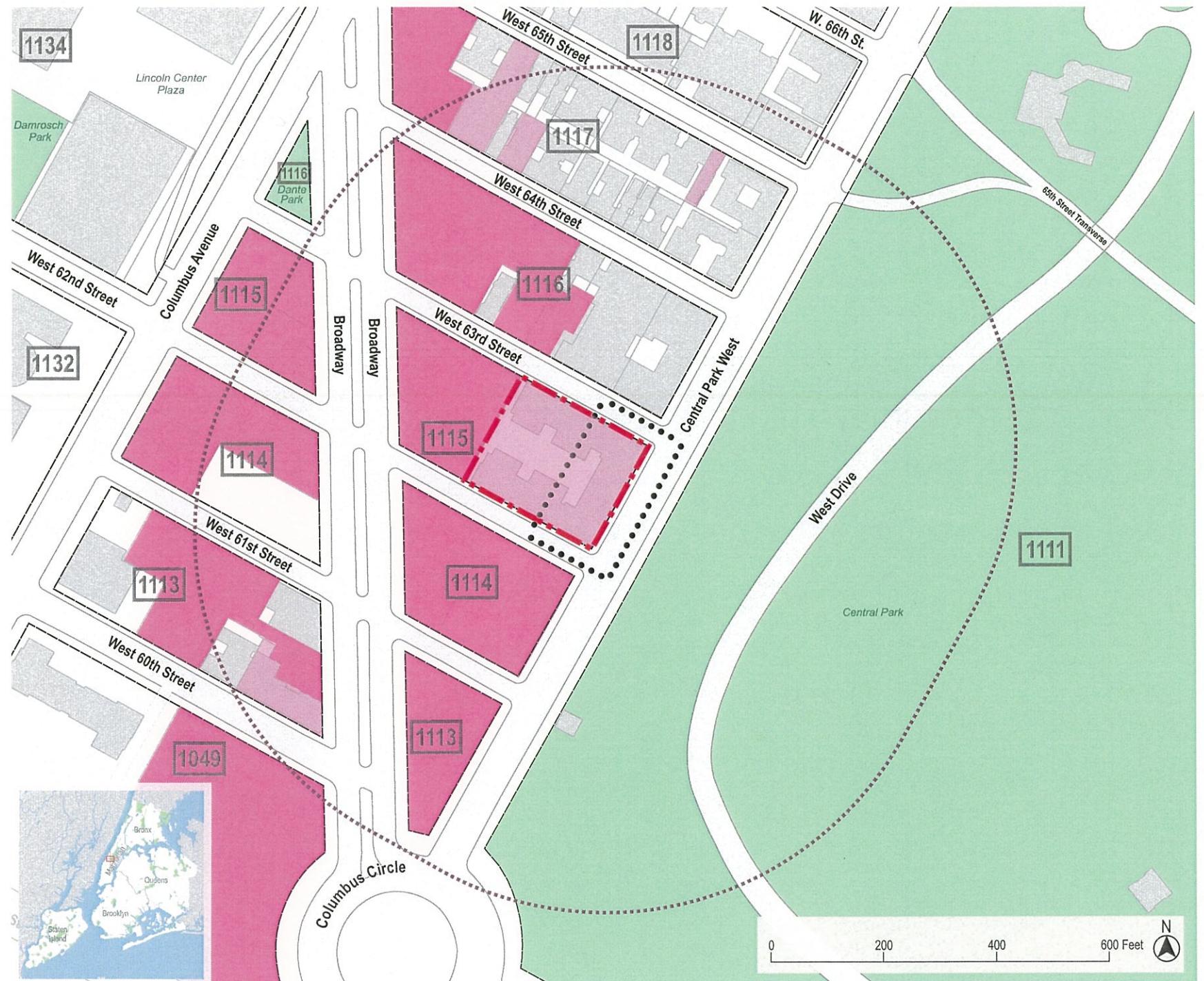
Block: 1115, Lot: 7501

Project Information

-  600' Radius
-  Development Site
-  Area Proposed to be Rezoned
-  Block Numbers
-  Property Lines

Existing Commercial Uses

-  Conforming Uses
-  Non-Conforming Uses



June 2019

Urban Cartographics

25 Central Park West, Manhattan

Use Group 6 Uses Within 600 Feet

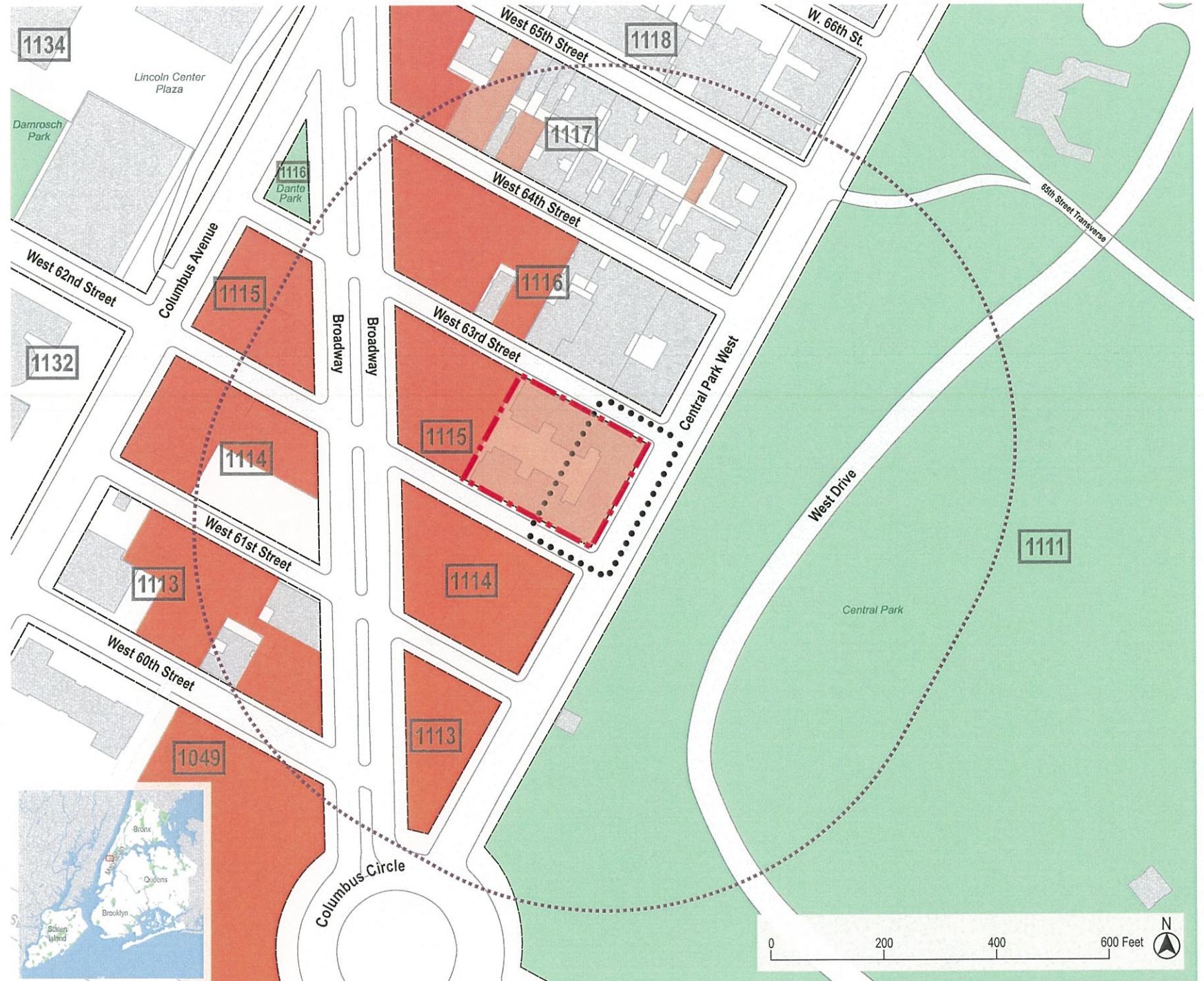
Block: 1115, Lot: 7501

Project Information

-  600' Radius
-  Development Site
-  Area Proposed to be Rezoned
-  Block Numbers
-  Property Lines

Existing Use Group 6 Uses

-  Conforming Uses
-  Non-Conforming Uses



June 2019

Urban Cartographics

25 Central Park West, Manhattan

Use Group 7 Uses Within 600 Feet

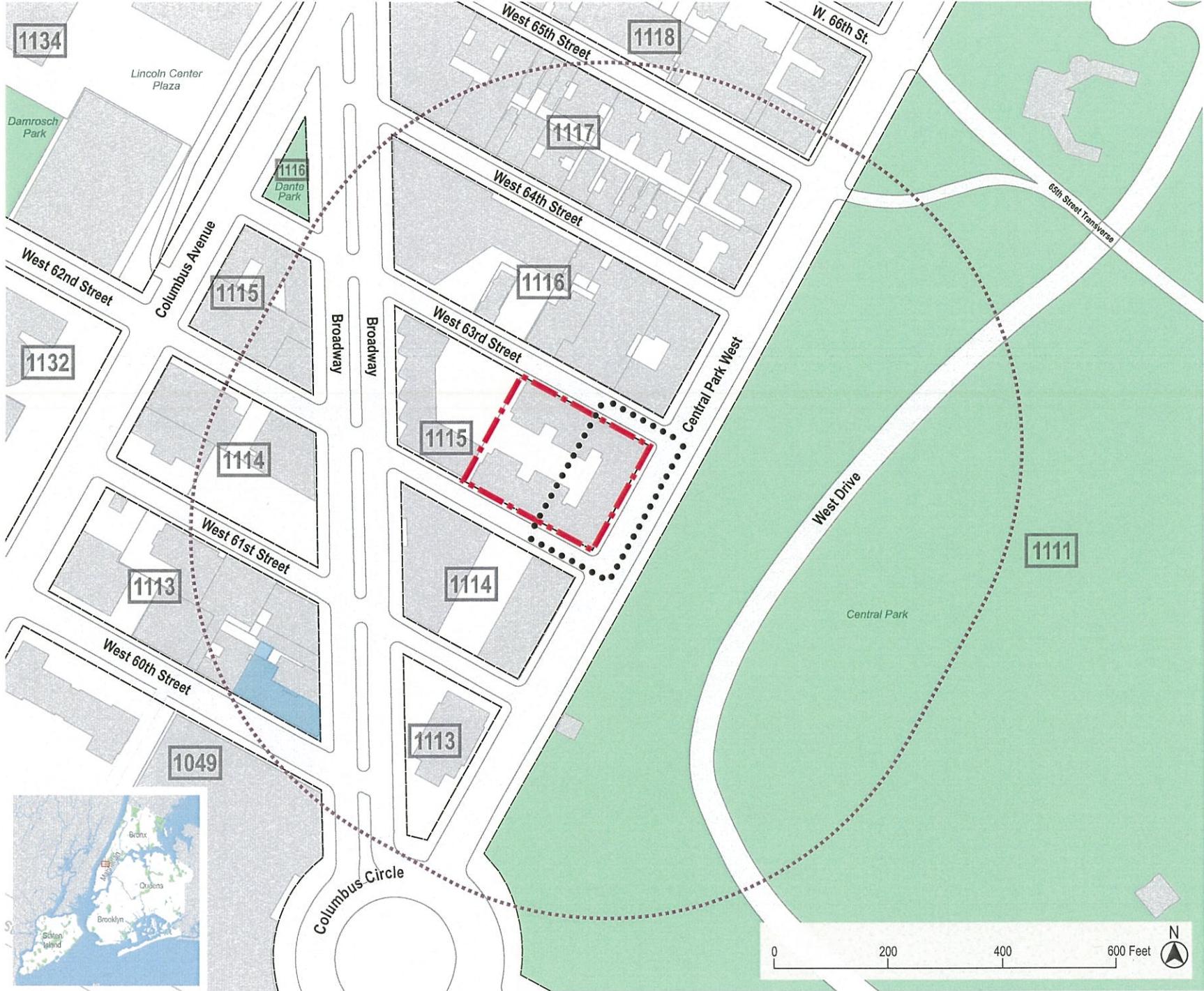
Block: 1115, Lot: 7501

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Block Numbers
- Property Lines

Existing Use Group 7 Uses

- Conforming Uses
- Non-Conforming Uses



June 2019

Urban Cartographics

25 Central Park West, Manhattan

Use Group 8 Uses Within 600 Feet

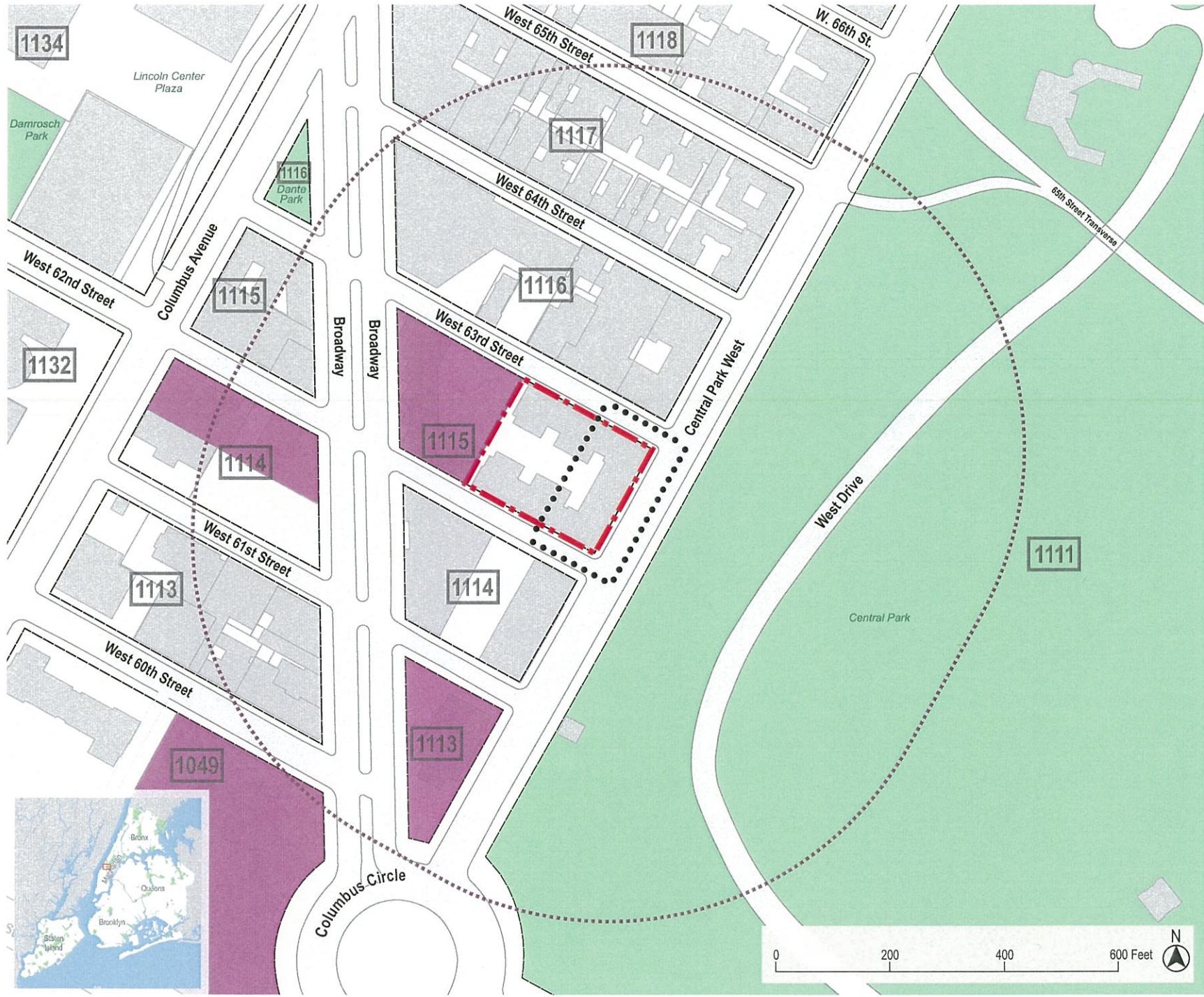
Block: 1115, Lot: 7501

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Block Numbers
- Property Lines

Existing Use Group 8 Uses

- Conforming Uses
- Non-Conforming Uses



June 2019

Urban Cartographics

25 Central Park West, Manhattan

Use Group 9 Uses Within 600 Feet

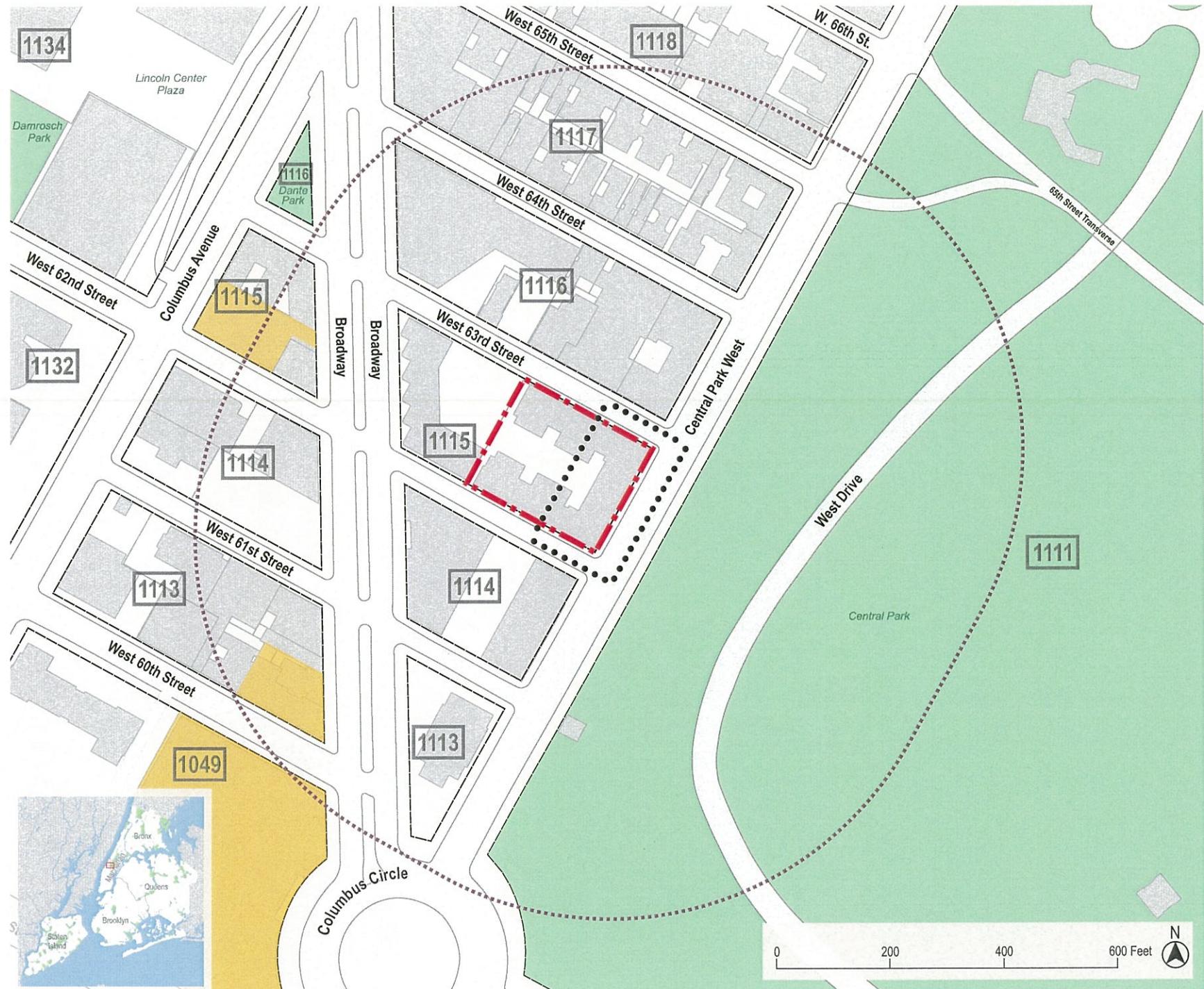
Block: 1115, Lot: 7501

Project Information

-  600' Radius
-  Development Site
-  Area Proposed to be Rezoned
-  Block Numbers
-  Property Lines

Existing Use Group 9 Uses

-  Conforming Uses
-  Non-Conforming Uses



June 2019

Urban Cartographics

25 Central Park West, Manhattan

Use Group 14 Uses Within 600 Feet

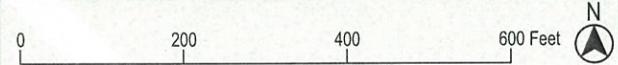
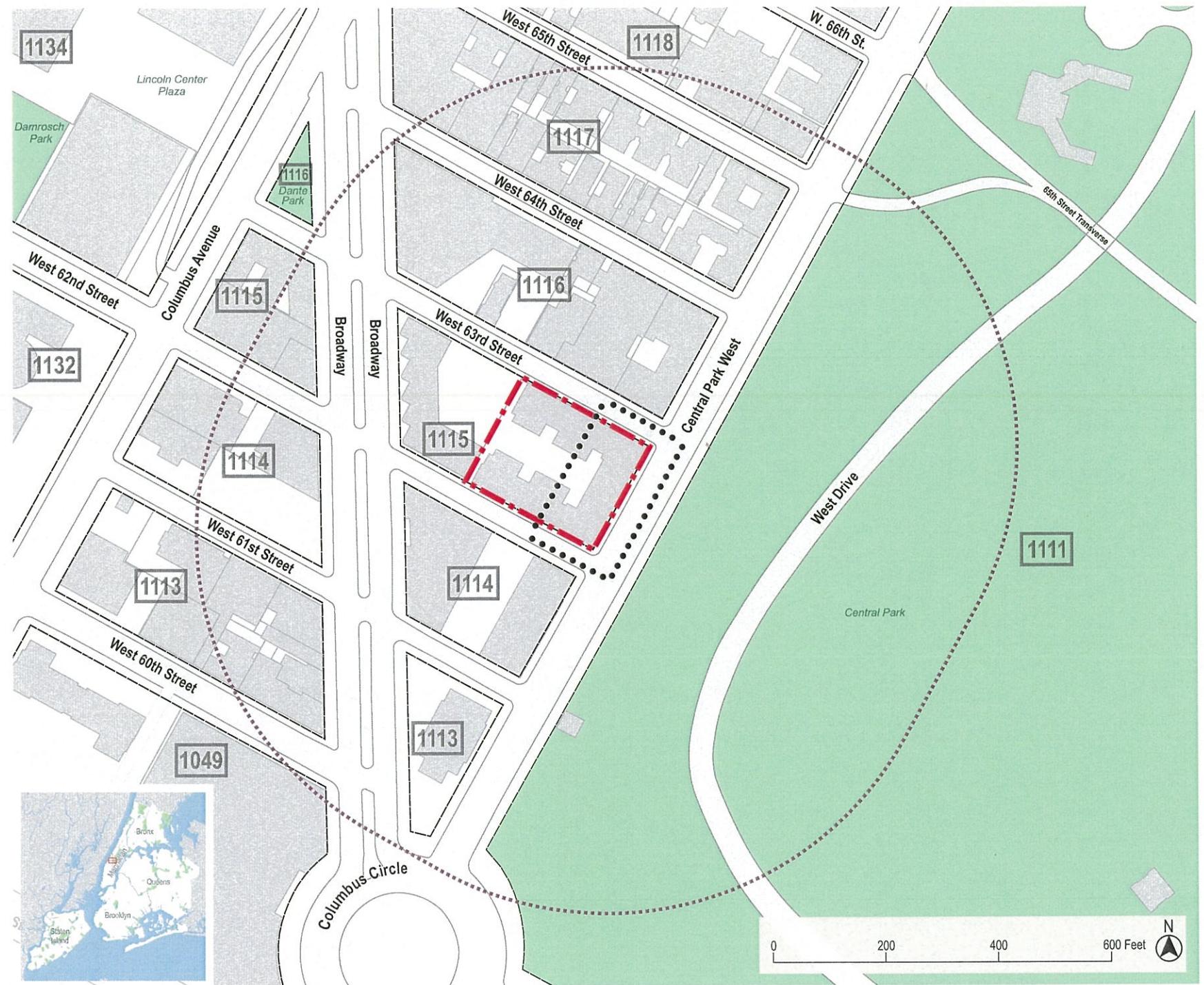
Block: 1115, Lot: 7501

Project Information

-  600' Radius
-  Development Site
-  Area Proposed to be Rezoned
-  5037 Block Numbers
-  Property Lines

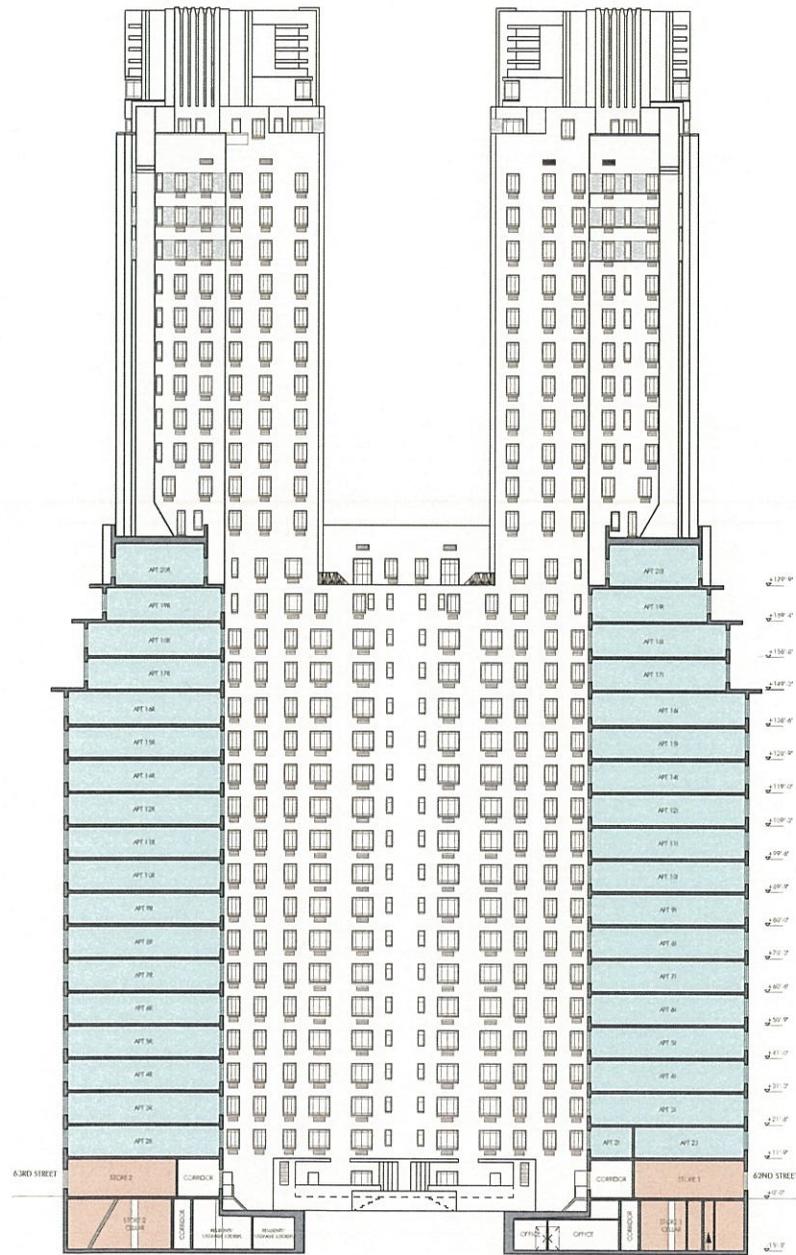
Existing Use Group 14 Uses

-  Conforming Uses
-  Non-Conforming Uses

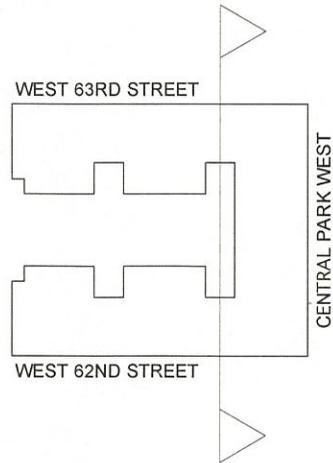


June 2019

Urban Cartographics



1 SECTION LOOKING EAST
SCALE: 1:500



- EXISTING RESIDENTIAL
(USE GROUP 2)
- EXISTING COMM. FAC.
(USE GROUP 4)
- EXISTING COMMERCIAL
(USE GROUP 6)
- COMMON CIRCULATION
(SHARED BETWEEN USES)

DESCRIPTION	DATE

Edward I. Mills & Associates
Architects, pc
401 Broadway, Suite 501
New York, NY 10013
Tel 212 334-9891
Fax 212 334-8197

The Century
25 Central Park West
New York, NY 10023

DRAWING NO.
A-200

TITLE
SECTION 1A

DATE
NOV 09, 2018



1. View of the Development Site facing south from West 63rd Street.



2. View of West 63rd Street facing southeast toward Central Park West (Development Site at right).



3. View of the Development Site facing southwest from West 63rd Street.





4. View of the Development Site facing southwest from West 63rd Street.



5. View of Central Park West facing southwest from West 63rd Street (Development Site at right).



6. View of the Development Site facing west from the intersection of West 63rd Street and Central Park West.





13. View of the Development Site facing northeast from West 62nd Street.



14. View of the Development Site facing east from West 62nd Street.



15. View of West 62nd Street facing southeast toward Central Park West (Development Site at right).





16. View of the south side of West 62nd Street facing west from the Development Site.



17. View of the sidewalk along the north side of West 62nd Street facing southeast toward Central Park West (Development Site at left).



18. View of south side of West 62nd Street facing southwest from the Development Site.





19. View of the sidewalk along the north side of West 62nd Street facing northwest toward Broadway (Development Site at right).



20. View of the sidewalk along the west side of Central Park West facing northeast from West 62nd Street (Development Site at left).



21. View of the intersection of Central Park West and West 62nd Street facing south from the Development Site.





22. View of the intersection of West 63rd Street and Central Park West facing east from the Development Site.



23. View of the sidewalk along the west side of Central Park West facing southwest from West 63rd Street (Development Site at right).



24. View the sidewalk along the south side of West 63rd Street facing northwest from Central Park West (Development Site at left).





25. View of the north side of West 63rd Street facing northeast from the Development Site.



26. View of the north side of West 63rd Street facing north from the Development Site.



27. View of the sidewalk along the south side of West 63rd Street facing southeast toward Central Park West (Development Site at right).



Prinkipas LLC
210 6 Avenue
New York, NY 10014

October 3, 2019

City Council Member Corey Johnson
224 West 30th St, Suite 1206
New York, NY 10001

Re: Sidewalk Café Agreement Letter
Prinkipas LLC
210 6 Avenue,
New York, NY 10014

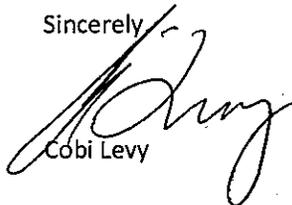
Dear Council Member Johnson,

We respectfully submit this letter to the city council. Please note the following items:

- 1) Prinkipas LLC will agree with the layout of 32 seats and 16 tables as proposed.
- 2) New drawings and the compliance checklist will be filed tomorrow with DCA upon acceptance of this agreement.
- 3) We will file for a modification with DCA in early spring 2020 to modify the seat count to 48 and the table count to 24. We will also agree to operate through the entire summer of 2020 in order to allow all parties to review the operation during the summer. The modification application approval and consent will await the operation of the café for the summer of 2020.
- 4) We are also providing the owner's name and cell phone: Cobi Levy (415) 225-5373.
- 5) We are also providing the architect's number: Steve Wygoda (516) 885-3404

Thank you for your time and consideration for a small New York City business.

Sincerely,



Cobi Levy

Cc: Prinkipas LLC

In support of 48 outdoor seats with respect to LU 0529-2019 Lola Taverna

To whom it may concern, I live at 2 Charlton St. Apt 16E. **I love our area and neighborhood and fully support Lola Taverna having 48 outdoor seats and NOT limiting them to only 32 outdoor seats.** I like the group as I have been a patron at Little Prince many times and they are a staple of our neighborhood. The idea of limiting them to only 32 seats is ludicrous in my mind as outdoor seating in our neighborhood restaurants are so nice to use. We need more of them. Thank you for your consideration on the matter.

Martina Montalbetti

NEXUS Club New York



100 Church Street, Seventh Floor
New York, NY 10007
P: 929.388.7030
C: 404.610.0625

<martina.montalbetti@nexusluxco.com>

LU 0529-2019 Lola Taverna

To Whom it May Concern,

I support a limit of 32 outdoor seats due to the impact more seats would have on pedestrians and local residents.

Any more outdoor seats would block the walkway on the sidewalk. This would be a problem. We should avoid that at the outset.

Thank you for your consideration,

Janie Houghton
2 Charlton Street
New York, N.Y. 10014

<janiehoughton@yahoo.com>

seeking to limit it to 32 outdoor seats at Lola Taverna

Hello,

I am writing this mail to limit it to 32 outdoor seats at Lola Taverna LU
0529-2019

It will be too noisy to have 44 or 48 seats. . .thank you very much. . .

with kind regards,
Daniella Rubinovitz
<daniella@daniellarubinovitz.com>

LU 0529-2019 Lola Taverna

I live in the neighborhood - Charlton St - and would like my voice heard about the request by the owner of Lola Taverna to have 44 outdoor seats as opposed to 32. This is a very residential neighborhood with many apartments above the proposed outdoor cafe. The noise and the smoke will be an ongoing problem for these people. I do not know the owner, but I do know he is totally oblivious to the impact his 44 seats will have to the neighborhood, nor does he care. That alone should be a warning about his attitude and greed.

This neighborhood has some terrific restaurants, all very respectful. The Lola Taverna's owner is not one of them.

I will therefore, add my name to the other concerned neighbors that 32 seats should be the limit. Thank you,

Margaret Hicks at 2 Charlton Street.

<vinblanc@mindspring.com>

LU 0529-2019 Lola Taverna

Hello,

I support a limit of 32 outdoor seats due to concerns about the impact of a larger number of seats on pedestrians and local residents.

Thank you.

Janet

<jhenner@mac.com>

LU 0529-2019 Lola Taverna

I'm writing to express my hope you will limit the outdoor cafe of the new restaurant, Lola Taverna, to 32 seats and NOT 44 seats.

Thank you for considering the needs of the neighbors and not just the influence of the rich restaurateur.

As a neighbor living just across the street from Lola Taverna, I'm annoyed the owner claimed to only want 32 seats when he applied for his liquor license, then moved to 48 (and subsequently 44) after his liquor license was approved.

44 outdoor seats would take up much of the sidewalk and impede pedestrians. The owner runs a loud restaurant at Little Prince. There is no reason to believe Lola Taverna will be different. 32 seats would create less noise than 44.

A new Greek restaurant with outdoor seating can be a positive addition to our neighborhood ... if it is respectful of our quality of life. If it turns out to be respectful, we can consider supporting 44 seats in the future.

Best,
Gavin Lodge
11 Charlton St.
10014

<gavin.k.lodge@gmail.com>

LU 0529-2019 Lola Taverna

Hello,

We support a limit of 32 outdoor seating because of a larger number of seats would impact pedestrians and local residents. Thank you.

Kuo M. Tsu
RA, LEED AP, PMP, CCM,
NYS Code Enforcement Official

<kuomtsu@gmail.com>

Outdoor Seating at LU 0529-2019 Lola Taverna

I am writing regarding “LU 0529-2019 Lola Taverna” on the agenda of the subcommittee for October 3 at 9:30 am as I have to be at work during the meeting. I oppose outdoor seating especially the number of tables proposed.

Please see attached minutes from 1999 when then current tenant Souen requested outdoor seating. The then current Community Board only allowed on a one year basis 6 tables (12 SEATS) on MacDougal:

- **THEREFORE BE IT RESOLVED** that CB#2, Man., recommends approval of a one (1) year revocable consent to Miso Restaurant, Inc., d/b/a Souen, 210 6th Avenue, a/k/a 1 Charlton Street, to operate an unenclosed café with 6 tables and 12 seats: 3 tables/6 seats to be placed against building wall near entrance and 3 tables/6 seats against building wall on Macdougal Street.
Vote: Unanimous, with 39 Board members in favor

I just want to first state that I am surprised that they have been able to install doors floor to ceiling that wrap around the building modifying the historic district building and changing a landmarked building. Also considering I heard the Community Board on their original application point out that they had never received approval for outdoor seating at another establishment with same owners Little Prince I see tables outside daily with doors and windows open. I also thought this was a historic district and surprised by allowing them to change the facade.

Additionally with the traffic situation on Prince and 6th Avenue getting worse and with the demolition of St. John's Warehosue, the overpass at Houston being taken down, Disney building on Varick etc; traffic will only get worse in this small neighborhood. The sidewalks are already too crowded and overgrowing outdoor space is not the right thing for that corner. It's a dangerous intersection as just a month and half ago a car struck a motorcycle that would have injured more people if they were seated outdoors or pedestrians pushed to edge of sidewalk.

It's clear this will be another bad neighbor. I can't see how this adds to the neighborhood since it will change the quality of life so anything you can do to restrict them would be a benefit to the neighborhood. We are getting inundated

with non-stop construction and more and more people on the sidewalks and reducing a safe space for my kids to walk on the sidewalk is something that should not be approved.

Somehow I don't understand how yet another loud restaurant with drunk 20 year olds and open windows late at night is good for a residential neighborhood. Slowly erasing everything that was nice in this neighborhood bit by bit.

If your goal is to get people to move away you are going to be successful. I guaranty there will be incidents at this establishment where we will have been able to tell you so pushing pedestrians closer to a curb with too many cyclists not stopping at lights.

Thanks

John Sosnowski
resident at 2 Charlton

<jcsnow@gmail.com>

LU 0529-2019 Lola Taverna

To Who It May Concern:

I am a long time resident and shareholder at 210 6th Avenue. I support 32 chairs as originally agreed upon. Lola Taverna's desired 48 chairs would impede pedestrian traffic and could well be a safety hazard in this small corner. In addition there is also a bus stop in front of the restaurant which would further add to the congestion.

Thank you for your consideration in this matter.

Barbara Lewers

<balewers@gmail.com>

LU 0529-2019 Lola Taverna

I live across the street, and it is my feeling that 32 outdoor seats are as much as that corner and this neighborhood can handle. In fact, even 32 seats may be too crowded on that particular corner. I am not opposed to outdoor seating at restaurants, and in fact I enjoy it. In this case, however, I respectfully request that you consider maximum 32 seats at this time.

Respectfully,
Stephanie Kanarek

Stephanie Kanarek
steph.kanarek@gmail.com

LU 0529-2019 Lola Taverna

NYC City Council Subcommittee on Zoning and Franchises,

Please see the attached letter with regard to Reference # LU 0529-2019 Lola Taverna. I ask that you give it your careful attention as it deeply impacts me and my family who are directly above the restaurant in question called Lola Taverna 210 6th Avenue. This is a disaster waiting to happen. Please help us.

Thanks

Mike Rampello

<mrampello@yahoo.com>

reference to LU 0529-2019 Lola Taverna.

To Whom It May Concern:

I am a local resident at 2 Charlton St. I support a limit of 32 outdoor seat for Lola Taverna, so that it does not negatively impact the neighborhood.

Thank you.

Sincerely,

Joshua Levkov

<jordanalmonds@gmail.com>

LU 0529-2019 Lola Taverna.

Members of the hearings committee:

I write to you today to ask for your intervention regarding the new restaurant in our building. The tenant has shown little regard for our building or neighborhood, and we need you to cap his application for a sidewalk cafe at 32 seats, please.

--The owner only asked for 32 seats when when he applied for a liquor license to Community board 2, then said 48 only after his liquor license was approved. Earlier this month the Community Board 2, at both its Quality of Life Committee and General meetings, approved the owner for 32 seats only.

--48 seats would crowd the sidewalk and impede pedestrian traffic.

--The owner runs a loud restaurant at Little Prince around the corner. He has failed at every turn to respond to his neighbors or Block Association complaints. There is no reason to believe Lola Taverna will be different. 32 seats would create less noise than 48.

--If he gets 48 or more seats (he has publicly claimed he is entitled to 72), it will be too late. It is important to set the limit at 32 now.

--A new Greek restaurant with outdoor seating can be a positive addition to our neighborhood ... if it is respectful of our quality of life.

We thank you in advance for helping us with this matter.

Best wishes,
David Rosenberg

210 Sixth Avenue
New York, NY 10014

<davidrose50@gmail.com>

Regarding LU 0529-2019 Lola Taverna

Hello,

This is regarding LU 0529-2019 Lola Taverna. As homeowners in the neighborhood, We are concerned about the permit for 32 outdoor seats, that is a very high number of outdoor seats and will create a great deal more noise in the neighborhood. I think 20 seats would be reasonable. But 32 in a residential neighborhood is excessive. We don't know what their hours will be, but it could turn into a very loud bar scene.

Thank you very much,

Sincerely,

Cassie Taggart
Marilyn Taggart
John Taggart
200 6th Ave

<cassieart@gmail.com

--

cassieart.com

LU 0529-2019 Lola Taverna

As a resident of Soho for many years, I'm asking you to limit the number of Lola Taverna's outdoor seats to 16. The corner the restaurant is located on is becoming increasingly congested. The idea of allowing 48 seats on that corner is frankly outrageous, and will only impede foot traffic even more than now.

Thank you!

Steven Weiner
64 MacDougal St

<snweiner@gmail.com>

LU 0529-2019 Lola Taverna

To Whom it May Concern,

I'm a resident of 2 Charlton St. and my unit faces Sixth Ave., across for the soon-to-be-open Lola Taverna, reference number LU 0529-2019.

I understand the Taverna is requesting more than 40 outdoor seats at the new location. While my neighbors and I welcome a new venue in the neighborhood, I do not support more than 32 outdoor seats on the sidewalk. There is no area for an offset group of seats, which tells me the seats will impede pedestrian traffic and will create additional noise for those of us who face Sixth Ave. and Prince - my unit's windows face that corner, and with increasing traffic onto Charlton AND the existing Prince St. traffic and noise filtering onto Charlton, a limit on seating would only help the neighbors. Having 32 seats or fewer would be acceptable to my neighbors and me, and I appreciate your consideration in this matter.

Thanks
Megan Scala

<megan.scala@gmail.com>

Lola tavern seats

Please continue to express the neighborhood concern about the number of seats on the sidewalk and the inevitable noise factor.

Thank you so very much for representing us.

Helen-Jean Arthur
Owner 20 King Street

<helenjeanarthur@gmail.com>

LU 0529-2019 Lola Taverna

Hello,

I am living on 30 Charlton Street near Lola Taverna. Given my experience of the neighborhood, including the noise of the Little Prince restaurant, not far from it, on Prince Street, I would like Lola Taverna to get only 32 seats maximum on its terrace. Lola Taverna being around the corner of 6 Ave, Prince Street and McDougal St., it is important to keep enough space for the pedestrians to walk on the fairly narrow sidewalk and cross those streets. Furthermore, as a long-term resident, it is also important to keep our neighborhood more peaceful at night to let us sleep, so I support my neighbors who want to restrict Lola Taverna to 32 seats outside, and not beyond 11:00 pm.

We'll hopefully get a positive experience from Lola Taverna, especially if it respects our quality of life.

Thank you.

I. Duchesne, Ph.D
30 Charlton Street
New York, NY 10014

<iduchesne32@gmail.com>

Lola Tavern

I support the limit of 32 chairs for above restaurant because I think it will greatly affect pedestrian traffic on that very busy intersection of McDougal, Prince, and 6th Avenue.

Eloise Canzone
2 Charlton St.

<eloval@aol.com>

Reference to LU 0529-2019 Lola Taverna

Hi there,

I, Joshua Novak, support a limit of 32 outdoor seats due to concerns about the impact of a larger number of seats on pedestrians and local residents.

Kind Regards,
Joshua Novak

Fatma Abushaikh

<Fatma.Abushaikh@ey.com>

On Behalf Of Joshua A Novak

LU0529-2019 LOLA TAVERNA

We embrace change and look forward to welcoming Lola Taverna to our terrific neighborhood. However, we think it is imperative that the new restaurant limit its outdoor seating to 32 seats. With the busy bus stop on one side of the restaurant and the NYC bike racks on the other side and a narrow sidewalk on the third side more than 32 seats will not be fair to pedestrians and those who walk by that spot every day and many times a day.

We hope the Council will do the right thing and vote for a total of 32 outdoor seats!

Thank you.

Richard and Jennie Dorn
2 Charlton Street
New York, NY 10014

<jd6@nyu.edu>

LU 0529-2019 Lola Taverna

I encourage you to limited Lola Taverna outdoor seating to 32. First of all, it is the number of seats they listed when they applied for a liquor license. So they should not be rewarded for lying to the NYS liquor authority.

Also 44 will take up too much sidewalk, they already took out the iron gate around the tree onto corner. Is that even legal? I am president of board on King Street. I'd like to take out the old gates round the trees on my street. Am I allowed to do that or is it just commercial developers that get away with that kind of crap?

Carole

carole radziwill
<carolein2f@gmail.com>

LU0529-2019 Lola Taverna

To: NYC City Council Subcommittee on Zoning and Franchises

PLEASE do not allow Lola Taverna to have permission for more than 32 outdoor seats at its new restaurant. More than this would impede pedestrian access to this very busy corner at Prince and Ave. of the Americas. It would also cause a great deal of noise from people dining outside. It will be difficult enough with 32 outdoor seats.

The owner said 32 when when he applied for a liquor license, then said 48 (and subsequently 44) after his liquor license was approved.

Again, PLEASE help our community to keep its relative peace and access to this small area?

Sincerely,
Dee Vitale Henle
30 Charlton St.
New York, NY 10014

<deevitalehenle@gmail.com>

LU 0529-2019 Lola Taverna

Good Afternoon,

I am reaching out again in regards to LU 0529-2019 Lola Taverna. I support the limit of 32 outdoor seats due to my concerns about the impact of a larger number of seats for pedestrians and local residents.

Thank you,
Amanda Sacks
30 Charlton Street

<amandasacks2@gmail.com>

reference to LU 0529-2019 Lola Taverna.

To the City Council:

My third floor bedroom window is directly across the street from this restaurant. It is already impossible to sleep with all the increased traffic-- both foot and automobile-- in the neighborhood, especially now that Waze is showing Prince/Charlton Street as the best route to the Holland tunnel. This is adding insult to injury. Try to walk down MacDougal Street between Houston and Prince during the hours of 6 and 10PM. Between patrons outside all the trendy restaurants that have opened on the block and people congregating at the Citibikes just outside this restaurant, it is often impossible to find a space to walk. This is my route home from work, and I often must walk in the street to pass. With Disney and Google coming soon, our once peaceful residential neighborhood will soon be uninhabitable.

Please limit the number of tables.

Sincerely,
Mira Felner

Mira Felner
Professor of Theatre
Hunter College of the City University of New York

<mfelner@hunter.cuny.edu>

Lola taverna outdoor seating Max 32!

Please don't approve more than 32 seats.

Debra M

<debramillernyc@gmail.com>

reference to LU 0529-2019 Lola Taverna.

Please

An urgent appeal to limit the outdoor seating of Lola tavern to 32 seats.

I am a resident at 193 prince street for over 50 years and am concerned with the integrity of our neighborhood and our block.

Why 32?

--The owner said 32 when he applied for a liquor license, then said 48 (and subsequently 44) after his liquor license was approved.

--44 outdoor seats would take up much of the sidewalk and impede pedestrians.

--The owner runs a loud restaurant at Little Prince. There is no reason to believe Lola Taverna will be different. 32 seats would create less noise than 44.

A new Greek restaurant with outdoor seating can be a positive addition to our neighborhood ... if it is respectful of our quality of life. If it turns out to be respectful, we can consider supporting 44 seats in the future.

Thank you

Louisa Ermelino

<LErmelino@publishersweekly.com>

LU 0529-2019 Lola Taverna

Art: NYC City Council Subcommittee on Zoning & Franchises

I am writing to urge you to limit the number of outdoor seats requested by Lola Taverna to the original number of 32 in their original application for an OP liquor license, due to major concerns about the impact of a larger number of tables on pedestrian traffic and local residents, plus the inevitable noise of so many people drinking and partying outside til 12 midnight disturbing the residents in neighboring buildings on two adjoining streets.

This company also owns the very loud Little Prince restaurant at 199 Prince St, and there is no reason to believe its clientele at Lola Taverna will be any less noisy.

Thank you,

Zelda Wirschafter
Thompson St
NY NY 10012

<zdana@aol.com>

Please

An urgent appeal to limit the outdoor seating of Lola tavern to 32 seats.

I am a resident at 193 prince street for over 50 years and am concerned with the integrity of our neighborhood and our block.

Why 32?

--The owner said 32 when he applied for a liquor license, then said 48 (and subsequently 44) after his liquor license was approved.

--44 outdoor seats would take up much of the sidewalk and impede pedestrians.

--The owner runs a loud restaurant at Little Prince. There is no reason to believe Lola Taverna will be different. 32 seats would create less noise than 44.

A new Greek restaurant with outdoor seating can be a positive addition to our neighborhood ... if it is respectful of our quality of life. If it turns out to be respectful, we can consider supporting 44 seats in the future.

Thank you

Louisa Ermelino

<LErmelino@publishersweekly.com>

Lola Taverna

Hello:

Reference to LU 0529-2019 Lola Taverna.

I support a limit of 32 outdoor seats due to concerns about the impact of a larger number of seats on the safety of pedestrians and local residents.

Thank you,

Lysa Price

11 Charlton St

New York, NY 10014

<lysa.price@gmail.com>

--

LysaPrice.com

Reference to LU 0529-2019 Lola Taverna

Hello:

Reference to LU 0529-2019 Lola Taverna.

I support a limit of 32 outdoor seats due to concerns about the impact of a larger number of seats on the safety of pedestrians and local residents.

Thank you,

Larry Vasconez
11 Charlton St
New York, NY 10014

<larryvasconez@msn.com>

Lola Taverna Application for Outdoor Seating - LU 0529-2019 Lola Taverna

Dear NYC City Council Subcommittee on Zoning and Franchises,

I am writing on behalf of item LU 0529-2019 Lola Taverna. I strongly hope that the subcommittee limits the number of outdoor seats at Lol Taverna to only 32 seats.

While I am very excited to be having a new restaurant opening in the neighborhood, 32 seats is already an incredibly large number of seats. It is almost twice what any other restaurant in the area has despite the fact that unlike the other restaurants Lola Taverna is directly adjacent to a public park.

Below is an e-mail I sent to Speaker Johnson earlier this summer regarding the subject. My views have not changed.

Thank you for your consideration,
-Kerem Aksoy

Lola Taverna Application for Outdoor Seating

Dear Speaker Johnson,

I live at 200 Sixth Ave, Unit 1 and am a concerned resident.

As our City Council representative I'd ask that you please consider my views along with those of my fellow neighbors whom I know have reached out to you as well.

While I greatly enjoy New York's vibrant night life **what is taking place at Lola Taverna is disrespectful to our community, the legal system which our city has established and the well being of our community and park life.**

Lola Taverna deliberately mis-lead the community when it applied for its outdoor seating permit. When it originally applied and was approved for its liquor licenses it applied for 32 outdoor seats. **Only after receiving the liquor licenses (most likely know it would be denied) did it expand its ask to 48 seats. This attempt to game the system is deliberately misleading and must not be rewarded. Most importantly 48 seats do not safely fit on this property, and they are asking to modify the park system to remove guard rails around nearby trees.**

As our trusted representative I'd ask that you please listen to the opinion and thoughts of those who directly live in this community. We, unlike the owner most likely, are the individuals impacted by this project and are your voters.

32 outdoor seats is more than enough, please do not allow the expansion to 48 outdoor seats at Lola Taverna.

If you have any questions I am available to discuss and can be reached at keremraksoy@gmail.com.

Best Regards,
-Kerem

LU 0529-2019 Lola Taverna

Dear Council Members:

I strongly believe that you should limit the number of chairs to 32 for the new Lola Taverna. More than this number will result in congestion on an already busy intersection. There is a bike rental stand on the Macdougall side and a bus stop on Sixth Avenue.

Thank you.

Joan Silinsh

<joan_silinsh@yahoo.com>

Lola Taverna

To whom it may concern,

I am writing to protest LU 0529-2019 Lola Taverna outdoor seating application. The original request prior to the owner receiving his liquor license was for 32 seats. He now is asking for 44 seats. I am concerned on the impact it will have on pedestrian traffic, and local residents. The restaurant is located on an usual shaped corner and seems not conducive to 32 seats let alone 44. I wish you could view the corner in person, a drawing simply does not show the pedestrian impact. Thank you for considering my careful observation of this applications impact on the neighborhood.

Sincerely,
JoMarie Triolo

<jotriolo@yahoo.com>

Outdoor seating for "Lola Tavern"

To whom it may concern,

I Live across the street from Lola Tavern.

The proposed outdoor seating for Lola Tavern should be limited to 32 seats as originally requested. This should keep the sidewalks passable and the noise level acceptable.

Reference # [LU 0529-2019](#) Lola Taverna.

Thank you,
Lee Dichter

<leedichter42@gmail.com>

Lola Taverna Concern

LU 0529-2019 Lola Taverna.

I support a limit of 32 outdoor seats due to my concerns about the impact of a larger number of seats on pedestrians and local residents. I sent the same concern to Corey Johnson earlier this season.

This restaurant owner already runs a very noisy establishment 1/2 block away with loud music and noisy drunk patrons.

This corner is too beautiful to have it taken over by one restaurant who intends to run another loud bar masquerading as a restaurant.

Thank!

Gloria Tarigo

Owner/Creator, Let Them Eat Cake, NYC

Phone: (917) 865-5352

Website: www.letthemeatcakenyc.com

[Facebook](#) - [Instagram](#) - [Twitter](#)

<cakesmith@aol.com>

Lola Taverna -Soho 05291-2019

To whom it may concern:

Please limit the outdoor seating to 32

Greta Watson

26 Vandam St

NYC

10013

<gretawatson6@gmail.com>

LU 0529-2019 Lola Taverna

I'm a local resident near the above mentioned new restaurant. Please limit the outdoor seating to no more than 32. Any more will make noise and foot traffic impediment unmanageable for our neighborhood.

Thank you!

Joe

Joe Lindfeldt
2 Chartlon Street

<joe@lindfeldt.com>

In support of 48 outdoor seats with respect to LU 0529-2019 Lola Taverna.

To whom it may concern, I live at 2 Charlton St. Apt 16E. **I love our area and neighborhood and fully support Lola Taverna having 48 outdoor seats and NOT limiting them to only 32 outdoor seats.** I like the group as I have been a patron at Little Prince many times and they are a staple of our neighborhood. The idea of limiting them to only 32 seats is ludicrous in my mind as outdoor seating in our neighborhood restaurants are so nice to use. We need more of them. Thank you for your consideration on the matter.

Best,

Alex

Alex Wolff
Executive Director
J.P. Morgan Syndicate
Tel - (212) 834-4533
alexander.b.wolff@jpmorgan.com

LU 0529-2019 Lola Taverna

To the Council:

As you know this restaurant has sought an astonishing number of outdoor tables for a tiny corner at Spring Street and the confluence of MacDougal Street and Sixth Avenue. If, your members have stated several times, you wish to preserve the vanishing neighborhoods of the City, you will prevent all but a very few outdoor tables from being placed at this restaurant. The noise and the congestion will irreparably damage the little quiet left to our neighborhood. I urge the Council to drastically limit the number of tables permitted.

Richard W. Cutler, Esq.
Residence: 2 Charlton Street
Office: 39 Broadway --Suite 1620
(212) 679-8787

<rwclaw@msn.com>

LU 0529-2019 Lola Taverna

To Whom it May Concern,

As a neighbor I am concerned about Lola Taverna and its potential impact on our neighborhood, we are at the final step of seeking to limit it to 32 outdoor seats.

I support a limit of 32 outdoor seats due to concerns about the impact of a larger number of seats on pedestrians, local residents and the flow of just walking down the block dodging other people, plants & dogs sitting outside the barrier of seats. This is a high trafficked area with many tourist walking four abreast not concerned about who is coming toward them or moving out of the way. All they have to do is stop & look at their cellphones & no one can move by. All you have to do is look across the street at "King" Restaurant or down the block at "Charlie Bird". 32 outdoor seats are more than ample. A new Greek restaurant with outdoor seating can be a positive addition to our neighborhood ... if it is respectful of our quality of life.

Please note that the owner asked for 32 seats when he applied & got his liquor license.

Thanks for listening & helping my neighbors and me to a better quality of life.

Regards,

Mary Levine

37 King St.

NY NY 10014

CC: Corey Johnson

<marynjojo@nyc.rr.com>

LU 0529-2019 Lola Taverna

Hello, I am a resident of SoHo, very close to the future Lola Taverna. I'm writing to ask that you please uphold the limit of 32 seats for their outdoor patio. I understand that there will be a hearing on Thursday 10/3 at 9:30am. Since I cannot attend, please accept this email as my testimony.

Why 32?

--The owner said 32 when he applied for a liquor license, then said 48 (and subsequently 44) after his liquor license was approved.

--44 outdoor seats would take up much of the sidewalk and impede pedestrians.

--The owner runs a loud restaurant at Little Prince. There is no reason to believe Lola Taverna will be different. 32 seats would create less noise than 44.

A new Greek restaurant with outdoor seating can be a positive addition to our neighborhood ... if it is respectful of our quality of life. If it turns out to be respectful, we can consider supporting 44 seats in the future.

Thank you,
Sarah Gordon
210 Sixth Ave

<sarahmgordon@gmail.com>

LU0529-2019 Lola Taverna

To whom it may concern:

I strongly support Speaker Johnson's recommendation that a new restaurant Lola Taverna in my neighborhood limit its outdoor seats to 32 & not 44 because of the negative impact on pedestrians & local residents.

You probably know that the restaurant originally applied for a permit for 32 seats & later upped it to 44 after 32 was approved. The restaurant is on a corner but walking space around it is already tight because of a bus shelter on 6th ave. , a tree on Prince Street & Citi Bikes on Macdougall.

I urge you to support the community on this request. Thanks.

Sincerely,

Janie Eisenberg, LCSW, BCD
24 Charlton Street
New York, NY 10014
jjrj2@aol.com

LU 0529-2019 Lola Taverna.

The site of Lola Taverna should not have more than 12 tables. Any more will adversely affect the neighborhood with noise, trash, and crowding.

Please reconsider allowing 32 tables at this site.

Respectfully,

Louella Berliner

<louberliner@gmail.com>

LU 0529-2019 Lola Taverna

In reference to reference to LU 0529-2019 Lola Taverna,
I support limiting the outside seating to 32 seats in order to allow
pedestrians to safely pass this establishment.

Phil Kassen

--

Philip Kassen
Director
LREI-Little Red School House and Elisabeth Irwin High School
272 Sixth Avenue / 40 Charlton Street
New York, NY 10014
(212) 477-5316--office
pkassen@lrei.org
www.lrei.org

A leader in progressive education since 1921, LREI teaches children to be independent thinkers who work together to solve complex problems. Students graduate from our diverse community as active participants in our democratic society, with the creativity, integrity, and courage to bring meaningful change to the world.

LU0529-2019 Lola Taverna

To the NYC council subcommittee on Zoning and Francises

I support the limit of 32 outdoor seats at Lola Taverna due to concerns about the impact of a larger number of seats on pedestrians and local residents.

thank you for your interest,

Spring Fairbank 190 6th ave. Nyc NY 10013

CYNTHIA S FAIRBANK

<springfair@mac.com>

Lola Taverna LU 0529-2019

As a resident of almost 40 years at 49 MacDougal Street I am writing to encourage you to limit the outside seating at Lola Taverna to only 32. This location is already congested and the outdoor seating will make it even harder to safely walk. Plus I am very concerned about the noise it will generate While we are always happy to have a new restaurant nearby, we don't want one that will be a nuisance. As proposed, that's what this one will be.

Thank you in advance

Leslie Hart
49 MacDougal St

<blesliehart@gmail.com>

Regarding LU 0529-2019 Lola Taverna

To Whom It May Concern,

I am writing to implore you to not grant more than 32 seats for this restaurant. This is plenty and 44 is just too much. It will negatively impact our wonderful neighbors and neighborhood. While I like the idea of a new restaurant I don't believe it has to empty out to the sidewalks. The Little Prince is loud enough!

I hope you will take my comments seriously and act accordingly.

All the best,

Kevin Schochat

<kevin@kevinschochat.com>

LU 0529-2019 Lola Taverna

Dear City Council,

I am writing regarding LU 0529-2019 Lola Taverna.

I represent the volunteers and neighbors of Father Fagan Park, the small park directly to the south of Lola Taverna. The park serves as a place for quiet contemplation, where neighbors and tourists rest, lunch, read, and talk. We'd like to preserve the tranquility of the park as much as possible, and a loud drinking establishment is contrary to this goal.

MORE IMPORTANT: please do not reward this operator for lying. He has already said one thing and done another.

He is attempting to privatize public space for his profit. His business plan crowds the sidewalk and adds noise to our residential neighborhood. He underwrites his business plan with the neighborhood's well-being. We're already over run with QOL issues related to tourism, and a loud outdoor restaurant just compounds the problem.

I'd love to see a limit to this type of activity in our residential and landmarked neighborhood.

Thank you for considering the neighborhood's position on this QOL issue.

Jen Sale
200 Sixth Avenue

<jennysale@gmail.com>

LU 0529-2019, Lola Taverna

I am writing in support of LU 0529-2019, which would limit Lola Taverna restaurant to 32 outdoor seats.

I support LU 0529-2019 for several reasons:

--Lola Taverna's location (at the intersection of Sixth Avenue, Prince Street and MacDougal Street, in the SoHo section in Manhattan) is crowded and busy, with a bus shelter, CitiBike station, large tree, traffic-light post, lamppost, fire hydrant, post office relay box and street signs; and with a large flow of pedestrian and vehicular traffic.

--More than 32 outdoor seats would impede pedestrians.

--The owner of Lola Taverna already has a bad record at his existing restaurant, Little Prince, one block from Lola Taverna. He maintains outdoor seating at Lola Taverna, without the required Department of Consumer Affairs license, despite being cited several times by DCA.

--Moreover, in warmer weather, when Little Prince is busy, he sometimes serves drinks on the sidewalk to customers waiting for tables. Passers-by are forced to walk in the street, a dangerous situation. Based on his track record at Little Prince, there is reason to believe the same might happen at Lola Taverna.

--At a hearing before the Liquor License Community of Community Board 2, the owner of Lola Taverna said he intended to apply for 32 outdoor seats. Once he got CB2 approval for his liquor license, in a classic-bait-and-switch tactic, he applied for 48 seats. He should not be rewarded for this behavior.

--I am president of the Charlton Street Block Association, which represents 325 households on Charlton between Sixth Avenue and Varick Street. Charlton Street is located directly across Sixth Avenue from Lola Taverna. Our group is not opposed to new restaurants. We have supported liquor-license and outdoor-café applications for several new restaurants in our neighborhood, including King at King Street and Sixth Avenue and BeerZaar and Ciccio on Sixth Avenue. However, many of the members of our Block Association are concerned about the impact that Lola Taverna is likely to have on the community. A new restaurant with outdoor seating can be a positive addition to our neighborhood ... if it does not

impede pedestrians and if it is respectful of the neighborhood's quality of life. If Lola Taverna turns out to be respectful, we can consider supporting more than 32 seats in the future.

Thank you,
Richard Blodgett

Richard Blodgett
9 Charlton Street
New York, NY 10014
rblodgett@nyc.rr.com
www.richardblodgett.com

LU 0529- 2019 Lola Taverna

Gentlemen:

I am writing to you to ask you to support the residents and your neighbors who reside in the area near to and around 6th Avenue and King Street, the location of the soon-to-be Lola Taverna. Please support us, as Council Speaker Johnson has done, in limiting the proposed outdoor seating of this new establishment to 32 outdoor seats. The owners already run a rather noisy (you might say "lively") restaurant just a few doors down on Prince Street which presents a dubious example of concern for the neighborhood.

The new location, being at a critical intersection of King, Macdougall and 6th Avenue, must be frequently traversed by virtually all neighborhood residents. Its location also impends upon Father Fagan Park, where workers, travelers and residents alike pause for a bit of respite from the NYC hustle. We feel that the 32 outdoor seats is plenty enough; the owners need to show the type of ambience that Lola Taverna will project onto our streets. The previous establishment at that site did well enough, and without liquor, and was an agreeable presence and welcome neighbor for decades. Lola Taverna should demonstrate that they can act likewise.

Thank you,

Stephen Barre
2 Charlton Street
New York, NY 10014

<sbarre2@verizon.net>

LU 0529-2019 Lola Taverna.-Outdoor seating at Zola Taverna

To Whom It May Concern:

Please consider limiting the outdoor seating at the new Lola Taverna (LU 0529-2019 Lola Taverna) or restricting it entirely. The proprietors own another establishment on Prince St. THE LITTLE PRINCE. I have to say they are not respectful of the neighborhood. The noise level inside and outside of Little Prince is almost unbearable. The cliental act as if no one lives around the restaurant. I fervently hope this new addition isn't more of the same disrespect.

Thank you.
Jessie Woeltz
192 Sixth Avenue
NY 10013

<jessiewoeltz@me.com>

LU 0529-2019 Lola Taverna

Dear NYC City Council Subcommittee on Zoning and Franchises:

As a 10-year resident of 210 Avenue of the Americas, I still remain opposed to outdoor seating at Lola Taverna LU 0529-2019 Lola Taverna. However with respect to Corey Johnson and our Community Board, Lola Taverna should limit their outdoor seating to 32 seats.

The recommended 32 seats remains a pedestrian congestion hazard on the sidewalk and the adjacent three streets (MacDougal, Prince, and Sixth Avenue).

I measured the space from the building to the sidewalk with a tape measure.

1. The sidewalk on the front includes a bus stop which adds foot traffic in regular intervals.
2. The sidewalk at the back of the building is narrow and bordered by a Citibike station.
3. The sidewalk on the south side, borders Sixth Avenue, Prince Street, and MacDougal Street. It has is an access gate (MTA?) adjacent to the building, a mailbox and tree, along with a street lamp and garbage can on the Sixth Avenue. corner.
4. Seating would equate to less open space coupled with pedestrians, tables, and chairs, wait staff, and diners at the restaurant with the potential to distract pedestrians, cyclists, and drivers.
5. The noise level will go up even without outdoor seating: the configuration of the doors/windows is casement/swinging. Should the operation be to open several or all, when open the noise level will go up, which is likely to disturb residents on the first floor of 210 and those throughout the building and residents on MacDougal and Prince Streets.

In the summer I saw an undocumented seating plan presented with 48 seats. Exact dimensions were not included. The seating areas seemed to have fencing around them? What are these dimensions? Are these fences moveable? Or permanent?

Should a seating plan be present at this hearing, it could reveal that table, chairs, and space to food service is invasive to the volume of foot traffic on each side.

I want this business to succeed. A new Greek restaurant with outdoor seating can be a positive addition to our neighborhood ... if it is respectful of our quality of life. Perhaps hearsay, but apparently the restaurant owner said 32 seats when he applied for a liquor license, then said 48 (and subsequently 44) after his liquor license was approved. The owner also operates a restaurant on Prince Street which has outdoor seating. Apparently the owner is not authorized to have outdoor seating there. Unfortunately I question the integrity of this restaurateur.

Respectfully,

Vanessa Baran

<nessabaran@gmail.com>

reference to LU 0529-2019 Lola Taverna

To Whom It May Concern:

I am writing as a long time resident of Soho, to support the limit of 32 outdoor seats at the new Lola Taverna.

I have resided in the building for over 20 years and believe any more than this will negatively impact not only the building, but the entire busy corner. Honestly I'm having trouble envisioning even that many seats with the pedestrian traffic, bicycles, etc.

Thank you for your time and consideration,

Kellie Kulton

KELLIE KULTON KULTON INC. 210 6th AVE SUITE 4D NYC NY 10014
KELLIE@KULTON.COM T 212 673 4390 WWW.KULTON.COM

LU 0529-2019 Lola Taverna

I want the subcommittee to know I support a limit of 32 outdoor seats at Lola Taverna due to my concerns about the impact a larger number of seats on pedestrians and local residents.

Thank you for your attention to this matter.

Steve McCool
36 King St.
New York, NY 10014

<steve@mccool.nyc>

LU 0529-2019 Lola Taverna - Support for maximum of 32 outdoor seats

Dear members of the NYC City Council Subcommittee on Zoning and Franchises,

My name is John Foo, and I am a resident of 2 Charlton St, New York, NY 10014.

I am writing to support a maximum limit of 32 outdoor seats for Lola Taverna.

Based on the floor plan for 44 seats submitted by Lola Taverna, the proposed sidewalk cafe would take up too much of the busy sidewalk and impede pedestrian traffic, especially for families with children in strollers and wheelchair users.

In addition, Lola Taverna has already placed several large planters outside the establishment, which are not accounted for in the tightly-packed floor plan. A few of these planters are now located where the tables would be, and at least one planter is outside the boundary of the proposed sidewalk cafe.

I urge the subcommittee to join our neighborhood in supporting a maximum of 32 outdoor seats for Lola Taverna, so that this sidewalk cafe is a welcome addition to our community.

Thank you for taking our community's concerns seriously.

John Foo
<jacrone@gmail.com>

LU0529-2019 Lola Taverna

Good afternoon,

I live half-way down the block from Lola Taverna (30 Charlton), and doubt I'd hear any noise of outside-table diners even late at night when most everything nearby is quiet. Those closer would, though. If the corner was filled with tables and chairs I'd also have no problem, just walking across the street, instead.

The issue I have is the restaurant's apparent disregard for those in the community with whom they will live side by side. That they said they'd have 32 seats, but once their license was approved changed it to 48 when they knew the community asked for 32, tops, suggests a lack of integrity that will have to show up in other ways as time unfolds. Unlike the Wine Hut and restaurant, the nicest and most considerate neighbors in the world, Lola Taverna promises not, as they also disregard the tree whose guard they are asking to remove for higher profit from additional tables. If they say they are entitled to 72 seats, is there anything to stop them, in time, from going from 48 to 72, if 48 becomes approved?

Requiring them to stick to their commitment to 32 seats promised before their license approval might not teach them anything about neighborhood relations, but teach them to respect promises to the community with which they will live. And more tables at the cost of the tree guard illuminates something even more significant. Will they follow appropriate environmental practices if, to them, the tree is so insignificant? Again, they might not change their underlying sense of right and wrong, but might adhere to proper environmental procedure if held to commitments made before.

Thank you,

Marta Fair

<fairmarta@verizon.net>

LU 0529-2019 Lola Taverna

As a resident of 210 Avenue of the Americas for 20 years, I'm looking forward to a new restaurant (Lola Taverna LU 0529-2019 Lola Taverna) in our building. Yet, my support is within supporting Corey Johnson and our Community Board, that recommends limiting their outdoor seating to 32 seats. This number should be the maximum due to concerns about the impact of a larger number of seats on pedestrians and local residents.

My sister measured the space from the building to the sidewalk with a tape measure.

1. The sidewalk on the front includes a bus stop which adds foot traffic in regular intervals.
2. The sidewalk at the back of the building is narrow and bordered by a Citibike station.
3. The sidewalk on the south side, borders Sixth Avenue, Prince Street, and MacDougal Street. It has is an access gate (MTA?) adjacent to the building, a mailbox and tree, along with a street lamp and garbage can on the Sixth Avenue corner.
4. Seating would equate to less open space coupled with pedestrians, tables, and chairs, wait staff, and diners at the restaurant with the potential to distract pedestrians, cyclists, and drivers.
5. The noise level will go up even without outdoor seating: the configuration of the doors/windows is casement/swinging. Should the operation be to open several or all, when open the noise level will go up, which is likely to disturb residents on the first floor of 210 and those throughout the building and residents on MacDougal and Prince Streets.

In the summer I saw an undocumented seating plan presented with 48 seats. Exact dimensions were not included. The seating areas seemed to have fencing around them? What are these dimensions? Are these fences moveable? Or permanent?

Should a seating plan be present at this hearing, it could reveal that table, chairs, and space to food service is invasive to the volume of foot traffic on each side.

I want this business to succeed. A new Greek restaurant with outdoor seating can be a positive addition to our neighborhood ... if it is respectful of our quality of life. Perhaps hearsay, but apparently the restaurant owner said 32 seats when he applied for a liquor license, then said 48 (and subsequently 44) after his liquor license was approved. The owner also operates a restaurant on Prince Street which has outdoor seating. Apparently the owner is not authorized to have outdoor seating there. Unfortunately I question the integrity of this restaurateur.

Respectfully,

Victoria Baran
210 Avenue of the Americas
<vacbaran@gmail.com>

LU 0529-2019 -- Fwd: Prinkipas, LLC d/b/a Lola Taverna, (6711-2019-ASWA)

NYC City Council Subcommittee on Zoning and Franchises—

Please see below for comments concerning **Lola Taverna's application (LU 0529-2019)** for an unenclosed sidewalk cafe.

By way of introduction, I have lived in SoHo since 2001, and on MacDougal Street for 15 years, where I've lived less than 1 block from the Applicant's proposed establishment. I spoke at the DCA hearing, where I expressed many of the views outlined below with respect to the outdoor cafe application of Lola Taverna. In addition to any future public testimony, this is my formal submission to the Council Subcommittee on Zoning and Franchises and any other relevant Council subcommittees or legislative bodies I may not be aware of.

While addressed to CB2 / DCA, the email below is written in a manner such that you should assume **these concerns are also formally directed at the New York City Council with respect to tomorrow's hearing, the Application in question, and the proposed legislation.**

To be clear, my understanding is that the proposed legislation will limit the Applicant's seating to 32 outdoor chairs. I am supporting this legislation ONLY insofar as it is a lower number than previously discussed ambitions of the primary principal, Cobi Levy. For the record, I believe 32 chairs is too much outdoor seating for this location, will significantly impede pedestrian traffic flow as described in detail below, and significantly increases the probability that a pedestrian or cyclist will be injured at this already chaotic intersection.

Additionally, it should be noted again that Mr. Levy has been operating an illegal outdoor cafe at Little Prince (less than 50 yards from Lola Taverna) for the last 5-7 years without any recourse from the city. As I highlight in detail below, the outdoor cafe at **Lola Taverna's outdoor cafe is already in violation of the law (despite not yet being open for business).** It will be interesting to see if Mr. Levy is capable of continuing to operate above the law at Lola Taverna.

Thanks in advance for your consideration.

Best regards,
Al Ranaudo

alfonso.ranaudo@gmail.com
917-770-1515 (mobile)

Begin forwarded message:

From: Alfonso Ranaudo <alfonso.ranaudo@gmail.com>
Subject: Re: Prinkipas, LLC d/b/a Lola Taverna, (6711-2019-ASWA)
Date: August 7, 2019 at 1:32:57 PM EDT
To: info@cb2manhattan.org, communitybd2m@gmail.com

CB2 Members, et al. —

Please see the email below for my initial objections to the outdoor sidewalk cafe at Prinkipas, LLC d/b/a Lola Taverna, (6711-2019-ASWA).

CB2 Public Comments:

I attended the full Board meeting on 7/18/19, and was the first public speaker (after requesting that Mr. Levy speak first as the principal of the applicant).

During my 2-minute comment period, I made (or attempted to make) the following points:

- I expressed “luke-warm” support for the outdoor cafe, hoping the applicants would beautify the space and **conditioned upon** 1) the principals of Prinkipas acting in good faith, and 2) based **solely** on the dimensions of the outdoor cafe as presented in the architectural drawings attached below (which have since been rendered useless in light of the iron tree fence removal).
- I cited the complex nature of the plan, including its wraparound footprint (i.e. essentially 3 sided — MacDougal + Prince + 6th Ave) at this iconic **“Gateway to the Prince St. Commerical District”** intersection, 2 iron guards (one of which has been removed), an under-sidewalk access point, a bus stop passenger waiting area, a USPS mailbox, 2 restaurant egresses, and the minimum 3-foot wait service aisle requirement.
- I expressed hope that the applicants would act in good faith and honor the dimensions of the plan (included below).
- I also cited frustration at the process. I do ergonomic + design consulting work, and I have no idea what the **“correct”** number of chairs is for that intersection. Frankly, nobody does until you put out the chairs and tables and test it out. The pedestrian traffic flow is already too heavy for the current sidewalk infrastructure, and cyclists and pedestrians will suffer certain crowding if proper dimensions + pedestrian lanes are not strictly adhered to.
- I expressed my opinion that deciding on a number of chairs in the manner we are so doing (i.e. via this meeting and the future DCA process) is frustrating. I encouraged decision-makers to go **on-site** to review the complicated nature of the outdoor cafe as well as the heavy pedestrian and vehicular traffic flow before pulling a number out of thin air in a public school auditorium or government building.

Timeline:

The following timeline is put together to the best of my knowledge, and sourced largely from the Board minutes of the July 2019 Quality of Life Committee. I apologize in advance for any misstatement of fact or event.

- **Feb / Nov 2018: Applicant appears before CB2 SLA Committee**
 - Mr. Levy represents to the SLA Committee a proposal for 32 chairs and closure of the sidewalk cafe at 10 PM
 - **Question:** Why did the Applicant request 32 chairs in 2018 before the SLA Committee and why he is requesting a higher number now?
 - **Question:** Has the Applicant's requested closing time changed or does the cafe still plan to close seven days / week at 10 PM?
- **July 2019: Quality of Life Committee meeting**
 - Mr. Levy expresses a desire to maximize the chairs to make the establishment financially viable and indicates he will remove the iron tree fence on Prince St. in order to do so.
 - After pushback, the Applicant agrees **NOT** to remove the tree fence and to work the outdoor cafe's footprint around the required 8-foot clearance radius required by law.
- **Early Aug 2019: Tree Fence Removed**
 - Less than 3 weeks after agreeing to not remove the tree fence, the Applicant removes the tree fence, presumably in order to maximize the profit of his establishment.
 - **Question:** Why did the Applicant remove the tree fence after representing to CB2 that he would not do so?
 - **Question:** I am unfamiliar with the process by which NYC-owned iron tree guards are removed for the purposes of sidewalk cafe expansion. Did the Applicant go through the proper channels to have the fence removed?
 - If yes, what are those channels and how is a tree-fence removal processed and approved by the City of New York? Please provide the name / contact information of 1) the decision-making city agency and 2) the specific individual responsible for the decision to remove the fence.
 - If no, why not?

Planters:

[Current regulations](#) require planters to be "no taller than 30 inches" and be "easy to remove from the sidewalk."

Given their dimensions (34" tall and 31" wide) and the fact that they are not on castors for easy movement (they are so large that I believe we can safely call them "immovable"), all of the new on-site planters are **currently in violation of the law** despite the fact that the restaurant has

not opened yet. Additionally, these large planters are not included on any of the plans presented to the public by Prinkipas (that I am aware of).

Furthermore, two of the illegal planters are currently in violation of the required minimum distances of sidewalk furniture:

1. **MacDougal St. planter:** currently located 7'4" from the tree fence (required minimum distance is 8")
2. **6th Ave planter:** currently located 6'8" from the sheltered bus stop (required minimum distance is 15")

Do I think the Prinkipas team should be forced to remove their illegal planters — of course not, they are gorgeous and we should all be thankful for their beautification of the space. That said, do I think that Prinkipas' plans should include these over-sized planters and that the number of chairs granted to the Applicant should be reduced due to their size? Of course I do. Do I also think the Applicant needs to place the two aforementioned planters outside of the required minimum distance as described above? Of course I do.

It is my belief that the planters should be allowed to remain, but that the Prinkipas team must adhere to strict minimum distances required by law and likely accept a lower number of chairs due to their large size.

Lack of Transparency / Changes to Plans:

To my knowledge, as of the full CB2 meeting on 7/18/19, Prinkipas has only provided the public the architectural plans attached below. These plans, which to my knowledge are the **only** plans distributed publicly, request 44 seats. To the best of my knowledge, the Prinkipas team has made requests for 32 chairs, 44 chairs, 48 chairs, and 54-56 chairs. Additionally, in both public and private settings, Mr. Levy has indicated that he is "entitled" to 72 chairs. It's not clear to me what Mr. Levy means by "entitled to 72 chairs," but that number is unserious and decreases Mr. Levy's credibility with the community and the City of New York. Additionally, I'd be remiss not to state the obvious fact pattern that Mr. Levy is comfortable requesting lower seating numbers when it involves the SLA Committee or the Community Board generally, but will likely request a higher number at the DCA hearing (i.e. the decision-making entity). As a matter of fact, CB2 has recommended 32 chairs and 16 tables, but only has an advisory role in the matter.

Questions:

- How many seats is the Applicant's DCA application for? Why has the number of seats changed?

- Given the removal of the city-owned iron tree guard in the last few days, the failure to include 31"-wide planters (which will significantly inhibit pedestrian flow and are already in violation of the law), is it not concerning that the community has yet to see accurate architectural plans?
- The Asian gentleman who spoke at the Board meeting requested updated architectural plans (as did I in my original email), and to my knowledge, neither he nor I have received this very simple request.
- Does CB2 or the DCA have a copy of the actual proposed plan? If not, why?
- Do any of the architectural plans include the required 3-foot minimum wait service aisle? If not, why?

Conclusion:

I am officially rescinding my aforementioned "luke-warm" support for the outdoor cafe. The minutes to the latest board meeting (7/18/19) have not been posted online yet — so to the extent possible, I would expect the minutes to reflect the contents of this email and I would expect my "support" to be stricken from the record and replaced with outright rejection of the proposed plan.

It is my opinion that Mr. Levy and any other principals at Lola Taverna have little to no interest in what's best for the community, they have no intention of acting in good faith (as demonstrated by the fact pattern at Little Prince where Mr. Levy is currently operating a noisy and illegal outdoor cafe without any recourse), they have changed plans repeatedly and will likely do so again at today's DCA hearing, and appear to be, in my opinion, successfully manipulating the disjointed manner in which the city handles the complex process of issuing liquor licenses, determines outdoor cafe capacity, and the Community Board / public hearing process. In my opinion, Prinkipas are only concerned about the \$2500 / month of revenue that each additional outside chair contributes to its top line (as stated repeatedly by Mr. Levy). I believe the fact patterns and the timeline outlined above reflects this potential manipulation and even deception, and while I obviously cannot speak to Mr. Levy's intentions, I would argue it is nearly impossible to conclude otherwise.

To be clear, I have no intention of libeling Mr. Levy or any of the principals of Prinkipas. I have tried to keep this note as factual as possible, but I have at times made estimations (to the best of my ability and based on the fact patter described above) as to the intentions of Mr. Levy. To the extent I have speculated improperly on Mr. Levy's intentions, I apologize in advance and am happy to be corrected and rescind any misstatement of fact. My personal and professional networks are regular customers at Little Prince, and I often take my parents, friends, and colleagues to the restaurant. I look forward to doing the same at Lola Taverna. I am hopeful a reasonable compromise can be reached on Lola Taverna, but I fear the process will make that very challenging.

My involvement in this application is strictly out of my desire to get the best outcome for the Applicant, the community, and to protect the block and neighborhood I've lived on for nearly two decades and love dearly.

Best regards,
Al Ranaudo

alfonso.ranaudo@gmail.com

On Jul 8, 2019, at 10:16 AM, Alfonso Ranaudo <alfonso.ranaudo@gmail.com> wrote:

Bob / Shirley / CB2—

By way of re-introduction, I've lived in SoHo since 2001, was a tenant of the Cecere family at 51 MacDougal (Something Special) for 13 years, and have lived next door at 49 MacDougal St. for the last 2 years. Prior to that, I lived on Thompson St. south of Prince St. for 4 years. Said another way, I've spent the entirety of my adult life living near the wraparound intersection where Lola Taverna is requesting outdoor seating.

I am unable to attend tonight's Quality of Life meeting and am writing to oppose the current sidewalk cafe application for 22 tables / 48 chairs by Prinkipas, LLC d/b/a Lola Taverna.

I'm typically not one to interfere in people's business initiatives, but the proposed numbers (22 tables / 48 chairs) are clearly ridiculous. There is simply not enough physical space for that much seating. I actually don't think there's room for half that amount, and perhaps even less. To be clear, **I do think the restaurant should be granted outdoor tables**, but the proposed numbers seem physically impossible to me, in addition to creating increased unsafe conditions at this critical "Gateway to SoHo" intersection (which is already unsafe for all street users).

Multiple pedestrian chokepoints:

- **Chokepoint #1, MacDougal St., distance from east-facing restaurant facade to iron tree guard: 8' 4"**. They must be planning to get four-top tables along MacDougal St., which would be a very bad outcome in my opinion given the iron fence chokepoint. At a minimum, a 4-top table would be 48" wide (before any fencing or planters to enclose the seating, essentially leaving 3-4 feet of pedestrian walking space (and likely less). Anything more than a two-top along this facade will significantly choke pedestrian traffic on the west side of MacDougal Street. Even a two-top will make pedestrian traffic tight for two people walking in opposite directions. Additionally, the CitiBike station has brought increased pedestrian and bicycle traffic immediately adjacent to Chokepoint #1.
- **Chokepoint #2, Prince St., distance from south-facing restaurant facade to iron tree guard: 9' 3"**. Anything more than a four-top along this facade will choke pedestrian traffic on the north side of Prince Street (where MacDougal and 6th Ave meet).

- Additionally, **the recent poor placement of a USPS mailbox has already impaired pedestrian flow at this intersection.** Regardless of what happens with Taverna Lola, this USPS box has created a chokepoint between the north side of Prince St. and the iron tree guard just south of the restaurant's space. This USPS mailbox should be relocated to a less critical pedestrian zone.
- **Chokepoint #3, 6th Ave., distance from west-facing restaurant facade to covered bus passenger area: 9'2"**. My opinion is that the restaurant should be prevented from having any sidewalk tables on 6th Ave. Any tables along this facade will choke pedestrian traffic on the east side of 6th Ave, **specifically where the restaurant's seating meet the back of the newly installed bus stop.** I'm not going to comment in detail on the importance of 6th Avenue at this location for pedestrian traffic flow — it should be obvious to anyone who has ever walked along the east side of 6th Ave. that any tables along this facade would severely impede pedestrian traffic.
- Furthermore, there are also two entrances to the new restaurant, the original Souen entrance and a newly installed "back" egress onto MacDougal St, further limiting the available square footage for tables.
- The primary conclusion is that at the proposed numbers, **you would almost certainly end up with 3-4 pedestrian traffic flow chokepoints.** The best example of this is on Prince St. in front of The Dutch restaurant, whose ADA handicap ramp and adjacent iron tree guard create a **single-lane pedestrian walking path** where pedestrians walking in opposite directions literally have to wait for each other to pass. It's incredible to me that such a busy pedestrian zone can have such a dangerously narrow chokepoint (people are often forced out into the bike lane and street on Prince St., endangering their lives). Another example of the kind of chokepoint that will be created can be found by Lola Taverna's ownership's existing restaurant (Little Prince). I've included pictures of both of these chokepoints below to indicate what we're signing up for if Lola Taverna is granted their requested application. **While I have not seen Lola Taverna's plan, at the proposed numbers, I am nearly certain the plan will significantly impair pedestrian traffic flow along the entire wraparound corner of this incredibly busy and growing intersection, significantly impairing the livability of the neighborhood.**
- Another important consideration is that these pedestrian chokepoints will constantly be filled with waiters and other assorted staff of the restaurant, further limiting the ability of pedestrians to walk without interruption on the sidewalk (the basic premise of a sidewalk).

Other considerations:

- With the renovated Father Fagan park, the continued over-development of West SoHo / Hudson Square with high-rise residential and commercial structures, [the coming renovation and increased retail presence of 202 6th Ave / 200 Prince](#), and the future Disney and Google office complexes (they likely won't be the last), our neighborhood is only going to see a massive influx of people from Hudson Square entering SoHo at this intersection over the next several years.

- Additionally, as the city continues to fail to limit vehicular traffic, SoHo has become an unsafe and unlivable environment during times of peak Holland Tunnel usage. MacDougal St., Thompson St., Sullivan St., Prince / Charlton, and nearly every street in SoHo have become Holland Tunnel "feeder streets" — this is especially true at the location of this proposed application. Vehicles speed along both Prince and MacDougal, MacDougal drivers pull out inappropriately onto backed up Prince (often blatantly blocking 100% of the MacDougal crosswalk and 100% of the Prince St. bicycle lane). This convergence of multiple street-users is already unsafe in its current format — further limiting pedestrian space with this outdoor seating will only exacerbate this situation and further endanger the lives of various street users (except for those in vehicles, who only inflict damage and do not sustain it).
- Additionally, the CitiBike station and renovated Father Fagan Park have brought increased pedestrian traffic to the immediate area, while the Prince Street bike lane is the most important west-bound bicycle thoroughfare in Lower Manhattan. Without seeing the plans, I am confident they will force pedestrians out onto 6th Ave, Prince St., and the bicycle lane at busy times. Pedestrians and cyclists must already compete with vehicular overcrowding as cars approach the Holland Tunnel, often driving unsafely to "beat the light" while cyclists also have to navigate these already unsafe conditions.
- Finally, the ownership of Little Prince (of which I am a frequent customer by the way) does not have a particularly good track record at that establishment with respect to late night noise.

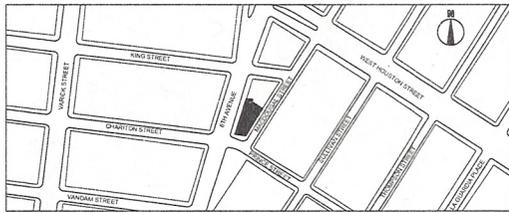
Request for outdoor seating plan:

- Have the applicants filed outdoor seating plans with the city that are publicly available? **I am requesting a copy of the plans as soon as possible.** I would assume **these plans almost certainly demonstrate that the planned outdoor space encroachment will turn the sidewalks on each of MacDougal, Prince, and 6th Ave into single-lane pedestrian walking paths. Limiting pedestrian walking space to single-lane paths at the above-referenced chokepoints at this "Gateway to SoHo" intersection is simply irresponsible civil planning.**

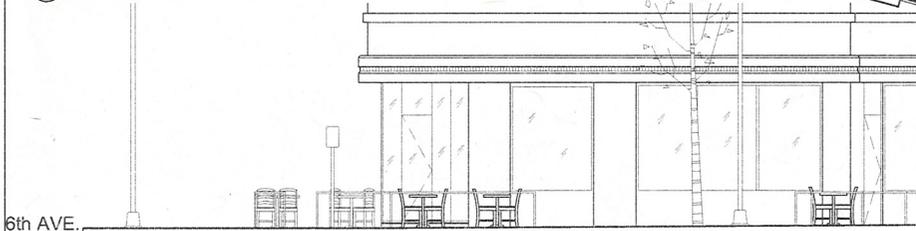
Apologies for the length of this note, but I do believe passionately that these proposed numbers would have a significant negative impact on the safety and livability of our neighborhood generally, and the quality of life for all NYC citizens and users of this "Gateway to SoHo" intersection.

Best regards,
Al Ranaudo

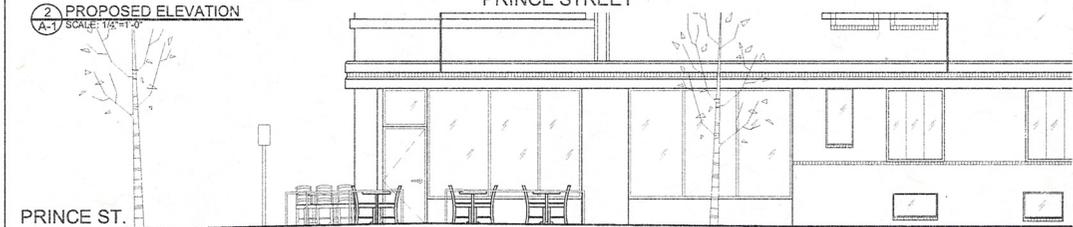
alfonso.ranaudo@gmail.com



1 SITE MAP
A-1 SCALE: N.T.S.

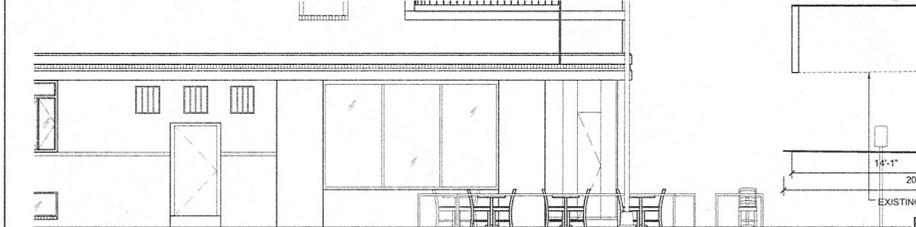


2 PROPOSED ELEVATION
A-1 SCALE: 1/8"=1'-0"

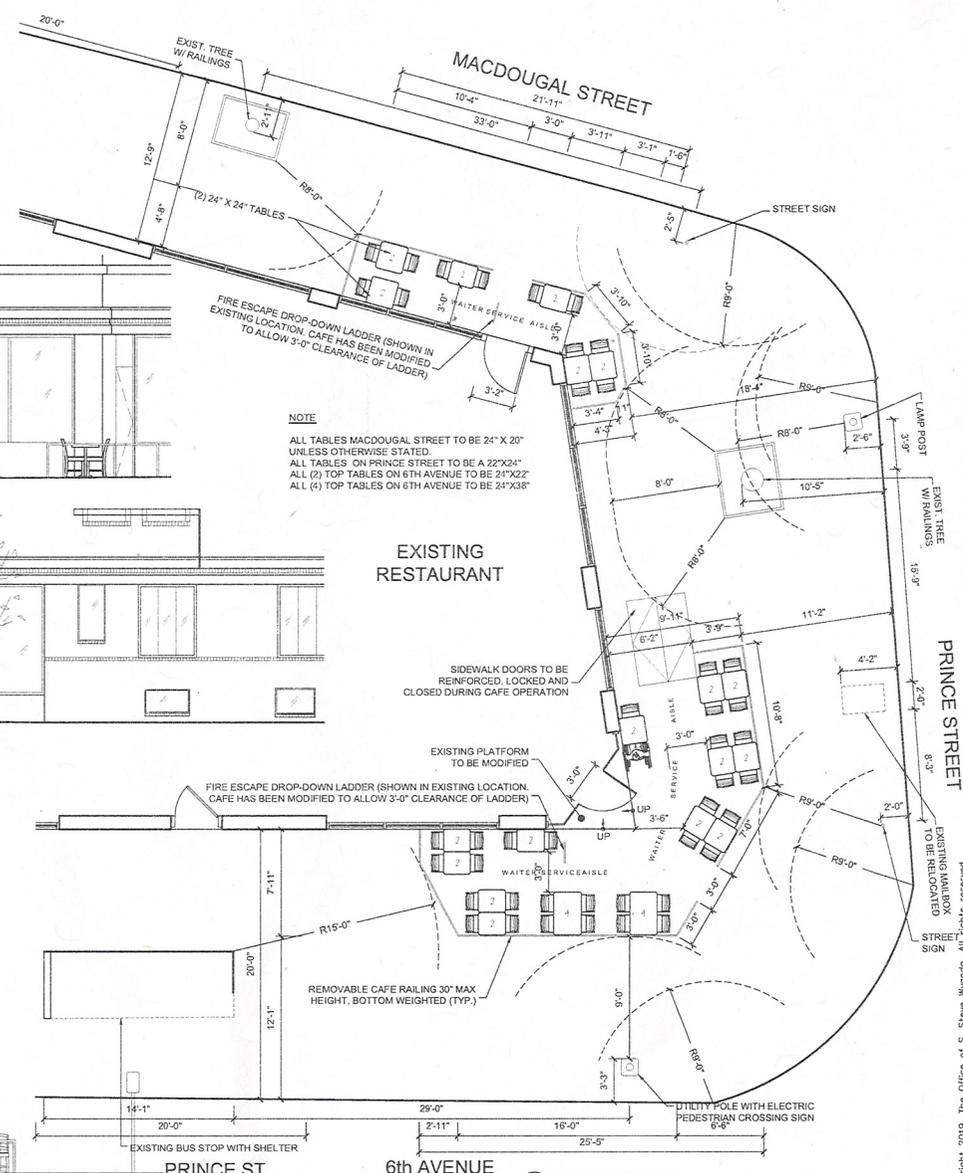


3 PROPOSED ELEVATION
A-1 SCALE: 1/8"=1'-0"

- NOTE**
1. THE EXTERIOR CORNERS OF THE BORDER OF THE SPACE AUTHORIZED TO BE OCCUPIED BY AN UNENCLOSED SIDEWALK CAFE SHALL BE MARKED ON THE SIDEWALK BY A LINE PAINTED WITH WHITE LATEX TRAFFIC AND ZONE MARKING PAINT. THE LINE AT THE OUTSIDE CORNER SHALL BE (A) 1" WIDE AND EITHER: (1) BE 3' LONG ON EACH SIDE OF THE CAFE BORDER FROM THE POINT WHERE THE BORDERS INTERSECT AT AN ANGLED CORNER, OR (2) MARK THE ENTIRE ARC OF A CURVED CORNER FROM THE POINT WHERE THE ARC INTERSECTS WITH THE STRAIGHT PORTION OF THE SIDEWALK CAFE BORDER.
 2. THE CLEARANCE FROM THE CORNERS OF THE SIDEWALK CAFES, PARKING METERS, TRAFFIC SIGNS, AND TREES WHICH HAVE GRATINGS FLUSH TO THE GRADE, WITHOUT FENCED OR GUARDS, SHALL NOT OBTAIN AS OBSTRUCTIONS.
 3. NO BEER, ALCOHOLIC OR SPIRITUOUS LIQUORS SHALL BE SERVED ON THE SIDEWALK CAFE PREMISES OR AT ANY TABLE THEREON, UNLESS PERMITTED UNDER A LICENSE ISSUED BY THE NEW YORK STATE LIQUOR AUTHORITY.
 4. A SIMPLE MENU NO LARGER THAN THREE SQUARE FEET MAY BE POSTED IN THE SIDEWALK CAFE, SO THAT IT MAY BE READ FROM THE STREET.
 5. ALL UMBRELLAS TO HAS A DIAMETER OF 48", A MIN. CLEARANCE HEIGHT OF 7'-0" AND A BOTTOM WEIGHTED BASE.



4 PROPOSED ELEVATION
A-1 SCALE: 1/4"=1'-0"



5 PROPOSED PLAN
A-1 SCALE: 1/4"=1'-0"

SWA

THE OFFICE OF S. STEVE WYGODA
ARCHITECTS AND PLANNERS
180 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 81-554-8400 FAX: 81-547-4183

IT IS A VIOLATION OF N. Y. STATE LAWS FOR ANY PERSON, UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER ANY ITEM IN ANY WAY.

ISSUE DATES:
NO. DATE DESCRIPTION

REVISIONS:
NO. DATE DESCRIPTION

DCA #:
ULURP #:
COMMUNITY BOARD #: 102
BLOCK #: 519 LOT #: 44
OF TABLES: 20 # OF SEATS: 44
CAFE AREA: 386 SQ. FT.

UNENCLOSED SIDEWALK CAFE FOR:

210 6th AVENUE
NEW YORK, N.Y. 10014

DRAWING TITLE
**PROPOSED PLAN,
ELEVATIONS AND
SITE PLAN**

SEAL & SIGNATURE: DATE: 2-22-19
PROJECT No.:
DRAWING BY: C.P.M.
CHK BY: S.S.W.
DWG No.:
A-001.00
APPL. No.:

Copyright 2019, The Office of S. Steve Wygoda. All rights reserved.

October 2, 2019

Daniel Genoves-Sylvan's Testimony

Hi, my name is Daniel Genoves-Sylvan. I'm a DOE public school substitute teacher (all ages) and math tutor (all ages). I stand with No New Jails and am not convinced by these bills. I ask that New York City Council members vote against the Mayor's borough-based jail plan. We demand a guarantee that Rikers will be closed down.

In Levin's "commission to study community investments" bill, I find it ridiculous that there would be "a commission to make recommendations on reinvestment in communities impacted by Rikers"... The recommendations provided by the commission will be meaningless because they do not legally bind City Council to actually **invest** in communities rather than cages. All this bill would do is convene people to **talk** about supporting our communities, while its **sponsor** wants to spend billions on constructing new jails.

Ayala's and Levin's bill to "require the Board of Correction to report on the impact on incarcerated individuals of closing jails on Rikers" continues to link the closure of Rikers Island with the construction of these new jails, even though there is no legally binding commitment to close Rikers. The Rikers jails can be closed earlier and definitively without building more jails.

It is painful to see that the city would prioritize investing billions in policing, courts, and incarceration rather than, affordable housing, health services, public schools, therapeutic programs, community spaces, after school programs, and transformative justice processes that actually heal communities instead of disrupting and harming them. In conjunction with Broken Windows and hyper-policing, the jails plan these bills support guarantee future generations of this city's Black and brown communities beginning at a young age, will be harassed, abused, racially-profiled, given a criminal record and put in jail.

Should I tell the students I teach that this - **incarceration** - is the future the city is building for them? 4 new jails. \$11 billion that could go to education or affordable housing? What are you telling your children?

**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: Anna Palmer

Address: 2919 34th Ave

I represent: _____

Address: _____

(Applicant team)

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 10/3

(PLEASE PRINT)

Name: Chuck Duper

Address: Lansing Engineering (Civil Engineer)

I represent: Penobscot Rockaway Co. Applicant

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Eddie Jorg

Address: 22 West 46 Street

I represent: IRON worker O.C

Address: _____

4401
PM 11/12

**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: 9/3/19

(PLEASE PRINT)

Name: BRUCE JACOB

Address: 44 15 ROCKAWAY BEACH

I represent: COALITION OF ROCKAWAY

Address: _____

PM 11/12

**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: BRUCE JACOB

Address: 44 15 ROCKAWAY BEACH

I represent: COALITION OF ROCKAWAY

Address: SAME

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LU 0539

in favor in opposition

Date: 10-3-19

(PLEASE PRINT)

Name: BOB GORMLEY

Address: DISTRICT MANAGER

I represent: MANHATTAN COMMUNITY BOARD 2

Address: 3 WASHINGTON SQUARE VILLAGE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV-0529 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Alfonso D. Ranaudo

Address: 49 MacDougal St.

I represent: Myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 529 Res. No. _____

in favor in opposition

Lois Tavernier

Date: _____

(PLEASE PRINT)

Name: Richard Blodgett

Address: 9 Charlton St., NY, NY 10014

I represent: Charlton St. Block Assn.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Charles

Address: 147-04 72nd Ave

I represent: Working Class People, Neighborhood Jobs

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK** *Peninsula Hospital*

Appearance Card

[]

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

Date: _____

(PLEASE PRINT)

Name: Omar

Address: ozone park

I represent: Local Union 361

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK** *44-01
Wicks*

Appearance Card

[]

I intend to appear and speak on Int. No. ~~44-01~~ *Peninsula Hospital* Res. No. _____
 in favor in opposition

Date: 10/3

(PLEASE PRINT)

Name: Federico Hernandez

Address: _____

I represent: 32 B1

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK** *Peninsula Hosp*

Appearance Card

[]

I intend to appear and speak on Int. No. ~~44-01~~ *44-01* Res. No. _____
 in favor in opposition

Date: 9/10/3

(PLEASE PRINT)

Name: Yenny Hernandez

Address: _____

I represent: 32 B1

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 10/3/19

(PLEASE PRINT)

Name: Rev. Gilbert Rickett

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 10/3/19

(PLEASE PRINT)

Name: Rev. Evan Gray

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 10/3/19

(PLEASE PRINT)

Name: Rev. Patrick Young

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4 Res. No. Peninsula

in favor in opposition

Date: 10/3/19

(PLEASE PRINT)

Name: Milan Taylor

Address: _____

I represent: R.Y.T.F.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4 Res. No. Peninsula

in favor in opposition

Date: 10/3/19

(PLEASE PRINT)

Name: Tamara Jacobs

Address: _____

I represent: R.Y.T.F.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 9/3/19

(PLEASE PRINT)

Name: RICHARD BASS

Address: _____

I represent: APPLICANT

Address: 44-01 NORTHERN BLVD

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. 22416 Res. No. _____

in favor in opposition

Date: 10/3/17

(PLEASE PRINT)

Name: Ariel Aufgang

Address: Aufgang Architects

I represent: Peninsula Rockaway LP

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 22416 Res. No. _____

in favor in opposition

Date: 9/3/17

(PLEASE PRINT)

Name: Danielowitz

Address: Walker Companies

I represent: Peninsula Rockaway LP

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 22416 Res. No. _____

in favor in opposition

Date: 10/3/17

(PLEASE PRINT)

Name: Jacklyn Scaring

Address: Skemion LLP

I represent: Peninsula Rockaway LP

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 46L Res. No. _____

in favor in opposition

Date: 10/3/19

(PLEASE PRINT)

Name: JOHN CLAUSMAN

Address: 1322 3rd Ave MANHATTAN

I represent: Local 46 Reinforcing Ironworkers

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. N1903/H2R0 Res. No. _____

in favor in opposition

Date: 10/3/19

(PLEASE PRINT)

Name: Glenn DIRESTO

Address: 173 SCHOONER ST

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: Oct 3, 2019

(PLEASE PRINT)

Name: Frank Noriega

Address: ICE 41st St, NY, NY

I represent: 25 CPW Retail Sect 5

Address: 25 CPW unit C-1

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

THE COUNCIL 25 CENTRAL PARK WEST #2
THE CITY OF NEW YORK

Appearance Card

[Empty box]

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

in favor in opposition

Date: 9/3/19

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: c/o SHELDON LOBEL

I represent: APPLICANT

Address: 25 CENTRAL PARK WEST

26 **THE COUNCIL**
THE CITY OF NEW YORK

Appearance Card

PLANNING NO. 1

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

in favor in opposition

Date: 9/3/19

(PLEASE PRINT)

Name: EUGENE FRANK

Address: 1034 DICKENS ST, 11291

I represent: BAYCHUTE CIVIC ASSOC

Address: "

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 529 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Steve Wygoda, Architect

Address: 210 6th Ave

I represent: Lola Taverna Restaurant

Address: 210 6th AVE

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[]

I intend to appear and speak on Int. No. 550 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Shea Uzoidwe

Address: 116-19 131 Street

I represent: The Residents of Far Rockaway

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

3
250 PW

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. 3
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Blaise Jacobs

Address: _____

I represent: Coalition of Rockaway

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Peninsula

Appearance Card

[]

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

Date: 10/3/19

(PLEASE PRINT)

Name: Daniel Moritz

Address: 1044 Northern Blvd, Roslyn, NY 11576

I represent: Arker Cos

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

44-01
Northern
Bld

Appearance Card

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

Date: _____

(PLEASE PRINT)

Name: Bruce Jacobs

Address: Rockaway Beach BNP

I represent: _____

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

PENINSULA

Appearance Card

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

Date: _____

(PLEASE PRINT)

Name: MR. ARIEL AUFGANB

Address: 74 LAFAJETTE AVE, SUFFERN NJ 10901

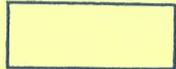
I represent: AUFGANB ARCHITECTS

Address: 3 ZEN CT MANTON NJ

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

THE COUNCIL Peninsula
THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. 6-10 Res. No. _____

in favor in opposition

Date: 10/3/19

(PLEASE PRINT)

Name: Tamera Jacobs

Address: 1920 - Mott Ave Suite #6

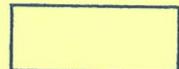
I represent: Brooklyn Youth Task Force

Address: _____

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

THE COUNCIL Peninsula
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: Steve Perez

Address: 22-30 79th St

I represent: Local 46

Address: _____

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