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1460 & 1480 Sheridan Boulevard
DEIS Public Hearing Transcript
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DEIS Public Hearing Transcript

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Chair Garodnick

Excellent. Last one, OK. Why don't you finish up and tell us what's on this slide.

Britt Zuckerman

Thank you, I appreciate it. This is a connected Greenway that shows a much larger picture of the Bronx River, and you kind of can see that our puzzle piece is so critical to having this greenway connect through, it's the missing bit.

Chair Garodnick

OK great, thank you. Let's just start there for a second because I just want to make sure I understand this as the missing piece, or the final piece here. We have Lot 74 and Lot 29, which are the ones that are to be developed here at 1460 and 1480. There are three lots in between though that are staying put, that are not owned by the Applicant, is that right?

Britt Zuckerman

That's correct.

Chair Garodnick

OK. So, in slide 8, you know what, I don't know what slide number it was. There was the context slide which showed the two sites and there was a very narrow dotted line which said "continuous greenway" in-between them.

Britt Zuckerman

Oh yeah.

Chair Garodnick

Can you just say a little bit about that? Yeah, this is not it yet. Let's see if we can go back a couple more.

Britt Zuckerman

It's probably slide 3.

Ashley Doukas

It's slide 14. So, the three center sites are part of the rezoning area, so they will get the R7-3 with the commercial overlay. And then with that, any development would trigger waterfront compliance. So, you'd have to meet the waterfront zoning text and they'd be required to extend the shore public walkway. Part of our requirements, with our waterfront applications, are to ensure a connection point at those - meeting those center property line. So, when center developer or developers do develop, it will meet our short public walkway.

Chair Garodnick

Right, so its future development which triggers that requirement for a connection. Your proposed development would stop at the border, enable it, and wait for the future, essentially.

Ashley Doukas

Yes, essentially, yes.

Chair Garodnick

OK. And your waterfront actions, they're still pending before the Department. So this can't be a final project until that is considered and approved?

Ashley Doukas

Correct. We cannot get the DOB permits until we get the certifications.

Chair Garodnick

OK, so we will be talking about this separately as part of a follow-up action here. OK, slide 18 if you don't mind. Let's just talk about that connection to Starlight Park. So, Starlight Park is on the northern end of this right?

Ashley Doukas

Correct.

Chair Garodnick

Can you just walk me through this image here, just so I understand it. Are we looking south toward the end of Lot 74?

Ashley Doukas

Correct, you're looking south towards the building wall of 1460 Sheridan Boulevard. Across Sheridan Boulevard is East 172nd Street. This is now part of New York City Parks jurisdiction and there's a gate blocking off access to the area that you see on the image. So, we've been working with Parks Department over the past year to open the gate up and push it back. You can see with the gate line to the proposed boat launch. So, we're moving the gate back to still preserve that area for emergency boat access. And the goal is to open this area up, provide a food grab-and-go area to have members, that, visitors of the park to know that our park is open to the public, to activate that area to make it safe, to have a visual connection, and a physical connection between Starlight Park and our site.

Chair Garodnick

It looks like there's some complicated grade changes here if I'm perceiving this correctly.

Ashley Doukas

One of them could speak to the technical side of it but there is a grade change and that's why we've worked with the Parks Department on what those steps and seating would be like, to allow for it to go down into the park.

Chair Garodnick

OK, alright. Well, I can see that here. OK, last question for me. The status with HPD, I understand this is Mix-and-Match program. What is the current dynamic you're proposing, that this is a 100 percent income-restricted development? What's the status of your conversations with HPD?

Ashley Doukas

Sure. We met with HPD over the many years that we've been working with this agency and we most recently met on June 26th with the planning staff of this proposal again, and Commissioner Carrion was present. And we, I don't want to speak for them, but it was a positive, exciting meeting. And once this is finalized, we will be submitting an application, once the building programming is figured out.

Chair Garodnick

Commissioner Cerullo.

Commissioner Cerullo

Thank you very much. First, I just wanted to thank you for the clarification on the waterfront. What the concept of this reminds me of this sort of cross-access that we have in Staten Island, of course. But, where the parking lots are created and parking where you have to build, now, the point at which a lot that may be built next to you can connect to the lot. So, you're not forcing cars in and out. So I sort of just appreciated the explanation of how you would set up the ends to prepare for the future and the connection. I think that's really smart and valuable to the community, and to the future projects. I just want to sort of commend the presentation, but also the thoughtfulness and the attractiveness – not the best word but it's really a very attractive proposal.

I want to focus for a moment on sort of the public realm and the outdoor elements. One thing I didn't see, and maybe it's that just I missed it, but the lighting. What is happening in sort of this area that's being created with respect to lighting? It would be interesting to know that. I'll just throw a couple of things out.

The other thing is on the materials and whatever activations may be occurring there in terms of engaging the - whether it's the community who lives in those buildings or surrounding community that would come to enjoy this beautiful new space - who produces, manages, maintains all of this that's happening? Who would develop those plans and who will manage all of this space?

Britt Zuckerman

I'll do lighting first. The lighting, we'll be one hundred percent compliant with DCP regulations, so everything will have a minimum of 2-foot-candle lighting. We'll also – sorry, can you hear me better this way? I apologize, I'll start back.

We will have a completely compliant lighting with DCP regulations. We'll have the minimum of 2-foot-candles throughout the site. We'll also strive to have lighting that's dark-sky compliant so we aren't offensive to our nocturnal species. We also want to make sure that we have safe spaces for nighttime use. So, that has been raised in some of the community feedback, that the space has to be well-lit for safety and as well as the park will have rules and regulations for when it's open for certain hours. So, all that will be posted per DCP regulations.

Materiality selection. I think you asked how we selected the materials?

Commissioner Cerullo

No, no. I mean, there was some beautiful material options and I just wondered in the long term, in terms of maintaining the materials, who ultimately will be, will there be a separate entity responsible for maintaining those spaces, or how will that work?

Britt Zuckerman

There's a two-part answer to this. The first thing is the material selected are very durable and they're standard-use in public parks so that helps, you know, establish a certain threshold for making sure that they don't have

high maintenance materials with heavy replacement. The second will be, Ashley wanted to answer about maintenance.

Ashley Doukas

I'll just add to that there will be, you know, a restrictive declaration recorded against the properties tied with the waterfront certifications and the plans are attached to that for everything with lighting and materials that are being proposed. And then you asked about maintenance of the, yeah-

Commissioner Cerullo

The operation of the space, in the sense of it, there is activations or engagement that -

Ashley Doukas

The schools are located across the street. We've committed to Community Board 9 to help activate, like, the Amphitheatre that Britt walked through in the center plaza area with the Bronx River Alliance. So, we're hoping that with the surrounding community, with the schools being so close, that we will be able to activate it. Simone has run large campus developments before with different uses and has experience with that, so.

Commissioner Cerullo

I think that was, that's really the point. So, Simone would be doing this. The vision would be to create – and perhaps that is something – but to create some entity, right, that would be doing those things. At this point, the expectation is that it would remain in the developer's hands and as been part of this. OK, understood.

Ashley

Sir, can you go back one slide please? The prior slide. Yes, sorry, the one before. Yeah, that's fine.

Commissioner Cerullo

Oh, I'm done. No, no, I thought there was some-

Ashley Doukas

Oh I'm sorry, I was going to show the activation of the – that's fine you can leave that there.

Commissioner Cerullo

You just wanted a prettier picture up there while we were talking

Ashley Doukas

Just for you, just for you.

Commissioner Cerullo

That's pretty smart, thank you so much.

Chair Garodnick

Thank you, commissioner. Commissioner Kirmani.

Commissioner Kirmani

Thank you. Thank you so much for your presentation. Have a couple questions. One, how do you and the Parks Department currently use the lot that is being proposed to be modified?

Ashley Doukas

It's currently gated off and the public cannot enter that area and the Bronx River Alliance uses it for some storage space on the Parks Department accesses through the boat launch. But, if necessary.

Commissioner Kirmani

OK. And will that – like – will that change and how does that -?

Ashley Doukas

Well, we're not proposing to take ownership over any of the space or use any of the space for a private purpose of any nature. So, the square footage will all remain the same and, in the rendering I just took off the screen, it does show the storage containers for Parks Department or Bronx River Alliance. So, everything will be able to be used as it is today.

Commissioner Kirmani

OK, and then just on the relationship with the Bronx River Alliance – and I'm sure as we all know – cleaning up the Bronx River and having it – where I encourage people to go kayak along with the rocks river if they haven't done it, it's been, you know, a 25-year journey to get the Bronx River where it is – is there a conceived of or proposed kind of long-term relationship with the Bronx River Alliance to ensure that the Bronx River is not just maintained the way it is but that there is an investment into its future uses and, yeah?

Ashley Doukas

We've been meeting with the Bronx River Alliance. And just two weeks ago, a bunch of us were there. Patricia Simone is here today, and she you know committed to them and wants to be, you know, the neighbor, to work together, to activate, to have that relationship. So, yes, from Simone's point of view, yes, absolutely.

Commissioner Kirmani

OK.

Chair Garodnick

Thank you, commissioner. Commissioner Marin on Zoom.

Commissioner Marin

Thank you, Chair. Good afternoon everyone. I'd like to, if you could, please address some of the conditions in the borough president's reports? Specifically, I think there were concerns around height as well as including more three and four bedrooms. Is there something you could provide on that?

Ashley Doukas

Sure. Her report mentions concerns about height in the surrounding area. What slide is it? If you go to slide 23? 23. The R7-3 is waterfront zoning, and waterfront zoning calls for specific widths of buildings, tower-on-a-base. It allows for visual corridors. We work closely to with the City Planning's Urban Design and Bronx Office for all the connection points have really specific design intent and purposes. If you get to slide 23, we have a diagram of its comparison with the Compass buildings that Brian can speak to a little more. I think her report, I believe her report also speaks to understanding that a reduction in the height of buildings would also – that last one, prior, sorry, 22 – would also, you know, result in a reduction of square footage and affordable housing units. Brian, you would probably want to speak this slide.

Brian Newman

Thank you, Ashley. Obviously, there's a cross section you can see on the top left to give you an approximate idea where you are. This is from 1460, through the highest point of that particular site. The Compass building is directly across from it. You can see they are approximately both around 200 feet, you know 195 or so. The site does drop off, or the grade, does change as well where the west side is a little bit higher, actually. Depending on where you are through this whole rezoning section, and obviously where you are through the Compass site as well. I guess just in summary, the buildings are comparable in height, and like I said the grade is actually a little bit lower on the east side. So, I do believe it fits in the context of what's previously been built there and it's currently existing.

Chair Gardonick

Thank you, Commissioner.

Commissioner Marin

And the comment - the issue of apartment size and room size, can you speak to that please?

Ashley Doukas

Sure, yes. Borough President Gibson did make a comment as to adding four bedrooms and increasing the number of three bedrooms. We've met with HPD. HPD was present at the Borough President's public hearing on this. So we will follow the guidelines of the HPD program and work with the Borough President's office and advocating for, and open to, more 3 bedroom and larger size units.

Commissioner Marin

Thank you.

Chair Garodnick

Thank you, commissioner. I don't know, I can't see your face at this moment. Just want to make sure you don't have further questions.

Commissioner Marin

I do not, Chair.

Chair Garodnick

OK, thank you.

Commissioner Marin

Thank you for asking.

Chair Garodnick

Alright, great thank you very much. Those are all the questions for the Applicant team. Thank you for being with us. We do have some members of the public wishing to testify, all of whom are joining us by Zoom. We're going to call them up one at a time. The first is Edmundo Martinez. To be followed by Elena Conte. So, Mr. Martinez, when you are ready, you can go right ahead for three minutes.

Edmundo Martinez

Yes, hello, thank you. I was unable to see folks due to the full share screen, I just wanted to acknowledge that. So thank you to everyone on City Planning Commission. I want to acknowledge the person who stated that this isn't the true connection as of yet, how it is proposed. And I think a lot of these things here kind of highlight

that there is a lot of things that are proposed but not fully cemented in, like that true connection. One of them being the overflow lots that is not accessible to the public. That is not one hundred percent accurate, that also lot is used by the Bronx River Alliance who works very closely with public. I am one of those members of the public, I have been in this neighborhood for over three decades and have chosen not to leave.

One of the other components of this is the affordability aspect of it. The area income, area medium income is about $30,000 with about a 988 rent. The numbers that have been proposed so far in other previous proposals all are higher than those numbers. And with about 69 percent of the neighborhood population making less than $50,000.

I want to also highlight the impact on the local parks who are already struggling to maintain the cleanliness, due to the lack of funding that the Parks Department gets. I think everyone here on the Commission knows those kind of numbers.

Starlight Park and Concrete Plant Park are overwhelmed, and it also requires the Bronx River Alliance to find volunteers to take their staff to clean up the park as best they can, which removes them from programming.

Also, that approximately 900 or something units with 100 parking spaces, there will be an impact on transportation and the area, specifically the cycling infrastructure. Currently there is a bike lane in front of the building. It is not fully protected and the current folks who occupy that space use it as parking lane, and it's not been enforced by the NYPD or DOT, and there are concerns that 900 plus units with 100 spaces, there will be significant increase of car usage in the neighborhood, and the district already is susceptible to a lot of vehicular collisions with pedestrians by vehicles.

There are no supermarkets nearby to this development. The nearest ones being approximately half-a-mile away, 10 minutes or more of a walking distance. So, if this was to move forward, some kind of dedication or commitment to having some type of market or green, accessible, fresh food, accessible to the neighborhood. As well as - speaking of dedicated space - a free dedicated indoor community space or space that is dedicated to the school, the Alliance, YMPJ, or the other people that the developers mention. But indoors, not just necessarily an outdoor space, which, you know, will be susceptible to weather.

Regarding the height. Yes, the height is comparable to a neighboring development but not this proximity to the river. The Bronx River is a corridor that is used by migratory birds.

Secretary

Time.

Chair Garodnick

Thank you very much. Why don't you finish your, that last thought and then we'll call it a day here. Go ahead please.

Edmundo Martinez

Thank you very much. So, the Bronx River is used by migratory birds and researchers state that approximately 200,000 birds a year are killed by striking buildings. And having a building of such height along the river is an extreme concern as well as the shadowing that it will cause the river, which will affect aquatic wildlife. There's a lot more but I'll send it in my written statement. Thank you.

Chair Garodnick

Great, we would welcome that. Thank you very much for being here. We have a question for you from Commissioner Marin.

Commissioner Marin

Edmundo, do you know if a shadow study has been performed? That's a very good question because I was also concerned about the shadows that were cast on both Starlight Park to the southeast and to the new park up north that connects across the river with the new bridge.

Edmundo Martinez

I, personally, as a constituent, have not been informed of a shadow study specifically by the developer. I do know that my relationship with the Bronx River Alliance, they have their concerns about the circadian rhythm as well as the shadows causing issues for the migratory aquatic wildlife. I do not know any other agencies or organizations stance on it, but my relationship and communications with the ecology team from the Bronx River Alliance has stated there are significant concerns regarding the shadows as well as the height of the migratory birds.

Commissioner Marin

Thank you, Edmundo, I appreciate it.

Chair Garodnick

Thank you very much and we appreciate your taking the time to be with us today. Thank you. We will now move on to Elena Conte, also on Zoom. To be followed by Lisa Soren on Zoom.

Elena Conte

Hi, good morning, Chair Garodnick and commissioners. Can you all hear me? I assume so.

Chair Garodnick

Good morning. We can, we can.

OK, thank you for the opportunity to testify. It's nice to see some names - because I can't really see your faces very well - that I haven't had the opportunity to interact with since pre-pandemic and my long tenure at the Pratt Center for community development. But I'm here today as the Interim Executive Director of a relatively small, but mighty community organization, the Bronx River Alliance – which is also a public private partnership with the Parks Department – that serves as the coordinated voice of the river. Formed by an assemblage of community-based do-it-yourselfers who started removing cars and tires from the river going back to the 1970s – with a structure that requires on-going accountability with community groups – for more than 20 years we have been the umbrella organization that supports communities along the river to manifest their dreams for it. And we have led in its protection, and restoration, and connection. I'll give you stats on it in my written testimony about the level of engagement. We have many partners, but to name just a few in this immediate area, you have the Ministries of Peace and Justice, THE POINT CDC, Intervene at the Hope program, Fanning Lou High school, Rocking the Boat, Friends of Concrete Plant Park, Mary Mitchell, Banana Kelly, Friends of Soundview Park, Urban Healthplan. These are who we work with and serve as being the community, the coordinated voice.

So, we welcome investment in the river corridor when it serves to advance the goals and plans of surrounding communities, and we appreciate the proposal.

Before you, creates new waterfront access, is mixed-use, and will hopefully include some deeply affordable housing. But, unfortunately, in its current form, it falls too short of community goals while introducing some new concerns. And so, this morning, we are urging the commission to ask a lot of detailed questions during its review period to the developers and to recommend modifications and commitments that would allow the project to more fully meet community needs. I'm going to speak to three things: housing affordability, environmental standards, and public value recovery.

Quickly, housing affordability. I was surprised not to hear about ELLA and the 15 percent set aside for homeless folks that is in the proposal. That's very important because 48 percent of the surrounding community is in the extremely low-income category, that would require affordability levels not beyond 30 percent of AMI. We feel that the 120 percent AMI at the top of the income restriction is too high for the area's people and for the market as well. The medium rent in the neighborhood is just over $1,000 a month. We would like the application to mix-and-match for that term sheet to limit the top of the band to 100 percent of AMI. That level, by the way, that we want to limit it to, is $141,000 a year for a family of four. You can do this without changing the term sheet. You can just keep going with your application but make that commitment and limit it at 100 percent.

Also, I'm very unclear if the developer is going to bank on keeping you in its vacant until the market catches up because there's nowhere near 120 percent in area. Environmental standards, we have a number of concerns. Stormwater -

Secretary

Time

Chair Garodnick

OK, just finish this side. we know we've got written testimony coming but you were mid-sentence, why don't you see if you can just wrap up.

Elena Conte

Well, oK.

Chair Garodnick

You know what, while you're while you're thinking, hold on let me just let me ask you a question. Your point about whether they intend to keep it vacant, because there was nowhere near - I missed what you said, can you just say it one more time because it was a little quick and I didn't hear it, or understand it.

Elena Conte

Sure. I mean, I think that is clear when I say that the median rent in the area right now - this is from the Racial Equity Report that is required, right? – is just over $1,000 per unit. That is nowhere near what 120 percent of AMI is, right? For that level, it's like a three-grand-plus rent on a 2 bedroom, right? So, it feels like the developer is banking on the market going way up and, gentrification. And I don't think that even by the time this is built the market will be anywhere close to it because it is currently so far away. And so I'm just curious, then, what the developers would you know do in that instance? Obviously we don't want any vacant apartments just because folks are waiting for different market conditions. We want something that can serve the community.

Chair

OK. Got it thank you. Now, did you want to finish your other thought and then we'll see if there are other questions?

Elena Conte

Sure. So essentially, you know, the devil is in the details. The stormwater standard that's going to be met, is very unclear. The green roofs that have been mentioned – we asked the developers directly in the walkthrough that they keep referencing – and they said "oh actually no, those aren't guaranteed, that's you know sort, of kind of, for the renderings and you know we're not really sure what the design is at that point." So, there, it's unclear what standard the developers are going to meet beyond the legal required standard, and some porous pavers. This is the number one source of pollution to the river, and we would like more detail, and a more

aspirational approach – right? – that takes into account the actual climate reality, the actual conditions on the river, and employs different strategies – which have a whole range of prices – to get a much better retention rate than the DEIS indicates.

Chair Garodnick

Great, thank you. We have a question for you from Commissioner Marin.

Commissioner Marin

Actually not a question but sort of a clarification, and HPD should be making this clarification to you. There is no way that the developer can warehouse units and wait for market to improve. And the reason why I say this is because this is all done by lottery. And as you know, currently the lottery system provides for preference to 50 percent of that community board which is 9, and of course, adjacent communities, which are 2 and 3.

I do share your observation that our community - because I live here - is a community of about 30 to 40 percent AMI. But we've also heard comments from the children of those folks saying they have nowhere to qualify for because once they become educated and make some money they have to leave the community and they'd like stay close to home. I understand the concern that the AMI might be too high for the folks in this community – and the Racial Equity Report identified the current condition of the community and the racial disparities in the community – the idea here is that these buildings would be open and offered to all folks of New York City, affording folks affordable housing when there isn't. And the upper echelon of the AMIs are usually captured when you have two civic-type individuals - a policemen, a teacher – that can then be housed in this building. So, I understand those concerns. I just urge you to consider those as you know make your observation.

I also agree with you that, in light of the current storms that have happened in our community, I am, too, am concerned with stormwater runoff and sewage systems because, you know, we are putting 24-story buildings, a thousand units, in places where our sewer systems were not designed for capacity. And we are experiencing, in this community, levels of flooding unbeknownst to anyone. I've been here 30 years, my basement got flooded on Sunday another four inches. And at this point, I just can't keep anything down there. That's where I used to sleep.

So, I do understand those concerns and I would like to know more from the development team as to what they are thinking about when it comes to this - with the blue roof, the green roofs - to mitigate some of that somewhere runoff so well. And I thank you for bringing that up.

Chair Garodnick

Great thank you. Okay, thank you very much Elena. Good to see you. Thank you for being here with us. We are going to move on. Did you want to respond to that? I'm sorry I didn't mean to cut you if you had something to say.

Elena Conte

No, no. It was okay. I wasn't sure if I'm allowed to respond, but I -

Chair Gardonick

Yeah well, it wasn't really – I don't think there wasn't really a question there. But go ahead and if you have something to say and respond, be our guest.

Elena Conte

I really appreciate commissioner Marin's comments about people who want to stay in the community and figuring out, citywide, with the right mixes for that. But I also just want to point out that in the Racial Equity Report, it shows that the housing production in this area has outpaced population growth in the area. And I

think that there's just a lot of factors going on data wise that that we can dig deeper into to come up with the right answer for this community. Or set something – yeah.

Chair Garodnick

Noted and taken. Commissioner Marin, did you have any follow up before I go to Commissioner Kirmani?

Commissioner Marin

No, no. You know, I just wanted to let her know that point is acknowledged and understood. And that you know, I do know that we're having to, you know, somehow get to yes here and negotiate. So, I really appreciate the consideration as we move along.

Chair Garodnick

Great, thank you. Commissioner Kirmani.

Commissioner Kirmani

Thank you so much and thank you for your testimony. At the end of your time, I heard three words, and I would just like a little bit more information on what you meant, which is public value, recapture, recovery. Can you just spend a few seconds, like, what did that mean?

Elena Conte

Absolutely, thank you commissioner Kirmani. So, the reason that this location is now desirable for housing is directly related to the park creation, the river cleanup, the maintenance, the programming, and the conversion of the Sheridan into a boulevard, which are all efforts that have been led and sustained by the low-income communities of color pursuing environmental justice in partnership with the government. So, they have created the land value. Now, through a public land use action, that value is poised to accrue to the private landholders, we feel disproportionately, without sharing enough of that value back to the public. So, we're asking that the developers redistribute that publicly-created value. Again, it's a public action, undertaken by public servants, to bring it back to the public, through improving the standards of development, through deeper and permanent affordability, context-appropriate environmental standards, and ongoing support for the assets that support the ongoing profit value of the site.

The park is not well maintained, well enough maintained. We've just opened a new portion. This is going to bring more than 2,700 people and those people, we're so happy have a park to enjoy, and will impact the maintenance needs of the park, which are already insufficient, right? So, we are asking from you – in your role as planners stewarding the future well-being of our city's people and the environment that sustains them – for you to ask hard questions, and, you know, make the recommendations - recommend modifications - to the greatest extent of both your technical and political powers, and to know that doing so would reap benefits far beyond this specific action.

Commissioner Kirmani

OK thank you.

Chair Garodnick

Commissioner Rampershad.

Commissioner Rampershad

Actually the question I had was pretty much answered just now. Cause see, I know you had mentioned you had three points that you want to talk about: housing, environmental, and I believe this is the third point that you were going to bring for us. So, thank you.

Chair Garodnick

OK. Great, thank you very much. And with that we are now going to move on to the next person on our list. Thank you very much Miss Conte. Lisa Soren from the Bronx Chamber is up next, also on Zoom. Whenever you're ready you can get started. You have 3 minutes.

Lisa Sorin

OK, very good. Good morning, Commissioners, I am Lisa Sorin, President of the Bronx Chamber of Commerce. Thank you for allowing me a few minutes to discuss this project. The Bronx Chamber of Commerce that represents over 27,000 businesses across our borough really is focused on economic development of borough and its growth. The Bronx, overall, in specifically, towards the South Bronx, has seen an increase of entrepreneurship by 30 percent, meaning that – and this goes to a conversation that commissioner Marin said about the development and the value that's coming into our borough. That particular site, I'm very familiar with in all my years of working in the Hunts Point area. This sits now – and if I'm not mistaken almost like a brownfield - considering the Sheridan is so absolutely beautiful with the new redevelopment and that park.

The reason we are so wholeheartedly in favor of this project is manyfold. One of the biggest ones, which seems to be a concern, is the Simone partnership with the Parks Department and their commitment to green space, and the care of green space, open space. Our offices are on a property for Simone, and their landscaping, their commitment to the environment is bar-none by far probably the best I've ever seen. Actually, we use it as an example across our borough on how property management, property owners, should really promote, and support, and consider the surroundings of the projects that they put in.

Also, the affordable housing - which is something that has been discussed consistently and the fact that this is 100 percent affordable – is something that speaks to the value that's being brought into the Hunts Point area, as the South Bronx Mott Haven is being challenged with a lot of high-market, value apartments. So, this allows not only a beautiful site, but overlooking the water, having the green space, and having a property owner that values community, and values open space.

Added to that, as the Chamber, what we're looking forward to is what the economic development comes from that – the retail spacing, the ability for others to put their locations, pop-up shops, across that property. I know supermarkets were mentioned, it seems like the borough is being challenged by the lack of supermarkets. But we stand wholeheartedly behind this project on behalf of the Chamber, on behalf of those residents, and that area. I think that this is the beginning of a great story that can complete that whole section. When you drive back now, what you're seeing compared to what is coming is really - deserves to be applauded - and I know that they're working very closely with the community. And my experience is that that's not going to change. If anything, their communication and their value and support of the community will only get better. And I appreciate the time you have allowed me to speak today.

Secretary

Time.

Chair Garodnick

Thank you very much. Alright, thank you very much, Miss Sorin, we appreciate your being here with us today. And I'm going to do a final call for members of the public for anybody who wants to come and testify. Would you like to come back?

Ashley Doukas

Nope. No. It's fine.

Chair Gardonick

No? You're welcome if you have something to say we'll hear you. Go ahead. Go ahead please, go right ahead.

Ashley Doukas

We can just respond in comments. We can respond in comments to the comments that were made by the public. But thank you to the public and the commissioners for the discussion.

Chair Garodnick

OK, great thank you for that. Madam Secretary, we're going to close the hearing now on this item, calendar number 21 and 22. And I will ask you Madam Secretary if we have any more business before the Commission. It looks like maybe we do.

Secretary

I'll just note that the record will remain open on this matter through Monday July 24th at 5:00 PM to receive written comments on the Draft Environmental Impact Statement, the DEIS.

Chair Garodnick

Great. So, record is open on calendars 21 and 22 but today's hearing is closed, so. And Madam Secretary anything else any other items today?

Secretary

No, Chair Gardonick. There is no other business before the Commission, but I do have some public information to share. For those of you who are unable to or did not wish to testify, you can submit written testimony online by selecting this hearing on the upcoming meetings page of the NYC Engage Portal, through DCP's website, or by mailing your comments to City Planning Commission Calendar Information Office, 120 Broadway, 31st floor New York, New York 10271.

Chair Garodnick

Great, and with that the time is now 12 noon and we are adjourned. Thank you.