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NEW YORK STATE URBAN DEVELOPMENT CORPORATION
D/B/A THE EMPIRE STATE DEVELOPMENT CORPORATION
&
BROOKLYN BRIDGE PARK DEVELOPMENT CORPORATION

-----x

PUBLIC HEARING

RE: BROOKLYN BRIDGE PARK CIVIC
AND LAND USE IMPROVEMENT PROJECT

-----x

St. Francis College
Founders Hall
First Floor Auditorium
180 Remsen Street
Brooklyn, New York

July 30, 2015
6:08 P.M.

B E F O R E :

EDWARD C. KRAMER, ESQ.,
THE HEARING OFFICER

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A P P E A R A N C E S :

For Empire State Development Corporation:

- Richard Dorado, Esq.
- Rachel Shatz
- Carey Gabay
- Joseph Chan
- Debbie Royce
- Regina Stephens
- Tobi Jaiyesmi
- Destiny Burns
- Other Staff

For Brooklyn Bridge Park Development Corporation:

- Regina Myer
- David Lowen
- Other Staff

ALSO PRESENT:

- The Public
- The Press
- The Media

Marc Russo, Stenographer

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THE HEARING OFFICER: Good evening, ladies and gentlemen.

My name is Edward Kramer. I'm an attorney practicing in New York City. I've been asked by the New York State Urban Development Corporation, doing business as Empire State Development, ESD, and the Brooklyn Bridge Development Corporation, --

VOICES: Louder.

THE HEARING OFFICER: -- BBDC.

VOICES: We can't hear you.

THE HEARING OFFICER: You cannot hear me? How about now?

VOICES: Better.

THE HEARING OFFICER: Can you turn the mic up a little?

A VOICE: Sure.

A VOICE: Start at the top.

THE HEARING OFFICER: How about I start at the bottom and go backwards.

I've been asked by the New York State Urban Development Corporation, doing business as Empire State Development, ESD, and the Brooklyn

1

2 Bridge Development Corporation, BBPDC, a subsidiary
3 of ESD, to serve as the independent Hearing Officer
4 for tonight's public hearing, which is being held
5 pursuant to Section 16 of the New York State Urban
6 Development Corporation Act.

7

8 My purpose is to run the hearing
9 in a fair and impartial manner and to try to make
10 sure that everyone who wishes to speak has an
11 opportunity to be heard.

12

13 I would like to note for the
14 record that Directors from both Empire State
15 Development and Brooklyn Bridge Park Development
16 Corporation are in attendance this evening.

17

18 This hearing will consider a
19 proposed Modification of the Modified General
20 Project Plan for the Brooklyn Bridge Park Civic and
21 Land Use Improvement Project regarding the
22 development parcel located in the Project Pier 6
23 Uplands.

24

25 The purpose of this hearing is to:

26

27 1. Inform the public about the
28 proposed Modifications to the Modified General
29 Project Plan for the project regarding the
30 development parcel located at the Project's Pier 6

1

2 Uplands; and

3

4 2. Pursuant to Section 16 of the
5 UDC Act, give all interested persons an opportunity
6 to be heard with respect to consideration by ESD
7 and BBPDC of the proposed Modification to the
8 Modified General Project Plan regarding the
9 development parcel located at the Project's Pier 6
10 Uplands.

11

12 This is not a question and answer
13 session. It is, instead, an opportunity for you to
14 present your views so that ESD and BBPDC can
15 consider them in making their final determinations
16 regarding the proposed modifications.

17

18 Copies of the current Modified
19 General Project Plan and the proposed Modification
20 thereto, that is the subject of this hearing, are
21 available at no charge on the table outside of this
22 auditorium. These materials set out the proposed
23 Modification in more detail.

24

25 As mentioned in the legal notice
for tonight's hearing, we're scheduled to continue
this hearing until 9:00 p.m.

26

For your information, a
stenographic transcript of this hearing is being

2 made. Written comments on the Modified General
3 Project Plan, which is the subject of this hearing,
4 are requested and will continue to be received and
5 considered by ESD and BBPDC after the conclusion of
6 tonight's hearing, until 5:00 p.m. on Monday,
7 August 31, 2015.

8 Please note that written comments,
9 if any, should be sent:

10 a. By e-mail at
11 brooklynbridgepark@esd.ny.gov; or,

12 b. To the attention of Ms. Rose
13 Marie Mahase at Empire State Development, 633 Third
14 Avenue, New York, New York 10017; or,

15 c. By facsimile transmission to
16 212-803-3778.

17 For your convenience, slips of
18 paper containing this information are available at
19 the table outside of the auditorium.

20 The transcript of this hearing and
21 a copy of any submitted written statements will be
22 made available for inspection between the hours of
23 9:30 a.m. and 5:00 p.m. at ESD's principal offices,
24 633 Third Avenue, New York, New York by calling
25 212-803-3753 for an appointment.

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Upon written request and payment of reproduction costs, a copy of the record of tonight's hearing and any written submissions made will be available to any person making such a request. A copy of the transcript only will be available to be sent by e-mail as a PDF upon request. Please forward your request to: Brooklyn Bridge@esd -- brooklynbridgepark@esd.ny.gov.

This hearing is being held pursuant to a public notice published in the New York Daily News on June 30, 2015. And for the purposes of further advertising, this hearing was published in the Brooklyn Daily Eagle on June -- July 2, 2015.

All comments presented at this hearing and during the subsequent comment period will be reviewed by ESD and BBPDC in their consideration of proposed Modification to the current Modified General Project Plan regarding the development parcel located in the Project's Pier 6 Uplands.

Now I would like to introduce Richard Dorado, who is Senior Counsel to Empire State Development. Mr. Dorado will present an

1

2 overview of the proposed Modification to the
3 current Modified General Project Plan regarding the
4 development parcel located in the Project's Pier 6
5 Uplands.

6

Mr. Dorado.

7

MR. DORADO: Thank you, Ted.

8

Can everybody hear me?

9

VOICES: Yes.

10

MR. DORADO: Yes, can you hear

11

me?

12

VOICES: Yes.

13

MR. DORADO: Great.

14

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The purpose of this hearing is for
Empire State Development and its subsidiary,
Brooklyn Bridge Park Development Corporation, to
receive public testimony and written comments
regarding an adopted draft proposed Modification to
the current Modified General Project Plan for the
Brooklyn Bridge Park Civic and Land Use Improvement
Project.

Before we continue the formal
proceedings and before I detail for you in more
formal language the legal basis for the hearing and
the issues under consideration, I would like to

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explain the various entities involved in the project and what each of us brings to this evening.

The Empire State Development Corporation is also known as the New York State Urban Development Corporation. It is State public benefit --

VOICES: Louder.

MR. DORADO: I'll try again.

Empire State Development Corporation is also known as the New York State Urban Development Corporation. It is a State public benefit corporation.

Brooklyn Bridge Park Development Corporation, or BBPDC, is an ESD subsidiary. The Brooklyn Bridge Park Corporation, or BBPDC or the Park Corporation, is a New York City-created not-for-profit that manages the Brooklyn Bridge Park.

Ten years ago what is now the Brooklyn Bridge Park was an undeveloped area of waterfront. The State undertook the development of the park in 2005 and in 2010 transferred the project to the City. Today there are more than 60 acres of parkland in an 85-acre park.

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New York City, through the Brooklyn Bridge Park Corporation, or the Park Corporation, is responsible for the construction, operation, maintenance and funding of the park and the project's adjacent development parcels.

The State, through ESD and BBPDC, owns the underlying land and is responsible for the Modified General Project Plan, or GPP. The GPP is the legal document that governs the project development, including what development is permissible on the surrounding development sites designated to financially support the park.

The GPP can only be modified by action of the ESD Directors, which may -- and that action may be recommended to them by the BBPDC Board of Directors.

As many of you know, last year, the People for Green Space Foundation and two members of the Brooklyn Heights community, brought a lawsuit against the Park Corporation, as well as ESD and BBPDC, to challenge the plans for the development of Pier 6.

That case was settled.

In settling the case, the

1

2 government and park defendants provided the
3 community planners with a Technical Memorandum
4 environmental review analysis and the parties to
5 the lawsuit agreed that the Park Corporation would
6 ask ESD to modify the General Project Plan.

7 In other words, the community
8 plaintiffs and the government park defendants
9 agreed to propose a change to the GPP along the
10 lines of what is now under consideration. That
11 agreement, that settlement, is what brings us here
12 tonight.

13 You should also understand that
14 the community plaintiffs and the government and
15 park defendants all agreed that the proposed
16 Modification would make two things clear:

17 First, that any decision about
18 including affordable housing in the proposed
19 development would be left to the discretion of the
20 board that governs the park, the Brooklyn Bridge
21 Park Corporation board;

22 Second, the park board could make
23 the decision on whether to include affordable
24 housing without regard to the loss of revenue that
25 such housing would cause.

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While the proposed Modification may not be clear enough on this point, the parties who were involved in and who settled the litigation, intended to allow the Park Corporation board to consider whether to include affordable housing at the Pier 6 development site without regard to the loss of revenue and nothing more.

One last observation, as many of you know, the staff of the Park Corporation is recommending that the park be permitted to proceed with the development of the Pier 6 Uplands along the lines of what they announced on June 30.

Many people in the community are opposed to that recommendation. While the Park Corporation's proposed Pier 6 development cannot go forward in all respects without some of the modifications -- proposed changes, the fact is that whether and how Pier 6 is developed or not developed, is ultimately a decision of the board of the Park Corporation and not a decision of ESD and BBPDC.

Tonight's hearing is not about that recommendation. It is about whether the General Project Plan should be modified as

1

2 proposed.

3

4 Finally, I should stress on behalf
5 of ESD that no decision on the proposed
6 Modification has yet been made and no decision will
7 be made without serious consideration being given
8 to your input here tonight along with the written
9 submissions that have been received to date and
10 will be provided in the 30-day period following
11 this hearing.

12

13 I will now turn to the more formal
14 description of the adopted proposed Modification.

15

16 Okay. Pursuant to the settlement
17 entered into in New York State Supreme Court, the
18 Park Corporation and the City of New York have
19 requested that BBPDC and ESD consider the proposed
20 draft Modification that is the subject of this
21 evening's hearing.

22

23 The draft Modification would
24 affect the development parcel identified in the
25 current Modified General Project Plan as being
located on the Pier 6 Uplands and that is adjacent
to the southern facade of the residential
condominium building located on the Project's 360
Furman Street development site.

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(Baby crying.)

MR. DORADO: The proposed draft modification -- is it too loud?

(Laughter.)

MR. DORADO: The proposed draft modification was recommended to the ESD Directors for adoption by the BBPDC Board of Directors solely for the purpose of holding a public hearing and soliciting and collecting public testimony and written comment on the proposed draft Modification.

The ESD Directors adopted the proposed draft Modification solely for the purpose of holding a public hearing and soliciting and collecting public testimony and written comment on the proposed draft Modification.

The consideration of the requested proposed draft Modification will not be final until this public hearing has occurred, the public hearing testimony has been taken, and written comments have been collected on the proposed draft Modification and those comments have been reviewed -- thanks -- those comments have been reviewed and considered by the BBPDC and ESD board.

The BBPDC board has -- will have

1

2 considered testimony and comment in a public
3 hearing and may then recommend to the ESD Directors
4 appropriate action regarding the requested proposed
5 draft Modification.

6 Finally, the ESD Directors will
7 have reviewed and considered the public testimony
8 and comment and the recommendation of the BBPDC
9 board and the ESD Directors at a public meeting,
10 will take appropriate action regarding the
11 requested proposed draft Modification.

12 In other words, what is under
13 consideration is no more than a proposal. Such
14 appropriate action could be withdrawal of the
15 proposed draft Modification, affirmation with
16 changes of the proposed draft Modification or
17 affirmation of the proposed draft Modification as
18 originally adopted.

19 If it is determined to withdraw
20 the adopted Modification, the adopted proposed
21 draft Modification, the board of the
22 City-controlled Park Corporation could proceed with
23 the development of the Pier 6 Uplands in accordance
24 with the current Modified General Project Plan.

25 The full text of the proposed

1

2 draft Modification is available on the ESD website
3 and a limited number of copies are available this
4 evening from the ESD staff at the materials table
5 referred to by the Hearing Officer.

6 With respect to the Pier 6 Uplands
7 development parcel, the current Modified General
8 Project Plan provides, "One building would be
9 approximately 315 feet in height and have up to 290
10 units. The other building would be approximately
11 155 feet in height and could contain up to 140
12 units. This building could possibly include ground
13 floor retail uses."

14 The adopted proposed draft
15 Modification would retain the current Modified
16 General Project Plan's authorization for
17 construction of two buildings of up to 315 feet and
18 155 feet respectively, with a maximum of 430
19 residential units in aggregate. The Modification
20 would eliminate the current requirements that the
21 315-foot building be limited to 290 or fewer
22 residential units and the 155-foot building would
23 be limited to 140 or fewer residential units.

24 The proposed draft Modification
25 would require that the height of each building be

1

2 measured starting from the flood resistant
3 construction elevation as defined in Section 64-11
4 of the New York City Zoning Resolution. And the
5 maximum permitted height of each building, 315 feet
6 and 155 feet respectively, must be inclusive of all
7 mechanicals, bulkheads, parapets and any other
8 permanent structures and equipment.

9

The staff of the City of New York-
10 controlled Park Corporation has announced a plan
11 for the development of the parcel that includes
12 both affordable housing and a pre-kindergarten
13 facility. The proposed draft Modification would
14 make it clear that subject to the restrictions that
15 I've just described, the board of the Park
16 Corporation has discretion to determine the number
17 and affordability of the residential units in each
18 building and the other characteristics of the
19 buildings, including the types and location of
20 community facility uses, such as the announced
21 pre-kindergarten facility and, also, retail uses.

22

Those -- the community facility
23 uses and retail uses must be consistent with the
24 Technical Memorandum dated November 18th, 2014,
25 prepared by ESD, as lead agency, in accordance with

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the State Environmental Quality Review Act.

Copies of the Technical Memorandum are available on the ESD website and a limited number of printed copies are available here this evening from the ESD staff at the table referred to by the Hearing Officer.

As I previously discussed, the proposed language of the Modification is prefaced with the following introductory language.

"Notwithstanding anything else in the GPP and without regard to project finances."

ESD staff -- excuse me. ESD staff will recommend to the BBPDC board and the ESD Directors that this language should be revised in order to make clear that the board of the Park Corporation has discretion to include affordable housing in its Proposed Development Plan without regard to any loss of park revenue due to such use.

Lastly, regarding the secondary loop road that currently exists in the Uplands of Pier 5 and 6, the Proposed Draft Modification makes it clear that the board of the Park Corporation has discretion regarding the existence of that road.

Finally, some background on the

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previously mentioned Technical Memorandum.

This is the November 2014 Environmental Review Analysis that examined whether the proposed changes to the Pier 6 Uplands development would have any potential, or any significant adverse environmental impacts that were not identified in the project's 2015 Final Environmental Impact Statement.

The Technical Memorandum analysis considered the changes in the surrounding conditions since 2005 and all relevant changes since 2005 in the City Environmental Quality Review, 2014 Technical Manual requirements.

This analysis covered the inclusion of affordable housing units and community facility uses on the Pier 6 Uplands. The analysis concluded that the Pier 6 Uplands development would not result in any significant adverse environmental impacts not previously identified in the 2005 Environmental Impact Statement.

Please let me finish. People have been very courteous to you this evening. I really would like to have the same courtesy.

In mid June 2015, the November

1

2 2014 analysis and the current surrounding -- excuse
3 me. In mid June 2015, the November 2014 analysis,
4 the current surrounding background conditions and
5 the current City Environmental Quality Review Act
6 Manual requirements were again reviewed. That
7 review found that no significant adverse
8 environmental impacts, that had not been
9 identified, had been found.

10

The full text of the Technical
11 Memorandum is available on the ESD website and a
12 limited number of copies are available here this
13 evening from the ESD staff at the materials table
14 referred to by the Hearing Officer.

15

Thank you.

16

THE HEARING OFFICER: Thank you,
17 Mr. Dorado.

18

We will now begin the public
19 comment portion of this hearing. The procedures to
20 be followed are as follows: If you wish to speak
21 at tonight's hearing, if you haven't already done
22 so, please register at the table outside the
23 auditorium.

24

Those wishing to speak must
25 register at the -- outside the auditorium before

1

2 8:45 this evening, at which time registration will
3 close and no further registrations will be
4 accepted.

5

Public officials and certain
6 project participants will be allowed to speak as
7 soon as possible after their arrival at the hearing
8 room. In all other instances, speakers will be
9 called in the order in which they have registered.

10

In order to give everyone an ample
11 opportunity to speak, I request and insist that all
12 speakers give -- keep their oral presentations to
13 no more than three minute for individuals. Anyone
14 speaking on behalf of a governmental agency or
15 entity shall have six minutes. Anyone who is first
16 registered to speak as the official representative
17 of an organization will be permitted six minutes.

18

Now, anyone who hasn't completed
19 their remarks may have an opportunity to complete
20 those remarks if everyone else has -- who wishes to
21 speak speaks and there is time left.

22

Please keep in mind that either in
23 addition to, or in lieu of an oral presentation,
24 you may submit written statements of any length at
25 tonight's hearing or to the office of ESD or BBPDC

1

2 no later than 5:00 p.m. on August 31, 2015.

3

4 Again, everyone will be allowed to
5 speak as time permits. And if need be, we will
6 suspend the proceeding and then continue at a
7 second session at a later date to be announced.

7

8 Now I want to note that we have
9 approximately 90 people who have already registered
10 to speak. If we take 90 times three minutes,
11 that's 270 minutes, we're already approaching five
12 hours and we're allotted three hours tonight.

12

13 So, again, I request that
14 everybody try to keep their comments as brief as
15 possible.

15

16 As I said before, for your
17 convenience and information, copies of the
18 background materials are available at no charge in
19 the rear of the auditorium.

19

20 When we begin to receive oral
21 comments, I will call names in groups of five.
22 When you hear your name, please take a seat in the
23 row reserved at the front of the room for speakers
24 near this podium. That's to my left over there.

24

25 In order to ensure an accurate
transcript and to enable all assembled tonight to

1

2 hear your remarks, I ask that each speaker when
3 called, come to the podium in the front of the room
4 and, please, state your name and residence address.

5

6 If you are appearing as a
7 representative of an organization or governmental
8 entity, please identify the organization or entity
9 and state its address. If you have written copies
10 of your remarks, we would appreciate it if you
11 would leave a copy of those remarks with the
12 stenographer.

12

13 Finally, I want to remind you that
14 the purpose of this hearing is to afford you an
15 opportunity to make statements and comments about
16 the proposed Modification to the Modified General
17 Project Plan regarding the development parcel
18 located in the Project's Pier 6 Uplands.

18

19 This is not a question and answer
20 session. It is, instead, an opportunity for you to
21 present your views so that ESD and BBPDC can
22 consider them in making their final determinations
23 regarding the proposed Modification to the Modified
24 General Project Plan regarding the development
25 parcel located in the Project Pier 6 Uplands.

25

Again, I would like to stress that

1

2 there are no limitations on your submission of
3 written statements, comments or materials at
4 tonight's hearing or at any time prior to the close
5 of the written comment period of August 31, 2015.

6 At this time, I would like to take
7 care of some administrative matters by asking the
8 stenographer to have deemed marked the following
9 documents as Exhibits to the hearing transcript:

10 A, copies of the public notice
11 that appeared in the New York Daily News on June
12 30th, 2015 and the Brooklyn Daily Eagle on July 2,
13 2015.

14 (Public notice appearing in the
15 New York Daily News on June 30th, 2015 and the
16 Brooklyn Daily Eagle on July 2, 2015, were marked
17 Hearing Exhibit A.)

18 THE HEARING OFFICER: Affidavit
19 attesting to the publications are also attached.

20 Exhibit B, Memorandum from ESD's
21 Presidents to ESD's Directors, dated June 25, 2015,
22 adopting the proposed Modification to the project's
23 current Modified General Project Plan regarding the
24 development parcel located in the project's Pier 6
25 Uplands authorizing this public hearing.

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(Memorandum from ESD's President to ESD's Directors, dated June 25, 2015, adopting the proposed Modification to the current Modified General Project Plan regarding development parcel in the project's Pier 6 Uplands authorizing this public hearing, was marked Hearing Exhibit B.)

THE HEARING OFFICER: I'd like to have these documents marked and received as Exhibits at this hearing.

Now at this time, I'd like to ask our first speaker, who will be Deputy Mayor Alicia Glen, to approach the podium.

DEPUTY MAYOR GLEN: Thank you.

Good evening.

I'm Alicia Glen. I'm the Deputy Mayor --

VOICES: We cannot hear you.

AUDIENCE MEMBER: Can I give everyone a tutorial on the mic?

DEPUTY MAYOR GLEN: Sure.

AUDIENCE MEMBER: I'm a vocalist. First of all, it's not on. This mic is on. I sing so I'm not going to use this thing.

Can you hear me now?

1

2

VOICES: No.

3

4

DEPUTY MAYOR GLEN: Can you hear
me now?

5

VOICES: Yes.

6

DEPUTY MAYOR GLEN: There we go.

7

All right. Okay.

8

VOICES: Thank you.

9

10

DEPUTY MAYOR GLEN: So you have to
stand with your -- like three fingers away. Okay.

11

All right.

12

13

Let everyone be heard. Okay. Let
everyone be heard.

14

AUDIENCE MEMBER: Check one.

15

DEPUTY MAYOR GLEN: Now we go.

16

Ah, look at that. Impromptu.

17

Thank you.

18

Okay. Let's start again.

19

20

Wow -- I'm the first to go so I'm
the guinea pig. So are we good? Okay.

21

Good evening.

22

23

I'm Alicia Glen, the Deputy Mayor
for Housing and Economic Development. I'm also the
Chair of the Brooklyn Bridge Park Corporation.

24

My address is City Hall, New York,

1

2 New York 10007.

3 And I am here to speak in support
4 of the Modification. This Modification will allow
5 a handful of changes to the Pier 6 plan:

6 It's clarifying that affordable
7 housing is allowed;

8 It's allowing some units to shift
9 from one parcel to the other as long as the overall
10 cap stays the same;

11 And there's a lot of community
12 facilities, in particular, the proposed 75-seat
13 universal seat Pre-K on the lower floors of one of
14 the buildings;

15 It will also allow retail on the
16 ground floor of parcel A, as well as parcel B;

17 It will also allow Brooklyn Bridge
18 Park to close a section of the Loop Road and turn
19 it into more open space; and

20 It will reduce the height of the
21 building, each of them by three stories. That's
22 it.

23 Let's not turn this into something
24 that it's not. We are not asking for to approve
25 the building of buildings on Pier 6. These

1

2 development sites were approved in the 2005 GPP.

3 All we are looking to do here is to make them
4 better by adding these benefits.

5 So what this is a discussion about
6 is whether or not to include, let's be honest,
7 affordable housing at this site. That's all this
8 is about.

9 (Audience participation.)

10 DEPUTY MAYOR GLEN: Let me tell
11 you a little bit about what's been going on in this
12 Community Board. In the past six months alone,
13 we've had over 100,000 people in this Community
14 Board apply for just 293 affordable apartments.
15 This is not some hypothetical crisis. This is a
16 real crisis. Affordable housing is desperately
17 needed in this corner of Brooklyn.

18 (Applause.)

19 (Audience participation.)

20 DEPUTY MAYOR GLEN: Now it's been
21 suggested that the development of these sites --

22 (Audience participation.)

23 DEPUTY MAYOR GLEN: It's been
24 suggested that the development of these sites is
25 somehow not necessary to fund the maintenance of

1

2 the park. Let me be perfectly, perfectly clear on
3 this point. This is unequivocally false. Never
4 mind the fact that the financial needs of Pier 6 is
5 not the --

6 (Audience participation.)

7 DEPUTY MAYOR GLEN: -- topic of
8 this Modification. These claims are both
9 misleading and disingenuous.

10 Not only has the park released a
11 detailed analysis, but we have recently released
12 another report from a highly-respected independent
13 economist that comes to exactly the same
14 conclusion.

15 (Audience participation.)

16 DEPUTY MAYOR GLEN: So the City
17 has moved forward with the creation of this park
18 under the long established mandate that it be self
19 sufficient. This is not about taxpayers picking up
20 the bill this year or ten years from now or 20
21 years from now. And this is a model that works.

22 As many of you may know, I'm also
23 the Vice Chair of the Hudson River Park, a
24 waterfront park that does not have the same source
25 of funding to cover capital maintenance, costs

1

2 which are significant and rising every single day.

3

We face serious challenges here.

4

Two years ago in Hudson River Park, Pier 54, the

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pier that accommodated most of Hudson River Park's

6

public programming, collapsed into the river. Pier

7

40, the park's popular commercial pier, where most

8

kids are playing soccer every day is in need of

9

more than \$100 million to replace the park. This

10

is not chump change. This is not a joke.

11

So that balancing act of park and

12

development, the decisions that were so smartly

13

made in 2005 to ensure that this park, the Brooklyn

14

Bridge Park, would be maintained in perpetuity,

15

they got it right. So the fact that some people

16

have also claimed that we need more environmental

17

review is needed, that also is false.

18

In November, last year we released

19

a Tech Memo that followed the very specific and

20

strict guidelines that have been used by the City

21

for years to determine if there is need for any

22

additional review. This project did not meet a

23

single one of the criteria that would have

24

triggered environmental review. This is not a

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ten-year old review. This is not even a ten-month

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2 old review. Additional environmental review would
3 do nothing other than waste time and resources and
4 we will wind up in exactly the same place.

5

6 So in summary, Brooklyn Bridge
7 Park has been an amazing success. It is a beautiful
8 resource for all New Yorkers and, particularly, for
9 the unbelievably diverse communities in Brooklyn.
10 It is a beautiful, beautiful place that not too
11 long ago, I grew up in New York City, is abandoned
12 and crumbling and an eyesore.

12

13 We have an opportunity tonight
14 here to not only cement the success of this park
15 but to do so in a way that is even more responsive
16 to the needs of New Yorkers today adding all of
17 these unbelievable community benefits.

17

18 Let's do this and do it now.

18

19 Thank you.

19

20 (Applause.)

20

21 (Audience participation.)

21

22 THE HEARING OFFICER: Thank you,
23 Deputy Mayor.

23

24 At this point, everyone will have
25 the right to speak uninterrupted and that right
will even apply to public officials.

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Now after everyone speaks or has their say, you can cheer, jeer, whatever and I'll give you time for that. But once a person starts speaking, it would be most appreciated, even for public officials, to let them speak.

The next speaker will be Regina Myer of the Brooklyn Bridge Park.

(Applause.)

MS. MYER: Thank you.

I'm Regina Myer, President of the Brooklyn Bridge Park and my address is 334 Furman Street, Brooklyn, New York.

VOICES: We can't hear you.

MS. MYER: Thank you very much.

A VOICE: No, no, no. We cannot hear a word. Up in front of your mouth, please.

Thank you.

MS. MYER: Thank you very much to the Board of Empire State Development Corporation for convening this important public hearing.

The Deputy Mayor outlined the parameters of the General Project Plan Modification we're seeking that is the subject of today's hearing.

1
2 Pier 6 has been permitted since
3 2005. The changes now proposed will allow for a
4 Pier 6 development that includes permanently
5 affordable, moderate and middle income housing, a
6 public Pre-K facility, community space, public
7 restrooms and additional parkland. Both buildings
8 at the site will be reduced by three stories. We
9 believe that this is a vast improvement to the
10 current plan.

11 As has been demonstrated, both
12 through our extensive analysis and our independent
13 analysis, the Pier 6 development is absolutely
14 essential to complete the financial model of the
15 park. I could not be prouder of the work that
16 we've done to construct in open park land on
17 inaccessible and derelict sites.

18 In 2002, the City and State
19 committed \$150 million to an enormous public work
20 with the mandate that small areas designated as
21 development sites could fund the maintenance,
22 operations and maritime infrastructure over the
23 long time. Since then, government has not only
24 honored this commitment, but it has increased its
25 initial investment several time to the current

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total of over \$390 million.

Park construction has steadily proceeded with resounding success and is now nearing completion. Currently, 72 percent of the park has been built or is under construction. Next month we will be opening new parkland on Main and John Streets, as well as on Pier 6.

VOICES: We can't hear you.

MS. MYER: The development of the park and adjoining development sites have been specifically designed to maximize the area uses, park space and minimize development footprints.

VOICES: We can't hear you.

MS. MYER: Development now only occupies --

VOICES: The mic is not working.

MS. MYER: -- ten percent of the overall footprint.

BBPC has also further reduced the scope of the development on the John Street sites and the number of housing units overall -- overall approved in the GPP.

Now, the recommended Pier 6 proposal reduces the heights on each of the parcels

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2 by approximately 30 feet, while reducing the total
3 number of units by approximately 100, all while
4 providing badly needed affordable housing.

5

We have regularly updated the
6 community on the progress of our financial model.
7 Our most recent update from July 2015, includes a
8 comprehensive, 50-year cash flow and projected
9 revenues from the proposed Pier 6 development.

10

Further, Brooklyn Bridge Park
11 engaged a well-regarded independent economist to
12 review the long term models' assumptions and
13 methodology and released these results yesterday.
14 After researching our model's assumptions and
15 subjecting the models to various stress tests, the
16 economist concluded that the Pier 6 development is
17 essential to the park's mandated financial self
18 sufficiency.

19

We are proud of the park's history
20 of successfully executing on its commitments and of
21 being responsive to community concerns. With the
22 requested changes to the GPP Modification, we can
23 have a Pier 6 development that fulfills our
24 commitments and achieves an important public policy
25 goal. The inclusion of permanently affordable

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2 housing at Pier 6 is a change that we are all proud
3 of ensuring that this development is more
4 reflective of Brooklyn.

5

6 The Pier 6 development site,
7 formerly the site of an industrial storage
8 facility, is vacant and has never been parkland.
9 The two Pier 6 parcels combined total less than a
10 half-an-acre and represents .5 percent of the
11 overall BBP park parcel.

12

13 Revenues from this small piece of
14 land would allow the park to thrive well into the
15 future. It's been remarkable to watch the park
16 grow into one of the City's most treasured public
17 spaces. Now it's our job to complete the final
18 piece of the funding puzzle and build Pier 6, which
19 will ensure our financial stability and a great
20 park for years to come.

21

(Applause.)

22

23 THE HEARING OFFICER: Thank you,
24 Ms. Myer.

25

26 The next speaker will be State
27 Senator Squadron.

28

(Applause.)

29

30 SENATOR SQUADRON: Good evening.

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2

Can you hear me in the back?

3

VOICES: Yes.

4

5

SENATOR SQUADRON: Okay. Somehow that's never a problem with me.

6

7

I'm Daniel Squadron. I'm State Senator. My Brooklyn address is 310 Joralemon Street, Brooklyn Borough Hall.

9

10

First of all, I do want to thank the board for the opportunity to provide testimony.

11

12

I urge the boards to reject the proposed Modifications, require a new EIS --

13

(Applause.)

14

15

SENATOR SQUADRON: -- at this site and consider alternatives.

16

17

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19

As many of you know, I've been a long-time supporter of ensuring Brooklyn Bridge Park is completed and has adequate funding. We all agree that this must not be in doubt.

20

21

22

I have also always opposed housing in Brooklyn Bridge Park. At Pier 6 this is the position taken --

23

(Applause.)

24

25

SENATOR SQUADRON: -- by every single local elected official surrounding the area

1

2 - the Congressman, current and former
3 Assemblymember, both City Council members, State
4 Senators. It's also opposed by -- the Pier 6
5 proposal is also opposed by every civic
6 organization in the area.

7

(Applause.)

8

SENATOR SQUADRON: Let's be clear,
9 broad opposition to luxury housing at Pier 6 has
10 existed for years, long before the potential
11 addition of affordable housing. The luxury housing
12 funding model perpetuates imbalances in park access
13 and decisionmaking. It's inconsistent with the
14 open space that is protected, owned and maintained
15 by the public and democratically accessible to all.

16

But separate and apart from those
17 concerns, there's sufficient reasons to reject the
18 proposed Modifications, consider alternatives,
19 require a new EIS and reject the park staff's
20 request to rush forward.

21

In the decades since the last EIS,
22 we've seen material differences in the area:

23

Flood zones;

24

Significant and unanticipated

25

proposed development at LICH;

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2

Local school overcrowding crisis;

3

(Applause.)

4

SENATOR SQUADRON: Increased need

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for open space;

6

More crowded transportation

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networks;

8

Changing the neighborhood

9

character;

10

Additional construction impacts;

11

The 2014 Technical Memo addressed

12

some of these issues but there are material

13

differences that need to be dealt with. It's

14

within the board's power and their responsibility

15

to do so.

16

Let's talk about it.

17

Public policy and waterfront

18

revitalization.

19

The Technical Memo fails to

20

substantively consider the change in flood zone

21

conditions at the site.

22

I represent Lower Manhattan and

23

the Lower East Side in addition to the Brooklyn

24

waterfront. I've seen the severe effects that

25

Sandy caused across my district. Considering the

1

2 risks, deeper evaluation of the impact of these
3 changes and compliance with applicable codes is
4 absolutely necessary.

5

(Applause.)

6

7 SENATOR SQUADRON: How about
8 considering the future without the proposed
9 project? The Tech Memo erroneously suggests the
10 quote, "residential development has continued in
11 the study area generally consistent with the trends
12 identified in the 2015 -- or 2005 EIS." This
13 framing alone merits new analysis.

14

15 Among the many unanticipated
16 changes in the local area since the 2005 EIS, LICH,
17 which is effectively across the street, developers
18 at the LICH site have presented a four tower,
19 as-of-right development option with buildings up to
20 44 stories.

21

22 The developer has also put forward
23 a rezoning proposal that includes four towers with
24 heights up to 40 stories. This is estimated to
25 introduce 820 new residential units. This was not
taken into account in the FEIS. It was not
anticipated.

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The memo estimates --

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(Applause.)

SENATOR SQUADRON: -- in addition, the 36-story tower proposed at the Brooklyn Heights Library was not anticipated in 2005.

(Applause.)

SENATOR SQUADRON: Who thinks these modifications would not only prevent a new EIS from occurring, it would also mean the project at Pier 6 will proceed ahead of the LICH site without any knowledge of the overall impact from a community and these new developments.

How about public schools? Local elementary school overcrowding is not adequately considered. According to the Tech Memo, the proposed project would be likely to increase school overcrowding among eight different schools under the threshold that requires -- that is considered a significant adverse impact. But the entire Pier 6 project is within the P.S. 8 zone.

Of approximately -- P.S. 8 kindergarten applicants this year, about 50 were waitlisted. The students, the memo acknowledges the Pier 6 project would generate, would increase enrollment in the P.S. 8 zone by more than 14

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2 percent. In fact, all of the park's residential
3 development is in the P.S. 8 zone, meaning that
4 already improved residential development at Pier 1,
5 Pier 6, John Street, will contribute to P.S. 8's
6 overcrowding crisis.

7 And if we are considering the 8
8 school sub-district, it is also important to
9 consider the entire GPP. To date, by the way, the
10 DOE has not proposed additional elementary school
11 capacity in the area period. It hasn't put forward
12 a substantive plan to deal with the overcrowding
13 crisis, even in the short term.

14 On behalf of all eight of the
15 schools in the sub-district, I strongly urge the
16 boards to reject the Modification and not allow any
17 that does not consider and address the impact on
18 overcrowded public schools across Brooklyn.

19 (Applause.)

20 SENATOR SQUADRON: Open space.

21 (Audience participation.)

22 SENATOR SQUADRON: It's
23 acknowledged Pier 6 would decrease open space
24 ratios. But, again, less than the amount required
25 for a study. But it's perverse that the same

1

2 standard for open space ratios that's applied to
3 this GPP, which let's remember, exists to increase
4 open space, as to other types of projects like
5 housing or schools --

6 (Timer chimes.)

7 SENATOR SQUADRON: I understand.
8 I'm doing my best.

9 But that speaks to a deeper
10 incoherence suffered by this proposal. Is the
11 General Project Plan's goal -- is the General
12 Project Plan's goal to build open space or is it to
13 achieve other goals?

14 Transportation.

15 We know there's been a 21 percent
16 increase since 2005 in our transportation network.

17 Jay Street Metro Tech. Bergen
18 Street since 2009 have seen greater than average
19 increases in their use.

20 The BQE may very well be
21 rehabilitated affecting traffic and taking up space
22 in the short term.

23 Neighborhood character.

24 The Pier 6 plan is -- when the
25 Pier 6 plan is viewed in the context of changes

1

2 throughout the neighborhood, there's no questions
3 it exacerbates rapid disruptions happening locally.
4 And these changes are not being driven by
5 thoughtful urban planning, they're being driven by
6 real estate values that would have been considered
7 laughable in 2005.

8

(Applause.)

9

SENATOR SQUADRON: The Memo argues
10 that the plan does not affect neighborhood
11 character. But considered alongside LICH, literally
12 across the street, P.S. 8 waitlists, other rapid
13 changes, all of which are contemplated only in
14 isolation. The board has the power and should
15 consider them in totality.

16

(Applause.)

17

SENATOR SQUADRON: In 2005 they
18 also expected that the development would be built
19 contemporaneously or ahead of the park, not after.
20 And yet, we've had no consideration of the impact
21 of development that happens after you have a park
22 there. We need that.

23

Let's talk about alternatives.

24

The City Controller and others
25 have raised concern about the park appropriations

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2 financial transparency. It's bizarre that
3 assumptions made a decade ago about revenue seem to
4 continue to guide today's decisions about the size
5 and need for housing. When, in fact, as I
6 discussed before, the real estate market is
7 completely different.

8 The park staff's whose eagerness
9 to development Pier 6 is evident, has presented
10 financial projections that show funds from Pier 6
11 are only needed in the midterm, but not in the long
12 term when they will start throwing money back to
13 the City.

14 THE HEARING OFFICER: Senator,
15 could you please conclude your remarks.

16 SENATOR SQUADRON: Two minutes.

17 There's been no independent
18 consideration of the best way to meet the park's
19 financial needs and no independent analysis of what
20 those needs are.

21 The so-called financial analysis
22 released publicly, today coincidentally, is
23 certainly the kind of analysis the Corporation
24 should be conducting internally. But it's not a
25 comprehensive independent analysis.

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I'm unaware of any elected officials or community members who were consulted in the report's formulation.

The staff supports this model and believes it's needed and it's clear that the urgency was shared with this independent consultant. This is an appropriate report for the staff to undertake to provide itself with information but it is by no means an independent analysis, which is what the community has called for and certainly what these Modifications would call for.

(Applause.)

SENATOR SQUADRON: And there are potential alternatives. This is exactly the kind of project that at least calls out the question as to whether bonding is appropriate. Since 2009, I've talked about a park increment recapture on sites exactly like LICH and the Library and the Watchtower properties.

Finally, there's concern about the ability of the park board, the majority of whom are City appointed, to conduct an independent due diligence on alternatives. In the five years since

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2 the formation, the board has never rejected or
3 significantly modified a staff recommendation at a
4 meeting.

5

The board prohibits individual
6 board members from making motions. All agenda items
7 are solely at the Chair's discretion.

8

Public comment is only heard after
9 votes occur. No longer responded to by the board
10 or the staff. Since the board adopts staff
11 recommendations without modification and its
12 procedural rules that make it difficult for board
13 members to impact the process, ESD and BBPDC should
14 step in and deal with this process appropriately.

15

Let's be clear, the addition of
16 affordable housing, high income though it is, a
17 Pre-Kindergarten site, prevailing wage jobs and
18 real high caps, are an improvement over the other
19 development the park has pursued. These changes
20 are welcome but the way that supporters of luxury
21 housing have used them to bludgeon opponents of
22 luxury housing is not.

23

(Applause.)

24

SENATOR SQUADRON: Unfortunately,
25 it is the inevitable conclusion of a policy that

1

2 effectively pits open space against affordable
3 housing and against Pre-K. All of these are
4 vaunted goals. All of them are welcome and
5 necessary in the community --

6 THE HEARING OFFICER: Thank you,
7 Senator Squadron.

8 SENATOR SQUADRON: -- and should
9 exist in every community.

10 I thank you.

11 There are too many questions
12 unanswered, alternatives unexplored and claims
13 unproven to approve this proposal. I urge the
14 board to reject it and work with us on
15 alternatives.

16 Thank you.

17 (Applause.)

18 (Audience participation.)

19 THE HEARING OFFICER: The next
20 five speakers will, please, take seats in the front
21 -- the five seats over there. Whosoever occupying
22 those seats now, please vacate them.

23 And they will be: Assemblymember
24 Joanne Simon;

25 Roland Lewis;

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Josh Skaller;
Todd Castilow; and
Kathy Wylde.
And the next speaker is

Assemblymember Joanne Simon.

ASSEMBLYMEMBER SIMON: Hi.

I understand this microphone is
better, yes?

Good evening.

A VOICE: Good evening.

ASSEMBLYMEMBER SIMON: Thank you.

I would like to take a few moments
to address the issue and to encourage the board to
vote against this proposal.

(Applause.)

ASSEMBLYMEMBER SIMON: Today I
looked at the statement I made two years -- no,
last year and found that most of it still applies,
which is troubling.

I think that the park board has
made some real efforts to move forward. I'm pleased
to see the disclosure of the decision that they
made. I think that if I could express a concern
that I hear from community members all the time, is

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2 that disclosure is great but participation is
3 really what we want. What we want is to have a
4 conversation about what it is that our
5 neighborhoods need to look like and the way we can
6 sustain our neighborhoods in the future.

7 The issue about sustainability is
8 very real. The issue about over development is
9 very real. We are victims of our own success, both
10 the park, the neighborhoods in this area. We work
11 very hard, the downtown commercial core. Ten years
12 ago they were begging for crumbs and now look
13 what's happened.

14 So what we really need to do is
15 take a step back and look at what we're doing where
16 and what are the impacts to the community, to our
17 environment, to our economic structure. And I
18 would suggest that -- I would suggest a moratorium
19 on building in downtown Brooklyn --

20 (Applause.)

21 ASSEMBLYMEMBER SIMON: -- until we
22 have a moment to say what are we doing here? It is
23 not any one developer's fault that we have too many
24 children in our schools, or too many children for
25 our schools to handle, but it is a big problem that

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we are all part of.

I am committed, I've been working with Senator Squadron and Councilmember Levin and Congresswoman Velasquez about the problems at P.S. 8. And it is not the only school that is overcrowded. It is overcrowded in other areas as well. And we need a fundamentally different way of doing this and we need better trend data.

All of this goes to the issues that affect the impact and why, for example, I support doing a Supplemental EIS because we really need to know more about the environmental impacts now that we know so much more about the environment and the sustainability issues.

So I will leave it at that. There are many, many people who want to be heard tonight. I'm not going to take more than -- I hope I didn't take more than my two minutes or whatever it its. But in any event, I do want to say that I'm looking forward to working with people. I'm looking forward to working with ESD and with the Brooklyn Bridge Park Corporation because we need to work together and I'm committed to doing that.

And I look forward to speaking

1

2 with all of you, as well, about this as we move
3 forward.

4

Thank you.

5

(Applause.)

6

THE HEARING OFFICER: Thank you,
7 Assemblymember Simon.

8

The next speaker is Roland Lewis.

9

MR. LEWIS: Good evening.

10

Roland Lewis, president of the --
11 president of the Waterfront Alliance, 217 Water
12 Street, New York, New York 10038.

13

We are an alliance of over 850
14 different businesses and civic organizations
15 dedicated to a vibrant, active waterfront. And
16 there is no greater example of a vibrant, active
17 waterfront than the great Brooklyn Bridge Park from
18 the sailing that goes on, to the paddling, to the
19 new marina, the education, to the barbecues and the
20 front row of the greatest show, the skyline of New
21 York. It's an amazing example of waterfront
22 development, park development. We applaud it and
23 we want to support it.

24

And toward that end, we do support
25 the Modification. And I'll tell you why. The

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2 Deputy Mayor before spoke of the problems at Pier
3 40 and Hudson River Park. I'll see that problem of
4 maintenance of a waterfront park and raise her the
5 problems at Cromwell Pier, a recreation pier that
6 fell in the water in Staten Island, Rainey Park,
7 that fell in the water in Queens.

8 Waterfronts are great and we need
9 to activate them and we need to use them and we
10 need to give them to the people. They need to be
11 maintained.

12 And I agree with the Senator that
13 we have to find financing mechanisms to do this.
14 But the best one on the table in the real world
15 that we live in right now is this development, is
16 the money that'll be fed into this park in
17 perpetuity to maintain the hostile -- of this park
18 --

19 (Audience participation.)

20 MR. LEWIS: -- in a hostile
21 environment.

22 THE HEARING OFFICER: Please let
23 the speaker speak.

24 (Audience participation.)

25 MR. LEWIS: Thank you.

2 Those communities need support as
3 well and we will have to find the funds to do that.
4 You have a mechanism right here in your hands to do
5 that. So it is a bargain but it's a good bargain
6 for this park and for the City to support this park
7 and the maintenance it will need.

8 And, again, as I said in the press
9 conference earlier today, I'm not wearing my hat as
10 the Waterfront Alliance, the affordable housing
11 that's part of this development, and as someone who
12 used to run Habitat for Humanity located in the
13 park, actually for ten years, is something I also
14 applaud and it needs to be put in. The other
15 waterfront developments, like Greenpoint Landing
16 and others that have been built around the City of
17 New York.

18 Thank you for your time and thank
19 you for your consideration.

20 (Applause.)

21 (Audience participation.)

22 THE HEARING OFFICER: Thank you,
23 Mr. Lewis.

24 The next speaker is Josh Skaller.

25 MR. SKALLER: Hello. Good

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evening.

I'm Josh Skaller, District Leader
in the 52nd Assembly District.

And I would like to join my
excellent elected officials in rejecting the
proposed Modification.

(Applause.)

(Audience participation.)

MR. SKALLER: And Dan, that was
really a great delivery.

Thank you.

As a District Leader, I've covered
a variety of issues spanning the neighborhoods, you
know, adjoining CB 6 and CB 2, the surrounding
area. And a common thread has emerged among these
communities, a lack of services, planning and
strategy in regards to widespread development
that's happening across the borough and, in
particular, in many of these neighborhoods.

We're aware of public school
enrollment issues, both at P.S. 8 and beyond.
We're aware that we have lost LICH and in return
we're being asked to absorb yet more housing.

We all see that the never ending

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2 number of condo buildings, both big and small,
3 going up ad hoc in our neighborhoods and we all
4 wonder what our community library experience will
5 be as we sell these buildings and they are turned
6 into yet more condo developments.

7 Well, like many, I would much
8 prefer affordable rate housing to any additional
9 luxury units. Without additional planning and
10 resource allocation, the City and State are in no
11 position to foster additional development of any
12 sort in the neighborhood.

13 In light of the park's previous
14 commitment not to build any more housing that was
15 needed for the financing of the park, and as the
16 park has been demonstrated to be fiscally solvent
17 for at least 2029, I don't see additional
18 residential buildings on the site at this time as
19 appropriate, needed or of any value to the plan.

20 (Applause.)

21 MR. SKALLER: In addition, I would
22 add that the precedence of financing public park
23 construction by selling off pieces of taxpayer
24 owned property for private real estate development
25 is problematic at best.

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(Audience participation.)

MR. SKALLER: The logical conclusion of such policy being that only communities with valuable land assets, the wealthiest, will be able to afford future parks in their neighborhoods.

So thank you for your time.

(Applause.)

THE HEARING OFFICER: Thank you, Mr. Skaller.

The next speaker is Todd Castilow.

MR. CASTILOW: My name is Todd Castilow. I am a parent with a student at P.S. 8. My address is 37 Hicks Street.

P.S. 8 is the local public elementary school and although the studies commissioned by the park rely on lots of facts about the overall school district and an entity called sub-district 2, the fact of the matter is that for the foreseeable future, P.S. 8, not District 13, not sub-district 2, but P.S. is the only school serving Pier 6 and all of Brooklyn Heights.

(Applause.)

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MR. CASTILOW: When the park did its first environmental study, it reported that P.S. 8 was at only 66 percent capacity and actually had excess seats available. Since then the principal was forced to completely abandon the existing Pre-K program because the school would become too overcrowded.

This spring the situation grew worse and 50 families in the P.S. 8 school zone were told their kindergarten students would not be able to attend the school because it was now even more overcrowded. Some of these families actually bought homes and moved to the area explicitly so their kids could go to the local school.

So according to the park's own study, P.S. 8 is now at 140 percent capacity and the other schools, the other eight schools in the sub-district are at 98 percent capacity. That's right now. When Pier 6 is done, all of the schools in the sub-district will be at 140 percent capacity, all eight of them and P.S. 8 will likely be even higher than that.

So it should be painfully obvious that we have a problem now and it's only going to

1

2 get much worse. But unfortunately the twisted
3 logic used by the City to determine if a
4 development project can proceed, relies on whether
5 each individual project increases our already
6 overcrowded schools by more than five percent on
7 its own. This is a gaping loophole, which all of
8 the developers are sneaking through.

9

A VOICE: Right.

10

(Applause.)

11

MR. CASTILOW: And out of the
12 whole slew of projects, John Street, the Library,
13 Pier 1, Pier 6, LICH and probably a dozen others,
14 to proceed as long as each one contributes to
15 school overcrowding on its own less than five
16 percent.

17

So let's say that there's ten
18 projects besides Pier 6, that could mean an
19 additional burden of close to 50 percent of the
20 local schools. So they'd need 190 percent
21 capacity, not 140 percent capacity as the park
22 estimates. That's about double what the schools
23 were meant to hold.

24

Now say that -- some say that
25 overcrowding is a DOE problem and we should work

1

2 with them. But we have been and we continue to.
3 This is not really a DOE problem, this is a basic
4 urban planning problem.

5 As Barbara Byrne Denham, the
6 park's own independent economist stated a few years
7 ago, and I quote her, "One of the biggest flaws of
8 the urban planning over the last ten years - and
9 it's a textbook case in New York City - is how they
10 did not allocate enough space for schools. It's a
11 total blunder in terms of our planning."

12 (Applause.)

13 MR. CASTILOW: And the park wants
14 you to believe that it's listening and it's
15 honoring -- honorably adding Pre-K seats to Pier 6.
16 Well, Pre-K seats are good but what happens when
17 those kids graduate --

18 (Clock buzzer.)

19 A VOICE: He's a member of the
20 PTA. Let him speak. He should get six minutes.
21 He's a member of the PTA.

22 MR. CASTILOW: I should.

23 A VOICE: He should. He's a
24 member of the PTA.

25 THE HEARING OFFICER: Everybody's

1

2 a member of the PTA. Come on.

3

A VOICE: Oh, excuse me. He is
4 officially the treasurer of the PTA.

5

THE HEARING OFFICER: Please sit
6 down. Please sit down.

7

A VOICE: You've got nerve.

8

THE HEARING OFFICER: Thank you.

9

Sir, please finish up.

10

MR. CASTILOW: And the park wants
11 you to believe that it's listening and it's
12 honorably adding Pre-K seats to Pier 6. Well,
13 Pre-K seats are great but what happens when those
14 kids need to go to kindergarten in just a year.

15

In fact, Pre-K probably --

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THE HEARING OFFICER: Sir, your
17 time is up.

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MR. CASTILOW: -- makes it even
19 worse by --

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THE HEARING OFFICER: Sir, your
21 time is up.

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MR. CASTILOW: I have six
23 minutes.

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THE HEARING OFFICER: Three
25 minutes.

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MR. CASTILOW: I represent the school and my colleague --

A VOICE: He's the treasurer of the PTA of P.S. 8.

THE HEARING OFFICER: You had not registered to speak on behalf of an organization. Your time is up.

If everybody here says they're speaking on behalf of an organization of which they are affiliated, then we'd never --

A VOICE: The entire community is telling you he's a member of the PTA.

MR. CASTILOW: One second.

THE HEARING OFFICER: On second. Go.

A VOICE: It shows how much you disrespect schools.

THE HEARING OFFICER: Leave. Leave.

A VOICE: No, I'm not leaving. I'm a member of the press. I write for the *Brooklyn Heights Blog*. I am not leaving.

THE HEARING OFFICER: I don't care who you are.

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A VOICE: I'm not leaving.

THE HEARING OFFICER: If you're a member of the press, you're not part -- you don't make the rules. You observe it.

Please leave.

A VOICE: I'm not leaving. I'm a constituent of Senator Squadron and Joanne Simon and I'm not leaving.

THE HEARING OFFICER: Sit -- sit back --

Officer, could you have this person leave.

(Audience participation.)

THE HEARING OFFICER: Finish your sentence, please.

MR. CASTILOW: Okay. My last sentence.

One-hundred-and-forty to 190 percent capacity in our schools, to use Alicia Glen's phrase, that's a crisis.

(Applause.)

(Audience participation.)

THE HEARING OFFICER: Thank you.

The next five speakers will be:

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Congresswoman Nydia Velasquez;

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(Applause.)

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THE HEARING OFFICER: Councilman

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Brad Lander;

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Tupper Thomas;

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Joe Merz; and,

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Nat Rubin.

9

Please have seats up in the front

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on the left.

11

Congressman.

12

VOICES: Kathy Wylde.

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THE HEARING OFFICER: Oh, Kathy

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Wylde. Oh, I'm sorry.

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Kathy Wylde, you're up next. I'm

16

sorry. My fault.

17

MS. WYLDE: I'm Katherine Wylde.

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I'm president of the Partnership for New York City,

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which represents the City's largest private sector

20

employers and entrepreneurs.

21

I first want to bring the focus of

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the hearing back to this Modification proposal and

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say from the standpoint of the City as a whole, we

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consider the investment made in the Brooklyn Bridge

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Park by the taxpayers of New York City and State to

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2 be a great result and it has produced a wonderful
3 amenity for our -- for your communities and for the
4 entire City. And I congratulate you on the success
5 of this effort.

6 The Modification is important
7 according to a group of very credible people who
8 represent you on the Brooklyn Bridge Park committee
9 board. They have come to a conclusion that
10 fulfilling the commitment to the taxpayers of the
11 City and State requires this Modification and this
12 development.

13 I think that that's the topic of
14 tonight. I recognize, as Joanne Simon indicated
15 earlier, that the communities around downtown
16 Brooklyn are a victim of our City's success. I
17 understand that and I think there are lots of
18 frustrations expressed tonight that should be
19 addressed. I don't think they address directly the
20 context of the Modification of this proposal that
21 is important for the future of our entire City.

22 So thank you.

23 (Applause.)

24 THE HEARING OFFICER: Thank you,
25 Ms. Wylde.

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Congresswoman Velazquez.

(Applause.)

CONGRESSWOMAN VELAZQUEZ: Good

evening.

And I just would like for the record to reflect that there is federal money involved in the park because the greenway is part of the park. So I am happy to have them contribute to this jewel that is the Brooklyn Bridge Park.

We -- my friends, we have come a long way since 1988 when Brooklyn Bridge Park coalition organized to advocate for a waterfront park in the shadow of the Port Authority's original plan to sell the piers. Every day the park is growing at every turn, piece by piece, pier by pier.

And congratulations are in order for having opened the midsection of the park and now more outreach soon to open on the northern end of the park with green paths and fields.

The public now can walk, run and roll through entire length of uninterrupted park. The park is being actively used by people from all over Brooklyn and visitors from around the world.

2 Now the Uplands help connect us to
3 all that the park has to offer. With -- in respect
4 to Pier 6 Uplands, it is important that we get it
5 right. It is a major entrance intended as the
6 grand gateway.

7 The Pier 6 Tower development
8 proposal continues to raise serious concerns, its
9 siting in a flood plain, future development of the
10 nearby Long Island College site and the growing
11 school overcrowding crisis.

12 The original Environmental Impact
13 Statement done for the General Project Plan and
14 this development is ten years old. They are now
15 greatly changed neighborhood conditions, an
16 expanded flood zone, public school crowding,
17 transportation and traffic, and to name one, the
18 nearby LICH campus development site being
19 discussed.

20 The least that the development
21 corporation can do besides demonstrating the need
22 is a new EIS.

23 (Applause.)

24 CONGRESSWOMAN VELAZQUEZ: The
25 administration risked making the mistakes of the

1

2 previous administration if it pushes through
3 development without proper analysis and assessment
4 of the type of infrastructure, both structural and
5 physical, needed to support the park.

6 Yes, we need to support the park
7 for future large development also draws on public
8 resources and needs support. The City is growing
9 and there has to be comprehensive planning, not a
10 one of patchwork approach.

11 I have always maintained that
12 public land should include community benefits and
13 equity.

14 (Applause.)

15 CONGRESSWOMAN VELAZQUEZ: And I
16 just want to make it clear thought that if there is
17 to be housing, affordable housing should be
18 included.

19 (Applause.)

20 CONGRESSWOMAN VELAZQUEZ: I do
21 appreciate the community and I have been on record,
22 always, that I have never supported housing in the
23 park.

24 (Applause.)

25 CONGRESSWOMAN VELAZQUEZ: But we

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2 got what we got. And the least that we can do is
3 to do the proper analysis given the fact that
4 conditions have changed dramatically, not only here
5 but across the City and, especially, Williamsburg,
6 unfortunately.

7 I just came from another event in
8 Bushwick. This is not the right way to do things
9 and this is a one-time deal and we need to make it
10 right.

11 (Applause.)

12 CONGRESSWOMAN VELAZQUEZ: So we
13 need a robust analysis of the potential
14 environmental impact of the proposed development
15 and maintain a high level of public engagement and
16 transparency. Conditions have changed and we need
17 to have a real conversation about development in
18 the area, especially now.

19 Thank you very much.

20 (Applause.)

21 THE HEARING OFFICER: Thank you,
22 Congresswoman Velasquez.

23 The next speaker is Councilman
24 Brad Lander.

25 (Audience participation.)

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THE HEARING OFFICER: Ma'am,

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please sit down.

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COUNCILMAN LANDER: Good evening.

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My name's Brad Lander. And

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apparently I support the destruction of libraries.

7

(Laughter.)

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COUNCILMAN LANDER: And I do want

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to be clear, look, I am a long -- I fought for

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parks. I fight for affordable housing and

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sometimes I think that it makes sense to include

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development in overall plans to get there. And

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there are cases like the Brooklyn Heights Library

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where I actually think the plans make sense.

15

On this one, however --

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(Audience participation.)

17

COUNCILMAN LANDER: -- standing

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with -- why don't you boo me at that forum and at

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least cheer me on this one. On this one, I am

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standing with the local elected officials on this

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site and urging the -- the ESDC to vote no and then

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the board to vote no on this Modification and take

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the time to do the environmental impact study that

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is needed to understand what has happened on this

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site.

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2 And I want to associate myself
3 with the comments made by Senator Squadron, which
4 were very thorough and with Congresswoman Velazquez
5 and Assemblywoman Simon. But what I really want to
6 focus on is the relationship to the Long Island
7 College Hospital site across the street. And part
8 of the reason for that is, Councilmember Levin
9 actually represents Brooklyn Bridge Park and Pier 6
10 and I think he'll be here later and he shares this
11 position as well.

12 I represent the LICH site. And
13 we're about to engage in a very challenging
14 planning problem there. The developer, as of
15 right, can build something like 400 new residential
16 units without an EIS, without one new school seat,
17 without any planning. And we're not talking far
18 away, we're not talking a quarter-mile, a
19 half-mile, across the street.

20 At the same time, that developer
21 is considering a rezoning, which would double the
22 amount of development to build there, up to 820
23 units. Now if that were to move forward, at least
24 there would be an Environmental Impact Statement
25 but meanwhile, the City-owned site across the

1

2 street would move forward with no planning, with no
3 thoughts about what we're going to do about where
4 those kids are going to go to school, without
5 attention to the traffic and the parking. It's
6 just -- it doesn't make sense as a way to do
7 planning for our neighborhood.

8 And I think this goes exactly to
9 what the Congresswoman was saying. This is a
10 simple opportunity at least to take a step back and
11 try to make good rational decisions. Why would we
12 rush forward on Pier 6 without even knowing whether
13 it's going to be 400 or 820 units across the street
14 at Long Island College Hospital? How could we
15 think we were making a smart plan for schools and
16 school overcrowding? And it's not just the
17 District 13 schools that are overcrowded, the
18 District 15 schools on this -- on the other side of
19 Atlantic, P.S. 261 and P.S. 29 are overcrowded as
20 well.

21 If there isn't a time to figure
22 out what you're going to do about where your kids
23 are going to go to school at a moment when you have
24 two pieces of property that are public; the
25 City-owned Pier 6 as part of this park and the --

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2 maybe for a few more days, State-owned Long Island
3 College Hospital, you will have both of those
4 properties to be put up for private residential
5 development without making a plan for where the
6 kids were going to go to school in a neighborhood
7 where all the schools are overcrowded. That is
8 insane. That is not the way that we should do
9 public planning.

10

(Applause.)

11

COUNCILMAN LANDER: And a minimum
12 -- at a bare minimum, we need a new EIS. We need
13 to look at all the issues related to development in
14 the immediate area. That includes Pier 6. That
15 includes LICH. It includes several of the other
16 developments that have been mentioned. Let's, at a
17 bare minimum, put this on hold for the time to get
18 a real EIS done, to look at all the data that we
19 need.

20

There is not urgency -- I think
21 everyone agrees with this. There is not urgency,
22 even those people that think there is a financial
23 need for the park in the future, don't see any
24 urgency to it. We have the time. Put this on
25 hold. Do the EIS. Let's come back together

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2 because we have that information and include the
3 public in a conversation and make a smart plan for
4 this area.

5

Thank you.

6

(Applause.)

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COUNCILMAN LANDER: I appreciate
8 the applause and I won't mind if you boo at the
9 Library hearing when that comes.

10

Thank you very much.

11

THE HEARING OFFICER: Thank you,
12 Councilman.

13

The next speaker is Tupper Thomas.

14

MS. THOMAS: Good evening.

15

Thank you very much.

16

I'm Tupper Thomas, executive
17 director of New Yorkers for Parks. Our address is
18 55 Broad Street, New York, New York 11 -- no,
19 10009.

20

New Yorkers for Parks has always
21 supported Brooklyn Bridge Park. It's an amazing
22 park. It's beautiful. It's heavily used. I think
23 nobody would argue that point. It is an amazing
24 park and in the long term our biggest issues with
25 New Yorkers for Parks is to be sure that it is

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always beautifully and well maintained.

This is a great new system that has been developed here. It really makes sense and it means that no taxpayer will ever, even when it's 150 years old, have to be able to put real -- have to put tax dollars into maintaining this amazing facility.

So from a park's perspective, New Yorkers for Parks is an enormous supporter of the park and of the approval of this project.

And thank you very much.

(Applause.)

THE HEARING OFFICER: Thank you, Ms. Thomas.

The next speaker is Joe Merz.

(Applause.)

MR. MERZ: Can you hear me?

A VOICE: No.

(Audience participation.)

MR. MERZ: Going back to the mid 19th century, the many and varied parks of New York are the most visible expression of the egalitarian principles we hold dear and share with all who live here or visit with us in this great metropolis.

1
2 That sense became clear to me at
3 my first visit to Prospect Park as a youngster.
4 Much later, and after studying and many years
5 working in the world of architecture in City
6 Planning on projects here and abroad, that feeling
7 matured into a deep conviction and belief in the
8 meaning of the land ethic and a model of urban
9 planning that holds public parks and spaces in a
10 highly esteemed place.

11 Here at home in the mid '80s in
12 the response to a threat of housing to replace the
13 defunct piers and Upland structures, Heights'
14 resident, Tony Manheim, envisioned the creation of
15 a new waterfront park built in its place,
16 completely free of housing.

17 I join the numerous other people
18 of varying talents and abilities to help make that
19 vision come to life. Unfortunately, the planners
20 as developed, changed under new leadership to a
21 more open, green expanses as imagined earlier to a
22 heavy emphasis on recreational facilities. And
23 with it, the loss of the quiet areas of the park
24 where one can feel free of the urban surround.

25 A VOICE: Louder, please.

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MR. MERZ: Where we can feel free of the urban surround and find a serenity and pleasure of being as one with nature.

Finding a thick row of trees, or even a solitary tree, in an open meadow to be one's companion is not to be experienced here.

So I'll imagine, along with me, how Pier 6 can make the difference --

A VOICE: Louder, please.

MR. MERZ: Imagine, along with me, how Pier 6 can make the difference in making a significant change in the remaining development of the park. Imagine Atlantic Avenue as a new tree-lined boulevard and cousin to the Olmsted-designed Eastern Parkway. The new rebuild would save pedestrian crossings developed all the way out to the far reaches in areas now underserved --

(Applause.)

MR. MERZ: -- making access to the new gateway to the park at the foot of Atlantic Avenue as a very safe and enjoyable, aesthetic experience.

Imagine the new grand entrance to the park as a large plaza at the housing site A

2 with a high grove of trees and a lacey canopy of
3 leaves where people can stop and enjoy the peaceful
4 space away from the main traffic flow along the
5 north-south pedestrian walkway.

6 Imagine the area at housing site B
7 made into a children's working garden, similar in
8 operation and purpose to the century old Brooklyn
9 Botanic Garden.

10 THE HEARING OFFICER: Thank you,
11 Mr. Merz.

12 MR. MERZ: Can I have one more
13 minute?

14 VOICES: Yes.

15 THE HEARING OFFICER: How about
16 one sentence.

17 MR. MERZ: Imagine the numerous
18 benefits of the park without the massive intrusion
19 of housing and the oppressive obstruction and
20 freedom of movement on the ground and to the open
21 view of the sky, to the privatization of parkland
22 for housing and additional burden of people living
23 in the park is thereby removed and a significant
24 precedent established as an important guide to the
25 future of park planning in our cities.

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THE HEARING OFFICER: Mr. Merz,
your time is up.

MR. MERZ: Two more paragraphs.

THE HEARING OFFICER: No.

MR. MERZ: Imagine a park being
energy efficient --

THE HEARING OFFICER: What --

MR. MERZ: -- with solar
collectors on the roof --

THE HEARING OFFICER: Mr. Merz.

Mr. Merz.

MR. MERZ: -- surfaces, with
vertical wind generators installed --

THE HEARING OFFICER: Mr. Merz.

Mr. Merz --

MR. MERZ: -- installed along the
perimeter of the park --

THE HEARING OFFICER: Mr. Merz,
your time is up.

MR. MERZ: -- and recycling --

THE HEARING OFFICER: Mr. Merz, be
courteous to everyone else here who wants to speak.
Your time is up.

(Audience participation.)

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THE HEARING OFFICER: No.

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Mr. Merz, thank you.

4

(Applause.)

5

(Audience participation.)

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THE HEARING OFFICER: The next

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speaker is -- the next speaker is Nat Rubin.

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MR. RUBIN: I should get six

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minutes.

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THE HEARING OFFICER: According

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to this, sir, you're three minutes. You registered

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as an individual who's associated with Atlantic

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Avenue LDC but everyone here has --

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MR. RUBIN: Not everyone here

15

is --

16

THE HEARING OFFICER: But everyone

17

here is registered or associated with something.

18

So you have three minutes, sir.

19

MR. RUBIN: All right.

20

Okay. It wasn't clear when I

21

registered. Give me a second here.

22

All right.

23

My name is Nat Rubin. I'm the

24

treasurer of the Atlantic Avenue LDC. We are

25

located at 494 Atlantic Avenue.

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Our position on the proposed

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Modification is twofold:

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First, it offers minimal

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improvement of the park at its Atlantic Avenue

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entrance; and,

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Second, we remain unconvinced of

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the necessity for development on the pier at all.

9

Therefore, we feel that the

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process of the Pier 6 development should be halted

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until there is time to gain a clearer financial

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picture for the park.

13

First in regard to the proposed

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Modification, we're unsatisfied. In a nutshell, it

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doesn't do anything for the entrance to the park.

16

There hasn't really been an attempt to improve the

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entrance of the park. We've been working on

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improving the gateway between Atlantic Avenue and

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the park and we've been talking about this for

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years, asking for it for years, and it was in the

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original project plan but -- but the proposed

22

Modification doesn't -- doesn't really give any

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value to that.

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And the park users will still come

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but will they be awe struck when they pass the BQE?

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2 Will they feel welcomed? Will they feel any
3 benefit or sense of community from this large
4 development standing in our face?

5 Our fear is that we'll offend and
6 defer the typical park user from traveling down
7 Atlantic Avenue. That's not what we need and we
8 don't need park users feeling that way overall in
9 the City. The small changes won't prevent this
10 overall effect.

11 But the broader story is it's not
12 a tale of two cities if all or some of this
13 development is not needed. There is precious park
14 space that could be made available to the entire
15 public. Every inch of this park, or any park in
16 the City, is a treasure for everyone. Being
17 together in public spaces is what builds
18 communities. The goosebumps from musical
19 performances, sunsets on lawns, children playing
20 together in the plaza. With all the housing
21 planned for the City, more parks and open space
22 aren't a nice to have, they're a have to have.
23 And that should be along with and not instead of
24 other public services.

25 Already you can see every inch of

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2 this park is used and more will be needed. The
3 park knows how to do this well. I think -- we
4 think they're good people who are able to do the
5 right thing. They're now opening a tiny classroom
6 in the northern end of the park, which will serve
7 thousands of underprivileged children. It's tiny.
8 Every inch of the park is used and should be fought
9 for, not only by us, but, also, by the park itself.

10 We've all been trying to get down
11 to the park financials. We've finally found out
12 that there's a huge surplus over the long term.
13 And what we need to do is, we need to look -- we
14 need ESD to fight for debt financing, talk to
15 actual financial debt experts who will look at the
16 risk and will -- will get help, save the park from
17 -- from further development.

18 (Applause.)

19 THE HEARING OFFICER: Thank you,
20 Mr. Rubin.

21 MR. RUBIN: Thank you.

22 THE HEARING OFFICER: Will the
23 next five speakers kindly take seats to my left.

24 Robert Rubin;

25 Andrew Reynolds;

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Linda Derosa;

Penelope Christoplero;

Fred Kent.

And the next speaker is Robert
Rubin.

This may appear to be the speaker
who just spoke before.

MR. RUBIN: Surprise.

(Applause.)

MR. RUBIN: I did not -- Robert
Rubin's my father. He's on the older side of
things these days. He wanted to try to make it
down but he said if he couldn't make it, I could
speak on his behalf. He lives at Columbia Heights
and you wouldn't want him here without having eaten
dinner anyway -- so, I'll speak on his behalf.

Robert Rubin. He has lived in
Brooklyn Heights with his family since 1958. I'll
read it as if I'm him.

I've been involved in Brooklyn
civic affairs and was Chairman of the Board of
Trustees of both the Brooklyn Museum and the
Brooklyn Children's Museum. I'm also an investor
at the Barclays Center.

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Along with others, I participated extensively in the initial and continuing discussion with the Port Authority and the Borough President's office concerning Brooklyn Bridge Park. I feel expertise -- I was an investment banker -- as an investment banker, I was focused on the financial aspects of negotiations.

Firstly, it was never the intention of any of the parties that the park was in -- was to provide funding for the construction of the park or for the mitigation of the deterioration of the piers or the pilings which were all -- the deterioration of the piers or pilings, that was all already apparent at the time.

Additional development of the park may not be needed at all, or the development could be quite modest to provide the funds for the park's operations and maintenance over the long term. If the City and/or State is unwilling to meet the requirements to fully fund the construction and pier repair through general obligation bonds, then revenue bonds could be issued by the appropriate entity supported by thePILOTSthe final development provides.

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The July 9th, 2015 financial model shows that the preventative approach to maritime maintenance requires \$90 to \$100 million in 2016. I do not have access to the detail underlying this model or the more recent financial details that were released today. However, I'm certain that the amount of financing could be supported by ongoing revenue for PILOTS with no, or only modest one-time and ongoing revenue from Pier 6 development.

Brooklyn Bridge Park should be of benefit to all who use it. It should not be viewed as a profit-making investment.

(Applause.)

THE HEARING OFFICER: Well, thank you Mr. Nat -- Mr. Robert Rubin by Nat Rubin.

The next speaker Andrew Reynolds.

MR. REYNOLDS: My name is Andrew Reynolds. I have lived on Joralemon Street for more than 30 years.

VOICES: Louder.

MR. REYNOLDS: Over the course of the planning and building of the park, there have been many promises made and far too many promises broken. Don't let the building of more housing be

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2 another broken promise. Years ago there was
3 contemplated many entrances to the park; from the
4 promenade, from the Squibb Park, from an extension
5 of the platform of the Clark Street subway station,
6 even from the Brooklyn Bridge itself.

7 As was obvious at that point,
8 Joralemon Street at the northern and southern end
9 of the park, both landing on Atlantic Avenue, were
10 the ones to be the entrance to the park.

11 The bridge from Squibb Park was a
12 lawsuit waiting to happen, not a realistic attempt
13 to offer an alternative path to the park. Its
14 insincerity is manifested in that it has been
15 closed longer than it was open.

16 The Clark Street subway entrance
17 never went beyond the talking stage. It was only
18 intended to provide the Joralemon Street residents
19 who saw that the street is the most obvious
20 entrance to the park. So far, it is only Joralemon
21 Street that serves as the entrance for all those
22 coming to the park by subway and it has been
23 overwhelmed by cars and pedestrians going to and
24 from the park.

25 The proposed 2,000 new residents

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2 and their attendant services where these new
3 buildings would jam the narrow sidewalks of
4 Joralemon Street even more.

5

That Atlantic Avenue should be the
6 main entrance to the park, not merely --

7

(Applause.)

8

MR. REYNOLDS: -- the way to get
9 even more homes in the park.

10

When they were proposed in 2004,
11 Payment in Lieu of Taxes were to be used only to
12 the extent necessary to cover the maintenance cost
13 of the park. PILOTS are not a new source of
14 revenue. They are merely a diversion of property
15 tax money away from its normal purpose of funding
16 general City services.

17

Now the intended use of PILOTS is
18 no longer needed. We have more than enough money.
19 All Upland parkland from the Brooklyn Bridge to 360
20 Furman is unusable as a park. It only contains a
21 narrow path connecting the piers. If these
22 buildings were to go through, it would mean that
23 aside from this narrow strip, the entire span from
24 Atlantic Avenue to Fulton Park Landing is occupied
25 by buildings and that manmade hill, which is far

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too sleek -- steep for anyone to use.

While there is still time, stop. Consider what you're doing. Get another Environmental Impact Study. There's no longer any justification for more building in the park. Don't break your promises on this one. It only serves the interest of the developers, Robert M. Levin and the Toll Brothers.

(Applause.)

(Audience participation.)

THE HEARING OFFICER: Thank you, Mr. Reynolds.

The next speaker is Linda Derosa.

(Applause)

MS. DEROSA: Hi. How are you?

Thanks.

I'm Linda Derosa. I'm the president of the Willowtown Association and I'm going to pick up a little bit on what Andy just spoke about.

More buildings. The erosion of the infrastructure on the streets surrounding Brooklyn Bridge Park has already gone too far in Willowtown, especially on Joralemon Street. We are

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2 at the breaking point now. The numbers of cars and
3 park visitors and residents still to come grow
4 daily.

5 With more venues soon to open, the
6 marina and the new landscaped lawn where the
7 smorgasbord is currently on the weekends, Joralemon
8 Street will be the entrance for this additional
9 traffic. It's clear that Atlantic Avenue must be
10 further developed as the natural gateway to the
11 waterfronts or it will be forever squandered once
12 highrise buildings go up. There is no other
13 choice. Atlantic Avenue must be re-imagined as the
14 grand entrance to Brooklyn Bridge Park.

15 We, at Willowtown, see firsthand
16 as people arrive, unloading cars and pedestrians
17 stepping over them as they try to navigate our
18 three and four-foot wide very narrow streets.

19 Traffic backed up for blocks as
20 people circulate and circle streets looking for
21 parking that doesn't exist.

22 We see it firsthand, the
23 difficulty first responders have had in emergency
24 situations due to limited proper access points.

25 Is this how you arrive at a

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2 world-class park? The conditions are disrespectful
3 to park visitors and disrespectful to our
4 community, forfeiting safety and security for our
5 communities to build these unnecessary towers
6 should be out of the question.

7

8 We don't believe there is any
9 reason to afford with this housing at this time.
10 Brooklyn Bridge Park has stated income from these
11 piers -- for these piers is not needed for ten
12 years. That alone is reason for there not to be a
13 rush to build anything right now.

14

15 Plus, with 440 luxury condos
16 already at One Brooklyn Bridge Park and 150 other
17 condos soon to come online, plus a 200-room motel
18 about to be completed, we believe there is already
19 enough revenue to support the park.

20

(Applause.)

21

22 MS. DEROSA: The funds are not
23 needed -- the funds are not needed now so there
24 should be a halt to building anything on Pier 6
25 until a critically needed, independent look at
26 infrastructure improvements are addressed and as
27 every elected official has said, a new
28 Environmental Impact Statement.

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Thank you.

(Applause.)

THE HEARING OFFICER: Thank you,
Ms. Derosa.

The next speaker is Penelope
Christoplero. Is that correct?

MS. CHRISTOPLERO: Yes.

Good evening, all.

I'm Penny Christoplero and
speaking on behalf of the Brooklyn Bridge Park
Conservancy, located at 334 Furman Street,
Brooklyn, New York 11201.

I'm a member of the board of
directors of the Brooklyn Bridge Park Conservancy
and secretary to its board.

As a representative of the
Conservancy, let me begin by saying, how fortunate
we are to see firsthand everyday the joy that this
park is bringing to our City. The smiling faces of
children playing in the water bath, teens shooting
hoops on Pier 2, families picnicking on Pier 5,
school groups tending the park's oyster gardens and
couples stealing a quiet moment and watching the
sunset on Pier 1.

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We are proud to be a part of the history of this extraordinary and well-loved public space. As part of our 20-year advocacy effort to build Brooklyn Bridge Park, the Conservancy has long embraced the financial plan to sustain the park through limited commercial and residential development on the park's entrance.

The revenue generated by the development parcels, including those on Pier 6, will be used to cover the park's maintenance and operations and to repair and replace the marine infrastructure, the park's marine infrastructure. To put it simply, this park would never have been built without this plan in place to sustain the park into the future.

Looking back, the City's promise to the community was that no more than 20 percent of the park space would be used for commercial development. The Conservancy is pleased that the current plan does even better than that, limiting revenue generating development to less than ten percent of the park's footprint.

The two Pier 6 sites at less than a quarter-of-an-acre each, will generate

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2 approximately one-third of the 85 acre park's
3 operating and capital maintenance funds. The
4 Conservancy is especially pleased that the
5 financial model approved by the City and State of
6 New York ten years ago is working and that we are
7 well on our way to a fully built and funded park.

8 By 2016, 83 percent of Brooklyn
9 Bridge Park will be open to the public and the
10 revenues will be in place to keep the entire park
11 safe and beautiful.

12 The Conservancy's history is
13 grounded in the citizens' movement to build
14 Brooklyn Bridge Park. We emerge as the --

15 I should have six minutes, right?

16 VOICES: No.

17 MS. CHRISTOPLERO: Really? Okay.

18 All right.

19 Well, all right.

20 The Conservancy is honored to have
21 played a lead role in the formation of Brooklyn
22 Bridge Park and its growth into a world-class
23 public space that welcomes visitors from all over
24 Brooklyn, the five boroughs and beyond.

25 We've advocated for no more than

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-- no more building than necessary to -- to support the capital maintenance and operations of the park. But at the same time, our mission is to help create a park that is welcoming to all and we recognize that the City's commitment to workforce housing as part of this Pier 6 development, helps to create a more inclusive park.

In sum, the Conservancy has always supported a self-sustaining park that can be enjoyed by all New Yorkers. We commend the efforts of local officials, including Governor Cuomo and Mayor de Blasio for their commitment and vision for the park and to ensure its success for generations to come.

We, therefore, ask ESD to approve the Modifications --

(Audience participation.)

MS. CHRISTOPLERO: -- and look forward to the work ahead.

(Applause.)

MS. CHRISTOPLERO: Thank you all so much.

(Applause.)

THE HEARING OFFICER: Thank you.

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Thank you, Ms. Christoplero.

The next speaker is Fred Kent.

MR. KENT: So -- so my name is Fred Kent. I'm president of Project for --

A VOICE: Into the mic, please.

MR. KENT: My name is Fred Kent and I'm president of Project for Public Spaces, an international organization that deals in placemaking all over the world. I believe I should have six minutes.

(Applause.)

THE HEARING OFFICER: The same three minutes.

MR. KENT: No. Why do I get three minutes when I represent an international organization? When you stipulated right in the beginning that organizations and their representatives, and I'm the president of this organization.

THE HEARING OFFICER: No, I said that you register specifically ---

MR. KENT: I did. I put my name and Project for Public Space.

THE HEARING OFFICER: -- and I

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2 have 50 cards here with everybody named --

3 MR. KENT: I still put my name as
4 Project for Public Space.

5 THE HEARING OFFICER: If everybody
6 --

7 MR. KENT: Now am I excluded from
8 that even though I represent an international --

9 THE HEARING OFFICER: I have 50
10 cards here. Everybody puts their -- their
11 association with some organization.

12 MR. KENT: I didn't put -- I'm the
13 president of the organization.

14 THE HEARING OFFICER: It doesn't
15 say that on the card.

16 MR. KENT: I can represent the
17 organization.

18 THE HEARING OFFICER: You have
19 three minutes, go ahead.

20 (Audience participation.)

21 MR. KENT: I protest. What can I
22 do? That's not what you said in the beginning and
23 I -- I think you are abusing those of us that have
24 something to say that may take a little longer.

25 THE HEARING OFFICER: Reset.

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(Audience participation.)

THE HEARING OFFICER: You have two minutes, 45 seconds. Please continue.

(Audience participation.)

MR. KENT: I'm not -- I'm not going to give a talk. You are abusing your presentation of what you said and is not appropriate.

THE HEARING OFFICER: Thank you, Mr. Kent.

MR. KENT: Six minutes. That is absolutely shameful.

THE HEARING OFFICER: Sir, please sit down.

MR. KENT: Take me out and put me in jail because I did what I was supposed to do.

THE HEARING OFFICER: Please sit down.

(Audience participation.)

THE HEARING OFFICER: As I said -- as I said earlier --

(Audience participation.)

THE HEARING OFFICER: Sir -- sir, sit down.

MR. KENT: I was not given what

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2 you said I could have.

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THE HEARING OFFICER: Sit down,
please.

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(Audience participation.)

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THE HEARING OFFICER: Please sit
down, sir.

8

(Audience participation.)

9

MR. KENT: I have run the Project
for Public Space. I've worked all over the world
and I --

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THE HEARING OFFICER: Please sit
down. We'll continue.

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MR. KENT: -- and I have a right
to say something.

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THE HEARING OFFICER: Sir, please
sit down.

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(Audience participation.)

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THE HEARING OFFICER: Please sit
down.

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We're already ten minutes over.

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(Audience participation.)

23

(Chanting.)

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THE HEARING OFFICER: It's ten
minutes to eight. We will now --

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A VOICE: Let him speak.

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THE HEARING OFFICER: It's ten minutes to eight. Now in order to -- in order to provide maximum opportunity for those here this evening --

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A VOICE: Let him speak.

8

(Audience participation.)

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THE HEARING OFFICER: We will be taking --

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12

Sir, you voluntarily left and we're not playing games.

13

MR. KENT: I did not leave.

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THE HEARING OFFICER: Please sit down.

16

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MR. KENT: I came here -- you're going to have to carry me out.

18

(Audience participation.)

19

MR. KENT: Carry me out.

20

(Audience participation.)

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23

THE HEARING OFFICER: The next five speakers are -- sir, sir, sir, you'll be excluded if you don't sit down.

24

The next five speakers will be:

25

Councilmember Steven Levin;

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Linda Wrebel;

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Amanda Trees;

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Steve Guterman;

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(Audience participation.)

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THE HEARING OFFICER: Ma'am, will
you please sit down.

8

Ma'am, I run the meeting.

9

Please sit down.

10

A VOICE: No. You ---

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THE HEARING OFFICER: Please sit
down.

13

(Audience participation.)

14

A VOICE: Let him speak.

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THE HEARING OFFICER: The next
speaker will be Councilmember Steven Levin.

17

(Audience participation.)

18

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THE HEARING OFFICER: Ma'am,
please sit down.

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(Audience participation.)

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THE HEARING OFFICER: Councilman
Levin.

23

Councilman Levin.

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COUNCILMAN LEVIN: There seems to
be a little bit of a controversy -- I think they're

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2 yelling at me.

3

THE HEARING OFFICER: No, the
4 Councilman, if you want to speak, please speak.

5

COUNCILMAN LEVIN: Okay. But --

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THE HEARING OFFICER: I'll take
7 care of that. You're here to speak.

8

COUNCILMAN LEVIN: But is there a
9 rule over or --

10

THE HEARING OFFICER: If someone
11 was signing up specifically as a representative of
12 an organization to speak for that organization, not
13 just an affiliation.

14

(Audience participation.)

15

THE HEARING OFFICER: And he
16 voluntarily left when he wasn't given six minutes.
17 Now if he wants to sign up again, he may be able to
18 do something but he hasn't been cooperative.

19

(Audience participation.)

20

COUNCILMAN LEVIN: Okay, folks,
21 I --

22

(Audience participation.)

23

THE HEARING OFFICER: Yes, I am.

24

(Audience participation.)

25

THE HEARING OFFICER: Of course

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2 I'm looking at the cards.

3 A VOICE: You're putting them
4 aside.

5 THE HEARING OFFICER: I am not
6 putting them aside.

7 Please, Councilman, you have the
8 floor.

9 COUNCILMAN LEVIN: Okay. You
10 know what, if we can just calm down for a minute
11 here and we can address the situation of the
12 previous speaker. We'll go outside after I've
13 finished speaking I'll go outside and see if we can
14 make sure that he has the opportunity to speak.

15 (Applause.)

16 COUNCILMAN LEVIN: But -- but if --
17 if you'll allow me, I'll deliver my testimony now.

18 Good evening.

19 My name is Steven Levin. I
20 represent the neighborhoods around Brooklyn Bridge
21 Park in the New York City Council since 2010. I
22 also sit on the Brooklyn Bridge Park Corporation's
23 Board of Directors.

24 I would like to thank the Empire
25 State Development Corporation for hearing my

1

2 testimony tonight.

3

I testify tonight to ask the board
4 to reject the proposed Modification to the General
5 Project Plan.

6

(Applause.)

7

(Audience participation.)

8

COUNCILMAN LEVIN: It requires an
9 additional Environmental Impact Statement in light
10 of changing conditions and mandate that the
11 reexamination of the policy and budgetary rationals
12 for Pier 6 project as a whole.

13

The story of Brooklyn Bridge Park,
14 the City and the community worked for decades is a
15 remarkable story. It is -- it is a marvel of
16 determination and collaboration. And today the
17 park's open space is an amenity that attracts
18 visitors from all across the world. The number of
19 people visiting the park has surpassed even the
20 most optimistic of expectations.

21

The community members and
22 neighborhood organizations that helped make this
23 park a reality, many of whom are here and will
24 testify before you this evening, have always
25 expected that no more housing than is absolutely

1

2 necessary to fund the park's operations and
3 maintenance would be allowed to be built.

4

(Applause.)

5

COUNCILMAN LEVIN: This commitment
6 -- this commitment is especially urgent now that
7 development in the surrounding area has exploded.

8

Just as Brooklyn Bridge Park has
9 transformed the waterfront, new construction has
10 altered the face of adjoining neighborhoods and
11 challenged assumptions that underlie the planning
12 of the park. Real estate prices across Brooklyn
13 have skyrocketed, especially in sought after
14 districts like the waterfront.

15

The Brooklyn brand has grown ever
16 more popular, attracting countless new residents,
17 businesses and retailers. You only need to take a
18 walk through downtown Brooklyn to understand and
19 appreciate that the facts on the ground have
20 shifted dramatically since plans for housing in the
21 park were drawn up in the Final Environmental
22 Impact Statement was completed almost a decade ago.

23

This radical transformation means
24 that thoughtful, careful planning is now more
25 imperative than ever. The neighborhoods -- the

1

2 neighborhoods ringing Brooklyn Bridge Park that I
3 represent, are facing a significant strain as a
4 result of recent population increases. These
5 communities simply do not possess the
6 infrastructure necessary to absorb all the new
7 residents seeking to move into the area.

8 The local public school in
9 Brooklyn Heights, P.S. 8, has operated
10 significantly over capacity for years and this year
11 50 children were placed on a waiting list for
12 kindergarten there, its own children.

13 According to an analysis by the
14 School Construction Authority that are conducted by
15 Downtown Brooklyn School Solutions, all of the
16 elementary schools in sub-district 2 of District
17 13, where Pier 6 project would be located, will
18 reach a collective capacity of more than 140
19 percent within three years. Let me repeat that.
20 Even for rezoning if these schools were completed
21 today, we would be back with the overcrowding
22 crisis point, this time affecting all sub-district
23 2 schools within three years.

24 And the Pier 6 project does not
25 exist in a vacuum. Other major developments loom on

1

2 the horizon, including a massive development of
3 former Long Island College Hospital site and
4 proposed demolition and replacement of Brooklyn
5 Heights Public Library, with a 36-story residential
6 tower. Add to that, Dock Street and other
7 developments that are happening as of right in
8 DUMBO, in Brooklyn Heights and it paints a very
9 disturbing picture.

10

The community's understandably
11 wary of the impact even more new development will
12 have on transportation, sanitation, schools and
13 their overall quality of life. I believe that
14 Brooklyn Bridge Park is a great achievement and a
15 blessing to an area that sorely needs more open
16 space.

17

I strongly feel that the Pier 6
18 process has moved too quickly and has not allowed
19 enough time to examine the consequences and
20 seriously consider alternatives.

21

Major questions have been raised
22 about the park's financial model and the necessity
23 of this project and the community has not been
24 given enough time to process new information.

25

I will say that now there's an --

2 the overriding rationale for development at Pier 6
3 is to pay for preventive maintenance of the piles
4 under the piers, which would cost roughly \$90
5 million over the next few years.

6 Now I'm all for reasonable
7 responsible planning when it comes to preventative
8 maintenance but this would be an enormous
9 expenditure --

10 THE HEARING OFFICER: Sir.

11 COUNCILMAN LEVIN: -- this would
12 be an enormous expenditure. We're talking about
13 \$90 million of public funds. That's an enormous
14 expenditure. And as a board member, I would expect
15 to hear from the world's leading expert in maritime
16 infrastructure in a public setting with questions
17 from the board and the public on why this is the
18 best course of action. Maybe it is, maybe --

19 (Applause.)

20 COUNCILMAN LEVIN: -- it's not.
21 But as a board member, I have not been presented
22 with clear, compelling expert analysis and I
23 believe that that would not only be necessary but
24 that, also, having a public discussion on the
25 matter would be in the interest of the park and the

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public, whose money this ultimately is.

The park appears determined to move ahead with its old Pier 6 plan regardless of how much the facts on the ground have changed, even going so far as to release a slightly modified version of the original proposal before the public process has even concluded.

Granted, the Modified proposal includes community benefits like Pre-Kindergarten space and affordable housing that I'm happy to see in any project, but it did nothing to assuage the community's concern about overdevelopment, permanent loss of public space and the dubious necessity of this project to fund the park. Once begun, this project cannot be taken back.

And I implore the board to reject the proposed Modification so this project can be reexamined and an alternative plan seriously considered before the community is deprived of parkland forever.

I think that -- and I respectfully ask that the proposed -- that the proposed changes be rejected and that a new EIS is undertaken, one that takes into account the realities of 2015 and

1

2 beyond, not those of 2005. That would be
3 responsible City planning.

4

(Applause.)

5

6 park --

7

(Applause.)

8

9 COUNCILMAN LEVIN: And since the
10 Brooklyn Bridge Park is much more than a park now,
11 it is a development, we need to plan it as a
12 development and not just a park. I mean that's the
13 reality.

14

(Applause.)

15

16 COUNCILMAN LEVIN: I don't know
17 what the findings of the new EIS would yield and
18 they may not be music to the ears of the City or
19 the Corporation but we owe it to the public, whom
20 we have an obligation to serve to look at the facts
21 on the ground honestly and openly and make
22 decisions that serve the interests of the entire
23 public.

24

Thank you very much.

25

(Audience participation.)

26

(Applause.)

27

THE HEARING OFFICER: Thank you,

1

2 Councilmember Levin.

3

4 A five minute break will now be
5 taken to give the stenographer a chance to stretch
6 his fingers.

6

(Laughter.)

7

8 THE HEARING OFFICER: It is
9 requested that you remain seated. Please note that
10 if you leave the room, someone else may sit in your
11 seat.

11

We'll be back in five.

12

13 (At 7:51 P.M., the hearing was
14 temporarily recessed.)

14

15 (At 8:19 p.m., the hearing was
16 resumed.)

16

17 THE HEARING OFFICER: Will
18 everybody please be seated.

18

19 We have to make sure the aisles
20 are clear for safety.

20

21 Now we will continue with -- as
22 far as the situation where people are speaking on
23 behalf of organizations, we'll make sure -- many
24 people sign up and they list an organization next
25 to their name which doesn't mean they're speaking
on behalf of the organization.

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So what we'll try to accommodate is there will be one person will be permitted to speak for the organization will be getting the full six minutes. Anyone else -- or if the first person says they speak for the organization will get the six minutes. Everyone else will get three minutes and we'll try to proceed that way.

Now the next five speakers will be:

Robert Oliver on behalf of Brendan Dugan;

Fred Kent;

Amanda Trees;

Henry Richmond; and,

Judi Francis.

(Applause.)

THE HEARING OFFICER: Robert Oliver.

MR. OLIVER: I'm reading this letter on behalf of our president, Brendan J. Dugan.

I write this letter in support as the president --

THE HEARING OFFICER: Sir, you

1

2 said president of --

3 MR. OLIVER: St. Francis College.

4 THE HEARING OFFICER: Okay.

5 MR. OLIVER: I write this letter
6 in support as the president of St. Francis College
7 and, also, as the brother of former Assemblymember
8 Eileen Dugan.

9 Eileen has been affectionately
10 referred to as the godmother of the park. It gives
11 me enormous gratification to see how BBP has become
12 a popular destination used by all sectors of the
13 community. The park provides a diverse and dynamic
14 user experience and has established a high standard
15 for the quality of its facilities and the upkeep
16 and maintenance of its grounds.

17 As you know, the park was founded
18 and built on a mandate that it would receive no
19 public funds for maintenance and operations.
20 Instead, it is required to generate funds to
21 support operating expenses from a handful of
22 development sites at the edges of the project
23 initially permitted for development on 20 percent
24 of the project footprint, BBP has managed to bring
25 this down to less than eight percent.

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BBP's indepth financial analysis

shows that using reasonable assumptions and

projections, the park will run out of money in

about ten years without additional revenue from the

Pier 6 site. These projections have been shared

publicly and discussed openly and I am glad that

the boards of the BBPDC and ESD both voted to adopt

the GPP Modification regarding this project.

The proposed Pier 6 development

will allow the park to make up front, proactive

marine infrastructure repairs, thereby saving BBP

an estimated \$40 million and ensuring that BBP will

continue to serve the Brooklyn community for the

foreseeable future.

The proposal would also improve

the park project by providing the following

additions:

More parkland;

Affordable housing; and,

Universal Pre-K; and,

Community facilities.

I urge you to approve this

Modification and allow us all to continue to enjoy

Brooklyn Bridge Park for generations to come.

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Thank you.

(Applause.)

(Audience participation.)

THE HEARING OFFICER: Thank you,
Mr. Dugan on behalf of -- thank you, Mr. Oliver on
behalf of Mr. Dugan.

The next speaker will be a reprise
of Mr. Fred Kent.

(Applause.)

(Audience participation.)

MR. KENT: And I haven't done that
since I was a community organizer. I organized
Earth Day in 1970 here in New York City at the
Academy for Black and Latin Education. And I
really enjoyed that time because people listened to
you. Do they listen to you today? I don't know.
I'm not very happy with these kinds of hearings
because they're really more token than then are
reality.

And that's why I think it's
important that people like ourselves who have
really broad international experience can talk
about a park that is just not what it could be or
what it's cut out to be. In fact, I would say that

2 this park is what I would call the park -- the
3 poster child of public money creating private
4 development.

5 (Applause.)

6 MR. KENT: And let me take you
7 through what I mean. If you go to Pier 1 and you
8 walk along that -- what might, what you might call
9 a pathway or a promenade, between the pierhouse
10 buildings and then this sloped berm going up to a
11 point where you can't see the water by walking
12 along there. So if you say the footprint of these
13 developments is only ten percent, the actual
14 catchment area of these developments is more like
15 30 to 40 percent where the pierhouse is.

16 So you have what is supposedly
17 parkland really being used for private development
18 and adding to the value of that because those
19 people in those buildings don't want noise. They
20 don't want the activity that a real diverse park
21 has.

22 I like what's going on on Pier 2
23 and Pier 5, I think those are really good. I like
24 the smorgasbord. That's not part of the park. I
25 don't think it should be located at the bottom of

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Joralemon. I think that's an enormous mistake.

(Applause.)

MR. KENT: I've been working on -- on Vancouver on the waterfront in Vancouver with the City and they have come to the conclusion that the private development there has made the waterfront very marginal in terms of public use. You go up and ride a bike around it but you can't do much more than that. There are very few destinations, Grandville Island being one of them. So they have a lost -- in a sense, they've lost their waterfront for private development. We have lost on Pier 1 a substantial portion of our waterfront to private development.

So let's move down. If you go between Pier 1 and Pier 6, and you get those giant berms, they in a sense take out a substantial portion of what could have been a usable public space. We could have put buildings, green buildings with uses in them that could have been cultural and supporting of -- of a much broader set of public uses.

Come down to Pier 6 and you have probably the worst design of any pier that I have

1

2 ever seen. I travel -- I've traveled in my 40
3 years five million miles and I've worked in three
4 -- 3,500 communities all over the world, 43
5 countries. We have partnerships with the U.N.
6 Habitat and other people so that this idea of place
7 and place making has become a major agenda around
8 the world.

9 We've just signed a partnership
10 with Brookings in doing a placemaking and
11 innovation district and we're working with them all
12 over.

13 And earlier today I was on a call
14 with the White House because we're developing a
15 program for small and rural communities all across
16 this country that layer place making into this.

17 So coming back to Pier 6, which is
18 an atrocious design. Imagine, just think as you
19 come down -- I live in Cobble Hill, as you come
20 down to Brooklyn Bridge Park and you see this
21 circle of growth, of forest and you don't see
22 anything else. You don't see the waterfront. You
23 don't see the uses. You don't see people. People
24 attract people and that would attract more people.
25 It's an atrocious entranceway for one of the grand

2 streets of Brooklyn, probably the grandest. And as
3 someone said earlier, it could be the grand street
4 of the great boulevard of Brooklyn coming down to
5 this destination on the waterfront.

6 So you come and you realize that
7 you've got three playgrounds. So one playground is
8 for swings. The other one is for slides and then
9 there's a nice one for water.

10 Now I have two children who live
11 in Brooklyn. They have different aged kids and can
12 you imagine them coming down and fighting over
13 which playground to go to instead of one central
14 playground that would have all of those uses. Then
15 come a little further out and you have probably the
16 worst designed restaurant building ever done on a
17 waterfront.

18 (Applause.)

19 MR. KENT: And you go to Fulton
20 Crab over -- over at Red Hook and it's one of the
21 most interesting ones. How did we get such bad
22 architecture? It's the same on Pier 1. Those
23 restaurants are out of sight, out of mind. We
24 don't have that kind of facility.

25 There's a nice little playground

2 in front of Pier 5 but -- so taking it a little
3 further, now the most atrocious thing is that
4 you've got the green -- these green bushes all the
5 way around and you have this thing called a
6 volleyball court. That's on the prime location
7 behind -- that's in front of the restaurant, which
8 is tucked down. You can't really see the water and
9 -- and people playing volleyball can't see it.

10 So now the worst part of this is
11 at the end where they've done all this planning --
12 I used to call it a perched wetland so there's
13 literally no use. So if you think there's anything
14 positive about that as a gateway to the waterfront
15 or a gateway down Atlantic Avenue, it is absolutely
16 not. There is nothing good about that design.
17 We're putting it on our hall of shame.

18 (Applause.)

19 MR. KENT: And you know something,
20 there was never -- there was never any community
21 process done for that. Never any community process
22 and that is a tragedy and atrocious and I believe
23 that Pier 6 should be taken out. There was a
24 community plan done, which we did with 130 members
25 about five years ago that would have created a very

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2 diverse, very dynamic, very energetic plan that
3 would have at least 200 or 300 people working there
4 for -- on a lifetime basis, you know, not just 100
5 people doing a building.

6 So I would recommend that that be
7 taken out. And I would also recommend that the
8 Development Corporation fire its staff and hire a
9 new staff.

10 (Applause.)

11 (Audience participation.)

12 THE HEARING OFFICER: Thank you,
13 Mr. Kent.

14 The next speaker is Amanda Trees.

15 (Applause.)

16 MS. TREES: Hi. My name is Amanda
17 Trees and I live at 10 Columbia Place. And I'm
18 here on behalf of Willowtown.

19 I -- I feel that many of the
20 topics that were discussed already were things that
21 I've included in -- in my piece here. So I would
22 like to share something kind of personal with you
23 regarding my neighborhood and the way I feel about
24 it.

25 In the first place, I was born

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2 here and we didn't live here all our lives but I
3 returned to it by some happenstance and I grew and
4 developed as a human being and as an artist in this
5 community because of the community that it is and
6 because of what it allowed me to be.

7 And I've found neighbors and
8 people who, you know, who appreciated me and I
9 appreciated them. And it is a very unique, special
10 treasure of a neighborhood. There's a friend of
11 mine who had a garden mart outside of her apartment
12 along Joralemon Street. And interestingly enough,
13 through this person and through Kathy I met another
14 person. I wrote a play and we produce at the Mark
15 Morris Theater last month. And this could never
16 have happened if I didn't have a neighborhood with
17 a unique character and a unique structure and a
18 gentleness and a receptiveness towards things
19 flowering and developing.

20 I'll try to be really quick. I
21 think I can get through some of this and still be
22 within my limit.

23 It will -- the -- hope the
24 highrises development can be stopped. It will
25 severely affect everyone here in Brooklyn, even

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2 people living in adjoining neighbors.

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4 It will add crowding and chaos to
5 the streets that will run off into other blocks
6 further away.

6

7 The pressure on the neighborhood
8 and facilities are needed -- to keep people coming
9 here and it will be overtaxed and small businesses
10 will have to yield to larger chains equipped to
11 handle the demands of huge increases in population.
12 This undermines the basic integrity of the areas
13 right here in Brooklyn by de-personalizing and
14 overcrowding, as I had mentioned.

14

15 Having highrises built in a park
16 is a crisis in so many ways; aesthetically, health
17 wise and it steals vital land needed and promised
18 as parkland for all who come here to enjoy the
19 resources and those who live here.

19

20 There's still time to stop this
21 now while we still have a neighborhood and hope is
22 still present. Shadows need not close in over us.

22

23 Is there a choice? I hope so.

23

(Applause.)

24

THE HEARING OFFICER: Thank you,

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Ms. Trees.

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The next speaker will be Henry

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Richmond.

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MR. RICHMOND: We are all here

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because the City and the Park Corporation that

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controls it want to break their fundamental

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commitment to build only as much housing as

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necessary to fund the park. However noble, if the

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park can forego millions of dollars in revenue by

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including affordable housing in Pier 6, then the

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scope of the park development can and should be

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reduced.

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Real estate prices in the park

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have risen dramatically from \$700 a square foot in

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2005 to \$2,000 a square foot today. As a result,

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the park will generate far more revenue then ever

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contemplated in 2005.

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Given this real estate windfall,

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the starting point for the park's financial

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analysis on Pier 6 is that they decided to forego

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as much revenue as possible to add workforce

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housing.

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Then, when that wasn't enough,

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they lowered the income levels on the affordable

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housing.

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And when that wasn't enough, the added union labor and Pre-K.

And when that wasn't enough, they went back to the height limits, inclusive of mechanicals that were promised to the community in 2005.

In each case there was no financial analysis of the costs of the park to fund these initiatives.

There was also no analysis or board level discussions of reduced density alternatives. It was just done.

The plan was not supposed to be to build Pier 6 to the max and then use the excess money to fund other City initiatives. This clearly violates the fundamental pledge and related General Project Plan language to minimize development.

Now even if you allow the Park Corporation to spend unquantified millions to support other City initiatives, the park still generates huge excess profits that will be transferred to the City General Fund.

Consider just two factors:

The Park Corporation itself shows

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2 almost \$400 million in excess cash over 50 years
3 with the Pier 6 development. See the Brooklyn
4 Bridge Park Corporation's July 9th presentation.

5

Current market data, including the
6 rents on Empire stores and the DOF assessment on
7 One Brooklyn Bridge Park at \$136 per square foot,
8 indicates that the park revenue for property tax
9 collections are understated by \$4 million per year.

10

Four million times 50 years is
11 \$200 million or \$400 million if I assume the park's
12 three percent growth rate.

13

In total, with just these two
14 items, the park writes checks for \$800 million to
15 the City.

16

And even with all this excess
17 profit, the Park Corporation continues to refuse to
18 reduce the Pier 6 development.

19

It's worth highlighting that ESD
20 did borrow against the future excess revenue fund
21 to reduce park development today. The factors
22 already discussed make the case that the park is
23 already over funded. But the story does not end
24 here. We haven't even discussed a number of other
25 important factors.

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The park assumes a three percent growth rate to property taxes, even though New York City tax revenue growth has averaged six percent since 1996.

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The park should be able to earn interest income on its large cash balance.

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Then there are profit sharing agreements. When the park's profits dramatically increase in the out years, when the one-time pier expense is paid off and the park revenue continues to grow.

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Lastly, while not collectable by the park, the creation of the park dramatically increased area property values and tax receipts, while at the same time generating an estimated \$18 million annually in non-property tax related revenues in New York City, the MTA and New York State.

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When you start putting it together, including the extra \$4 million a year applied from existing development and the faster more historical growth rate for New York City taxes, it is clear that the Corporation never runs out of money and doesn't need a dime from Pier 6.

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(Applause.)

MR. RICHMOND: Ironically, even the Park Corporation's own financial projections demonstrate that there is absolutely no need to move forward with this project.

Even with no development at Pier 6, their projections demonstrate that the Park Corporation is flush with cash through 2029 using the proven reactive approach to prepare the waterfront piers.

Within that time period, the revenue generated by the existing park development projects will be clearer, our elementary school overcrowding crisis, hopefully, addressed.

Building these towers now makes no sense whatsoever. Why not just wait?

The Park Corporation also has the luxury of time to build when and only if needed.

The park should wait five to ten years longer but even a one-year delay would provide significant new information:

Empire Stores, the Pier 1 Hotel and Condos, John Street, are all expected to finish construction in 2015 with DOA assessment in January

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2 2016.

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4 Why decide on PILOT estimates when
5 actual cash flow figures will soon be available?

6

7 And a ULURP process for LICH will
8 be on track to finish in about June 2016.

9

10 And then there's time for the
11 needed and required SEIS analysis.

12

13 The park financial analysis has
14 been on quite a ride in the last year. About the
15 only thing that remained constant is their bill to
16 the max velocity.

17

18 A few low lights on park financial
19 disclosure:

20

21 Last August, months after the Pier
22 6 RFP was released, the park presented one-year
23 financials for the completed park to justify Pier
24 6. And worse, the year presented was misleading as
25 it was just before large tax breaks started
expiring.

26

27 After the revenue increase from
28 these tax rates was quantified, the park magically
29 announced large increases to its capital reserve
30 expense and more recently to its projections for
31 waterfront pier expense.

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The community and its elected officials have repeatedly sought access to the Park Corporation's financial model and the raw data behind it but the Park Corporation has repeatedly refused all requests via Freedom of Information Law and otherwise.

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The New York City Controller recently wrote a letter asking for additional transparency.

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Recently, more than a year after the Pier 6 RFP was released, the Park Corporation finally presented a summary only of a long-term financial model to try and justify Pier 6.

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And now the Park Corporation has paid for independent analysis which, of course, they didn't release in advance of the hearing today.

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Also, the park in typical fashion, released an analysis of its financial model instead of the actual financial model and the raw data behind it as the community has long requested.

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In conclusion, New York State must honor the fundamental compromise underlying the creation of the Brooklyn Bridge Park, namely that

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2 only as much housing as necessary to fund the park
3 will be built.

4

The State should not allow the
5 City to break this long standing bargain by
6 modifying the General Project Plan.

7

8 Importantly, the State retains the
9 power to uphold its commitment as it is explicitly
10 included in the long standing General Project Plan
11 that underpins the transfer of the Park
12 Corporations to City control.

12

13 Also, New York state has important
14 responsibilities as lead agency under SEQRA.

14

15 If the park can forego millions of
16 dollars in revenue by including affordable housing
17 in Pier 6, this is a substantial change in
18 circumstances and constitutes newly-discovered
19 information since the 2005 FEIS, such that the park
20 finances must be reevaluated in a Supplemental EIS
21 to determine the necessity for the development of
22 Pier 6.

22

23 Given the unique park structure,
24 financial analysis,)including the study of reduced
25 density alternatives) is critical and it has
historically been included in the analysis of

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environmental impacts.

As the November Tech Memo failed to update the financial analysis, there is no way for the State --

THE HEARING OFFICER: Please finish your comments.

MR. RICHMOND: -- entities involved to ensure compliance for the fundamental pledge to reduce housing in this park.

Thank you.

(Applause.)

THE HEARING OFFICER: Mr. Richmond, would you state your name for the record.

MR. RICHMOND: Henry Richmond, Director of People for Green Space.

THE HEARING OFFICER: Thank you.

(Applause.)

THE HEARING OFFICER: The next speaker is Judi Francis.

MS. FRANCIS: Hello. My name is Judi Francis. I'm the President of the Brooklyn Bridge Park Defense Fund.

(Applause.)

MS. FRANCIS: Thank you.

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I am actually here to thank the coalition members, the many communities -- all the communities in this area:

The Atlantic Avenue Betterment Association;

Carroll Gardens Neighborhood Association;

Cobble Hill Association;

DUMBO Neighborhood Alliance;

The Fort Green Association;

Park Slope Neighbors;

Willowtown Association;

Vinegar Hall;

Fort Green Association;

The Sierra Club;

Project for Public Spaces; and

The New York City public advocates

for holding together these 11 long years of

advocacy for a public park.

There are hundreds and thousands of citizens that thank you for -- for standing up for the quality of life in our neighborhoods.

They thank the new citizen groups,

Project -- the People for Green Spaces Foundation

1

2 and Save the View, for your advocacy for the park
3 too.

4

And tonight I, also, salute the
5 Brooklyn Heights Association.

6

(Applause.)

7

MS. FRANCIS: So, yes, clap.

8

Please, for joining our call --
9 for joining our call to halt -- halt this housing
10 on Pier 6.

11

Let us be perfectly clear, the
12 funds from these new buildings are not needed to
13 support the park. It is a great lie. It is a lie
14 plain and simple.

15

Tonight we ask Governor Cuomo to
16 step in and retake control of this park.

17

(Applause.)

18

(Audience participation.)

19

MS. FRANCIS: Tonight we ask
20 Governor Cuomo to initiate a master planning effort
21 for Pier 6, Pier 7 and Pier 8.

22

(Applause.)

23

MS. FRANCIS: Along with the
24 former hospital site just a mere 500 feet from this
25 park, let's change this conversation. It's about a

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2 park and it's about a 50-year plan for a park and
3 it is about the desperately needed parklands for
4 all people who are already here and are about to
5 come.

6

We ask the Governor to take the
7 courageous step in planning for the increased
8 density that is a reality today. A master plan is
9 needed given the profound impacts.

10

We've heard them today. School
11 overcrowding so great that not only is P.S. 8 at
12 140 percent capacity but all eight surrounding
13 schools face the same situation. Twelve-thousand-
14 five-hundred new apartments, unplanned ten years
15 ago, even before Atlantic Yards gets built, a
16 reduction -- and by the way, all of them mention
17 Brooklyn Bridge Park as their outdoor space.

18

(Applause.)

19

MS. FRANCIS: A re-education in
20 mass transit, a reduction B77 has been eliminated
21 in this period of time.

22

Our local hospital serving 300,000
23 people is now shut.

24

Our local library and at all time
25 highest usage levels for libraries has shrunk to

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2 make way for more condos.

3

4 Okay. There have been no
5 improvements to the electrical grid. The Soar
6 System, police or fire, the BQE rebuild project
7 with 180,000 cars that will be displaced along this
8 park's entire perimeter. These are profound.

8

9 And the simple fact that this is a
10 flood zone and housing is inappropriate for the
11 site.

11

12 Governor Cuomo, we applaud your
13 plan to buy back 159 properties on Staten Island to
14 serve as a sponge for New York City flooding but do
15 not ignore the same situation in Brooklyn Bridge
16 Park. This shoreline was entirely engulfed by
17 water in 2012, flooding so badly that one building
18 inside the park got tax subsidies -- tax subsidies
19 because of the damages done by the Super Storm
20 Sandy.

20

21 Would you pay other new condo
22 owners and real estate developers again when the
23 next storm hits, taking away even more tax dollars
24 to subsidize the wealthiest in New York?

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25 Adding one more apartment inside
this park in the face of these seismic impacts is

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the very definition of insanity.

We need your help. Our City is segmented, has segmented these profound new projects long enough. We need leadership and a master plan for all of this new development. Rational planning to work with us, not against us.

Reclaim three critical park acres. That's what it looks like, folks, and at the park's front door. Plan in the context of LICH, of the BQE rebuild, Pier 7 and Pier 8. Throw the blanket over this development and plan it rationally. This is our chance, our last chance.

Eleven years ago you promised that you would build no more housing than was needed to fund the park, yet today you want to erase the requirement of financial need and take that stipulation out of the General Project Plan. That is bait and switch. If you don't believe me, if you don't believe the tens of thousand, the hundreds of thousands of people represented in neighboring communities, maybe you'll take a listen to this fellow. Let me -- let me share with you what he said.

Perhaps he says it better than any

1

2 of us. Here he is (indicating.)

3 (Video from tablet.)

4 (Applause.)

5 MS. FRANCIS: I'm sorry that the
6 Deputy Mayor is not here to hear that. She left
7 immediately after her presentation. This is her
8 boss.

9 Please work with us and not
10 against us.

11 Thank you.

12 THE HEARING OFFICER: Thank you,
13 Ms. Francis.

14 The next five speakers will be:

15 Steve Guterman;

16 Roy Sloane;

17 Barbara Odwak;

18 Tom Angotti; and,

19 Martin Hale.

20 The next speaker is Steve

21 Guterman.

22 MR. GUTERMAN: Good evening.

23 Let me start by thanking everyone
24 for coming tonight and for their important sharing
25 of thoughts and ideas.

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I'm Steven Guterman, founder and president of Save the View Now, located at 75 Columbia Heights.

(Applause.)

MR. GUTERMAN: I'm here today speaking on behalf of our 6,500 supporters who are greatly concerned about the oversized pierhouse that is already blocking views, explicitly promised to the public in 2005.

However, today I'll be speaking about Pier 6 and urge the ESDC to vote no to any more development in the park.

(Applause.)

MR. GUTERMAN: I want to make just one simple point. The Brooklyn Bridge Park Corp. has not proven that they need any additional funding to maintain the park.

The financial projections presented by the BBPC -- Brooklyn Bridge Park Corp. cannot be trusted. When you take into account the obvious bias in the model, the history of misleading information from the BBPC and the lack of any real transparency, there is no rationale for trusting the conclusions.

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Let me start with the bias in the model. From the limited information disclosed, one can already see that in the model expenses are front loaded while certain income items, such as hotel profit shares are completely ignored by both Mr. Lowen and the non-independent Ms. Denham.

It is unfathomable that over the next 50 years neither of them expects even one dollar of income from the hotel profit share.

(Laughter.)

MR. GUTERMAN: Second, the Brooklyn Bridge Park Corp. has a history of misleading the public. For example, when during the end of 2014, the Brooklyn Heights Association requested information about the use of bulkheads on the pierhouse, Ms. Myer wrote in response, "Any use of the roof by hotel guests or the public must be accessible with an elevator per ADA requirements." She then continues, "The lower levels contain access to the elevators. The middle level contains elevator equipment room, the IT equipment room and exhaust and supply fans. The upper level contains the required over run heights for elevator service, equipment and fans."

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She also says, "The BBPDC would permit rooftop mechanical equipment provided that it fit the definition of permitted obstruction."

Well, since that point we finally were able to get the plans for the roof. And we now know the statements were completely misleading. They omit critical facts. There's not one elevator. There's six elevators with oversized lobbies and vestibules. There are kitchen and bar prep areas. There are structures for having large event tents. There's a pool room equipment. The list goes on.

The uses listed do not fit any definition of permitted obstruction.

More importantly, they were never disclosed by Ms. Myer in response to a direct question about what was in the bulkhead. The fact that the Brooklyn Bridge Park Corp. has blatantly mislead the public on the use of the bulkheads and in the process destroyed the views from the promenade of the Brooklyn Bridge Park Corp. --

(Applause.)

MR. GUTERMAN: -- burying the promises to the public.

The Brooklyn Bridge Park Corp.

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2 cannot be trusted except with complete
3 transparency, complete investigation and a fully
4 independent review about everything they do.

5 (Applause.)

6 MR. GUTERMAN: This brings me to
7 the third point. Looking at a veiled attempt to
8 appear transparent, the Brooklyn Bridge Park Corp.
9 presented their model at a public meeting. To be
10 precise, they mostly presented the model's
11 conclusions.

12 When I and others asked for a copy
13 of the model and the inputs, Mr. Lowen would not
14 provide them. Period, end of story.

15 There is no transparency when all
16 you do is present conclusions and refuse to share
17 underlying data, assumption and models. Don't take
18 my word for it. New York City Controller Stringer
19 agrees. In a recent letter to the park, he wrote,
20 "I write today to urge the Brooklyn Bridge Park
21 Corp. to improve the transparency of its financial
22 statements and provide greater detail to the public
23 on past, present and future budget projections."

24 The BBPDC is ignoring the
25 Controller, as they do the public. They do this

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because they can.

The Brooklyn Bridge Park Corp. has a very unique organizational structure. It is a not-for-profit controlled by a single person, the Mayor of New York City. It is outside the normal checks and balances that exist with any traditional government agency.

In fact, the ESD is the only other public entity that has a voice in this matter. You have a responsibility as a board to vote no on any development in the park until it is shown to be absolutely necessary and no other alternative can be found.

(Applause.)

THE HEARING OFFICER: Thank you, Mr. Guterma.

The next speaker is Roy Sloane.

(Applause.)

MR. SLOANE: Thank you.

My name is Roy Sloane. I'm president of the Cobble Hill Association. Our address is P. O. Box 376, Brooklyn, New York 11201.

My name is Roy Sloane. I'm here

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2 tonight to personally testify against the BBPDC --
3 GPP Modification Plan. That's kind of a tongue
4 twister.

5

I strongly agree with what other
6 speakers, that this Modification is not in the
7 interest of the people of our City, especially not
8 right for the residents of our borough.

9

We need more park, not more
10 housing inside our park.

11

(Applause.)

12

MR. SLOANE: I also wanted to share
13 some personal business. As a person who asked
14 Eileen Dugan for the initial \$1 million in funding
15 for Brooklyn Bridge Park, I was well aware that she
16 viewed the park as her legacy and have done my best
17 over the last 20 years to make sure that her legacy
18 has been honored and fulfilled.

19

She had two main goals.

20

1. That the park serviced her
21 borough and the children of the City of New York;
22 and,

23

2. That the park not be a "real
24 estate amenity," that it be a real park for the
25 people.

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2 I'm turning over that legacy to
3 all of you now. I've carried it as far as I can as
4 an individual. It is really now your responsibility
5 to ensure her goals -- or not, as you choose to do.
6 Nothing that I can say or do at this point can
7 change your minds. I have done my best and agree
8 that a lot has been accomplished but the fact is,
9 Brooklyn Bridge Park is today a real estate
10 amenity.

11 I thought a lot about what she
12 meant when she used that term because I didn't
13 really understand it when she first -- first made
14 it. But I've come to understand that a real estate
15 amenity is less than a real park. Nowhere is this
16 more evident than in the financing model that
17 relies on residential development within the park.

18 The priorities provide adequate
19 funding for 50 years from now instead of providing
20 enough parkland to serve the people who will live
21 here 50 years from now. We do not have enough
22 parkland right now and we don't need to wait 50
23 years to know that the needs are not met. But in
24 50 years there will not be land to buy or enough
25 money to buy it.

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Right now is our opportunity to add three more acres in Brooklyn Bridge Park and they just so happen to be the three key acres needed to provide the grand entrance for the people of Brooklyn.

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We all know that there will never be another Robert Kennedy.

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I'd also like to give you a little advice about parks and creating them. I've been involved as a civic leader in creating or completely rebuilding seven parks and I can speak from experience. What it takes to create a park in a densely populated area is a single-minded mindset. There are simply too many competing interests. You have to say, this land will be park and then you have to fight off every other use.

There is no other way.

I think I got the -- whatever.

There is no other way. You must have the will, the courage --

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THE HEARING OFFICER: Mr. Sloane, are you seeking the six minutes?

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MR. SLOANE: Five -- because for

me --

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THE HEARING OFFICER: That's fine.

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MR. SLOANE: Is it up to three or five?

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Sorry. I love your clock. But I'm having trouble paying attention to it.

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There is no -- you must have the will, the courage and the perseverance to withstand the attack for all comers.

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There is no consultant report piece of paper or engineering report that will help create a park or cover up the fact that you, the people with the responsibility and the power, refuse to use it to fight for the park. The responsibility and the failure to provide for future generations will be yours and yours alone now.

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The other point I would like to emphatically make is that selling off this last bit of parkland to generate revenue that is not needed, makes no sense, as so many speakers have said.

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As they -- as a simple property owner, I know that far more revenue can be generated by holding the land for another 10 or 20 years if it was truly needed. There is no question

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2 that the land will be exponentially more valuable
3 in the future than it is right now.

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5 So what's the rush? Are you
6 afraid that if you don't get those towers in there
7 now, that you will not be able to get them in in
8 the future because demand for parks is too great?
9 If that's what you're thinking, think again.

10

11 You must strain every nerve, face
12 down all comers, stretch every dollar and risk and
13 dare in all for the fight for parks to ensure the
14 future of our City. Anything less is a abrogation
15 of your responsibility to the people, especially to
16 the children and families.

17

18 One last bit of advice to all of
19 you, in the future it will be seeing the children
20 playing in the park with their families that will
21 be your legacy and your pride, not a bunch of
22 highrisers, no matter how shiny, no matter how
23 world class they are or how many awards they might
24 win.

25

Thank you very much.

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(Applause.)

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(Audience participation.)

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THE HEARING OFFICER: Thank you,

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2 Mr. Sloane.

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The next speaker is Barbara Odwak.

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(No response.)

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THE HEARING OFFICER: Is Barbara

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Odwak here?

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(No response.)

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THE HEARING OFFICER: In that

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case, the next speaker will be Tom Angotti.

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MR. ANGOTTI: Thank you.

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My name is Tom Angotti. I'm here

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representing Park Slope Neighbors, a member of the

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BBDP Defense Fund Coalition. I am also director of

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the Hunter College Center for Community Planning

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and Development and a professor of Urban Affairs

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and Planning at Hunter College in the Graduate

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Center here in New York City.

18

I'm a Brooklyn resident, 1194

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Prospect Avenue and have been involved in community

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planning for decades in New York City.

21

I am upset with BBPC's incapacity

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to deal with public dialogue. I'm tired of going

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to these shows where the people who make the

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decisions are not in the room. They don't read our

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transcripts --

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(Applause.)

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MR. ANGOTTI: -- and they don't.

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Well, in January of this year, our center briefly reviewed and produced a report of the Modified GPP -- I'm sorry, of the Technical Memorandum that was issued and looked at it and compared it to the 2005 Environmental Impact Analysis.

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And we concluded that it failed to take into account critical changes that occurred in the last ten years.

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And I'm just going to quickly go through those. But the first one, and the most important one was climate change. Sea level rise, Hurricanes Irene and Super Storm Sandy was -- they were wakeup calls. And the Technical Memorandum did not take into account the fundamental change in the situation of -- that requires a fresh look, a new way of looking at the waterfront in New York City.

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BBC is actually, complicit in New York City's inability to fundamentally change the way it plans on the waterfront. The waterfront zoning and the waterfront plans have not changed as

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2 a result. The only thing that has changed is the
3 Army Corps of Engineers has reassessed the 100-year
4 flood plain and we do know that the entirety of
5 Brooklyn Bridge Park is in the 100-year flood
6 plain.

7 We also know that the Army Corps
8 most likely underestimated the extent of future
9 flooding and the risks that that entails, that
10 there is -- there are many uncertainties involved
11 and it makes absolutely no sense to put more
12 housing in the 100-year flood plain anywhere in New
13 York City.

14 (Applause.)

15 MR. ANGOTTI: The Department of
16 City Planning, Department of Buildings, EDC all --
17 only look when they're looking at the long term
18 consequences of climate changes, they are only
19 looking at the buildings. So building regulations
20 have changed so the buildings must be elevated but
21 I would have to go back to Francis -- not St.
22 Francis, but Pope Francis, who issued the
23 encyclical on climate change. If you look at that
24 very carefully, it's serendipity that we're here in
25 St. Francis, but you look at it very carefully what

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2 he's saying is, it's not about technological fixes,
3 it's about changing the way we relate to the
4 environment.

5

And what the City has done is
6 propose a technological fix, elevating the
7 buildings above the projected flood plain.

8

Now, if you really take a hard
9 look at long term risk, you would answer these
10 questions. And this is in our report, which I will
11 leave with EDC and share with any other people who
12 are interested in it.

13

Even if the new buildings built
14 above the predicted 100-year flood level were to
15 survive with relatively minor damage, what would be
16 the affect on the ability of residents who live
17 there?

18

Surrounded on all sides by water,
19 how would people get in and out?

20

If all the open areas were flooded
21 and damaged, where would the children play?

22

How would they get to school?

23

How and where would residents shop
24 if the commercial facilities on the ground floors
25 were under water?And what about the Pre-K facility

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2 on the ground floor?

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(Applause.)

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MR. ANGOTTI: How many households
5 would have to be evacuated, temporarily relocated?
6 Where would they go and for how long?

7

How would relocation even
8 temporarily impact the lives of the residents and
9 the receiving communities? You haven't answered --
10 you haven't asked those questions and you haven't
11 answered them.

12

Now if you were to ask and answer
13 those, you would be doing what the City is now
14 calling resiliency planning, not elevating
15 buildings but you're dealing with people and
16 communities, which is what EDC has failed to do
17 tonight.

18

Other things that have changed in
19 ten years, other -- twice as many park visitors as
20 were originally projected. The population has
21 grown at a much faster rate than originally
22 projected.

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The number of workers at DUMBO as
24 Silicon Alley has increased beyond the number
25 projected.

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Pedestrian transit trips have increased. All of this adds up to the need to do a new Environmental Impact Analysis.

(Applause.)

MR. ANGOTTI: Now -- and finally, as a long time advocate for real affordable housing, this will not be affordable housing. The --

THE HEARING OFFICER: Mr. Angotti.

MR. ANGOTTI: -- AMI is going to go up to 165 percent --

THE HEARING OFFICER: Your time is up.

MR. ANGOTTI: -- or -- of the area median income, which will put the residents in the highest income brackets. There is no proposal for housing for homeless people --

THE HEARING OFFICER: Mr. Angotti.

MR. ANGOTTI: -- who need housing the most.

(Applause.)

THE HEARING OFFICER: Thank you.

The next speaker is Martin Hale.

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(Applause.)

MR. HALE: I'm Martin Hale. I represent Save Pier 6, an organization that has its address at 40 Willow Place. We represent approximately 4,000 petition signatures that urge the ESDC to vote against the GPP Mod.

But before we do that, I'd like to thank our Stenographer and your tired fingers and your moderator and ESDC for making this opportunity available.

Thank you.

So in addition to this board, I actually happen to moonlight as a off-beat venture capitalist where I serve on ten -- serve on ten public county boards, three non-profit boards and about ten private company boards. And as a result, I'm going to speak about corporate governance today -- tonight.

And what I would ask is if the ESDC exercise its responsibility to our community as board members who oversee the park, and I want them to exercise that responsibility rather than simply rubber stamp the broken promises justified by noble but flawed conclusions.

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Let's start with the facts upon which everyone agrees, both sides:

1. Well, the City controls the park board, oversight ultimately rests with New York State via the ESDC.

2. In 2007, in court, ESDC testified regarding its commitment to "building the minimum development necessary to cover the park's maintenance and operational needs.

ESDC also promised that if market conditions allowed for less development to support the park's needs, the development program would be reduced accordingly. That agreement was also documented in the project plan and the FEIS.

Since that time we all know that real estate prices have ballooned to approximately \$2,000 a square foot. And rather than use that windfall as long promised to reduce development, increase green space for tens of millions of visitors now and in the future, the park, with State oversight, has decided not only to build what was deemed to be needed in 2005 but, also, to use that real estate windfall to build 117 units of supposedly affordable housing, requiring an income

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2 of \$67,000 to \$138,000 a year.

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4 These are the facts upon which
5 everyone agrees. None of that is in dispute.

6

7 We ask that the ESDC question this
8 small amount, by the way of moderate income
9 housing, is really enough to justify the broken
10 promises to the community and the increased
11 development of the park.

12

13 Now let's get to the step where
14 everyone disagrees. This is more fun and a little
15 more controversial.

16

17 The park tells us Pier 6
18 development is necessary to fund the park. We
19 disagree. We believe the park has justified the
20 review by engaging in a pattern of conduct that the
21 ESDC should scrutinize carefully.

22

23 First, we believe the park's
24 financial model is flawed. Rather than recapitulate
25 those arguments because of the lack of time, I'm
going to leave everyone to refer to Ren's previous
statements.

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27 Second, the park solicited bids,
28 and I think this is very important, from developers
29 for an unapproved General Project Plan, with a

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2 housing subsidy that effectively short changes the
3 park of tens of millions of dollars of revenue and
4 has neither disclosed this fact in their analysis,
5 nor provided an analysis of the financials under
6 the current GPP, which would likely result either
7 in reduced footprint or much more cash to the park.

8 The point is this, the -- all the
9 proposals that were received, again, were under a
10 GPP that is not the current GPP. And had we gotten
11 proposals for the current GPP, we could potentially
12 have much less building or far more cash. And if
13 you're going to provide a true and fair analysis,
14 you should compare scenario A, the existing one, to
15 scenario B. That is good governance.

16 You may decide to go with scenario
17 B with the modifications after all of that but at
18 least show the numbers and the impacts of each one.

19 It's worth remembering we're here
20 because the park seeks to change its GPP.
21 Therefore, I really do deeply believe we should
22 compare those two plans next to each other.

23 Third, as you all now, the park
24 has steadfastly refused requests for financial
25 transparency by Scott Stringer, by the elected

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2 officials and by the -- its very own CAC, which has
3 had FOIL requests that have been ignored.

4

4 Fourth, by hiring analysts that
5 they're choosing from the real estate industry of
6 lesser conclusions.

7

7 The park is trying to win and
8 address its own conclusions. What defendant gets
9 to pick its own jury?

10

10 Fifth, the park board has
11 apparently ignored conflicts of interest given that
12 a number of park board members directly or
13 indirectly own real estate in the park. There's
14 nothing wrong with that necessarily but it should
15 be disclosed.

16

16 Sixth, and finally, if ESDC as the
17 governing board believes the numbers contained in
18 the latest financial model, if they believe that --
19 those to be accurate, someone should consider, at a
20 minimum, why costs have escalated so dramatically
21 in this park? More than three X since 2005 and
22 whether in its rush to build the park, the Park
23 Corporation has failed to prudently manage costs.

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24 So in sum, in conclusion, a well
25 run company or government meets basic governance

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standards.

One, they honor contracts and commitments that serve as the basis of their existence and mission.

Two, they subject themselves to independent, not self-appointed financial auditors.

Three, they analyze the financial impact of the proposed changes rather than simply showing the conclusions they want; and,

Finally, they make decisions at the right time instead of rushing forward on a basis of -- of suspect information or, at least, incomplete information.

In the words of the immortal -- in the immortal words of Will Reid, "baby, if you do be good, it will all work out all right."

Thank you.

(Applause.)

THE HEARING OFFICER: Thank you, Mr. Hale.

The next five speakers will be:

Rick Russo;

Patrick Killackey;

Irene Van Slyke;

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Chris Coffey; and,

Felix Ciampa.

The podium goes to Rick Russo.

MR. RUSSO: Good evening.

My name is Rick Russo. And I
serve as a senior vice president and chief
operating officer at the Brooklyn Chamber of
Commerce.

I'm delivering testimony on behalf
of Carlos Scissura, president and CEO of the
Brooklyn Chamber of Commerce.

The Brooklyn Chamber is a
membership-based business assistance organization
which represents the interests of over 2,200 member
businesses, as well as other businesses across the
borough of Brooklyn for our promotion, support and
advocacy work.

The Brooklyn Alliance is the
not-for-profit economic development arm of the
Chamber, which works to address the needs of
businesses through direct business development
programs.

We offer our strong support for
the Brooklyn Bridge Park Development Corporation's

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2 Pier 6 development plans as it will include ground
3 floor retail on parcels A and B, residential
4 development, 30 percent of which will be affordable
5 housing and the projected 500 union construction
6 jobs.

7 As the voice of small businesses
8 and job creation in Brooklyn, we are particularly
9 excited about the inclusion of approximately 4,800
10 square feet of retail space, which will be a much
11 needed and welcome addition to the area.

12 The inclusion of this retail space
13 in a truly mix-used development plan is exactly the
14 type of smart development that we need for our
15 local economy to thrive.

16 Secondly and, perhaps, most
17 importantly, this project is expected to generate
18 over 500 jobs, which will have a direct, positive
19 impact on Brooklyn's current six percent
20 unemployment rate and whose economic development in
21 the immediate area and Brooklyn as a whole.

22 This project will also help to
23 meet the growing need for residential space and
24 make quality construction and design more
25 accessible to water, a cross section of

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2 Brooklynites given the fact that the development
3 plan makes provision for at least 30 percent
4 affordable housing.

5

The addition of a 1,500
6 square-foot community facility, a 75-seat Pre-K
7 facility, public restrooms and development of over
8 10,000 square feet of new parkland will enhance the
9 experience of both residents and visitors.

10

Additionally, the Pier 6
11 development will provide crucial funding for marine
12 and infrastructure repairs.

13

You are quite familiar with the
14 unique pressures facing many of our Brooklyn
15 communities, which commercial space and job
16 creation needs, community facility needs,
17 residential needs and affordable housing needs
18 converge to create significant development
19 challenges.

20

In an attempt to address the
21 situation, the Brooklyn Bridge Park Development
22 Corporation's proposed plans at Pier 6 as it is an
23 innovative solution to such challenges.

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Finally, this project is critical
25 to the long term sustainability of the park itself

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since it will generate much needed funds for ongoing maintenance and growth.

We believe that this is a solid plan to preserve this beloved destination for generations of Brooklynites to come.

The Brooklyn Chamber of Commerce supports the proposed Modifications to Brooklyn Bridge Park's General Project Plan.

Thank you very much.

(Audience participation.)

THE HEARING OFFICER: Thank you, Mr. Russo.

The next speaker is Patrick Killackey.

MR. KILLACKEY: Hello. I'm Patrick Killackey, the president of the Brooklyn Heights Association. We were present at the birth of Brooklyn Bridge Park.

(Applause.)

MR. KILLACKEY: Thank you. Thank you for this opportunity to speak to the board members.

I appreciate those who have stayed to listen to our community.

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A VOICE: Hold the mic up.

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MR. KILLACKEY: Okay. I'm here to ask you to reject the proposed Modification to the GPP, obviously.

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We believe that, and we hope that you agree, that it's your responsibility to protect the foundational principles behind this park.

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We're not choosing colors. We're choosing what this park is.

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They were developed after an extensive process carried out by our community and your predecessors and many of you on this board.

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First, I urge you to focus on precisely what the Modification does. It removes the decades long, fundamental commitment to limit any housing on Pier 6 and the rest of the park, we're talking Pier 6 now, to what is necessary to financially support the park.

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Although the GPP continues to contain language affirming the commitment to build only what is necessary to support annual maintenance and operations, the Modification exempts the housing on Pier 6 from that requirement.

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It permits the BBPDC to make decisions to Pier 6 without regard to project finances. During the many-year planning process for this park, there was much debate over whether or not the park needed self-supporting housing. It was a difficult and painful debate for the community.

A compromise was ultimately reached that we chose to -- that we chose to buy into. We accepted the notion that housing could be built to support the park but with the clear understanding that only in the amount of housing that was necessary to support the park would actually be built.

The park's commitment to that agreement was incorporated in the GPP, the SEQRA findings, the FEIS. Why now would you consider eliminating that essential premise?

Why would you authorize the construction of 315-foot and 115-foot tower, regardless of whether or not they provide one cent of revenue to this park?

(Applause.)

MR. KILLACKEY: A commitment to

2 reduce housing where possible was an essential
3 factor in the -- as I said in BHA's decision to
4 support the General Project Plan in 2006. From the
5 beginning we maintained that we did not wish for
6 our waterfront to be marred by two huge, out of
7 context towers; --

8 (Applause.)

9 MR. KILLACKEY: -- that we needed
10 Atlantic Avenue entrance to be developed as an
11 opening, open and welcoming grand park entrance
12 that this extraordinary park deserves and that the
13 impact of park housing on traffic and schools in
14 our neighborhood must be managed. We foresaw that
15 issue.

16 Bill de Blasio, then a City
17 Council member, I don't have a recording --

18 (Laughter.)

19 MR. KILLACKY: -- but, agreed that
20 when he commented during the environmental review
21 process, saying the 30-story building needs to
22 decrease in height and that Pier 6 needs to be an
23 open entrance.

24 Our concerns are magnified today
25 by the crisis of P.S. 8 overcrowding, crowds on

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2 Joralemon Street and the neglected Atlantic Avenue
3 entrance.

4

(Applause.)

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MR. KILLACKEY: We can't just call
6 DOT. We can't just call DOT. That doesn't solve
7 anything. And the plans to build two huge towers
8 at LICH and sell the pier south of Atlantic Avenue,
9 separate and apart from these decisions.

10

We do not believe that BBPDC --
11 so, obviously, our basic underlying assumption here
12 is that we do not believe that BBPDC has
13 demonstrated the financial need for this -- for
14 this development.

15

The park's own calculations in the
16 presentation, and certainly as read -- as
17 presented, show no need for additional money for
18 the next 10 to 15 years. BBPDC has modified -- in
19 the last six months as this development discussion
20 has been ongoing, we have watched as BBPDC has
21 modified and made major changes to its assumptions
22 in the -- on the expense side and the revenue side
23 in order to seemingly to justify the Pier 6
24 development.

25

For example, the long accepted

1

2 approach to pier maintenance called for expenses to
3 be spread over 50 years. Recently, however, BBPDC
4 has proposed another approach that requires the
5 expenditure of \$90 million in 2016.

6

We do not believe it make sense to
7 move such a large capital expense forward,
8 especially at a time when by BBPDC's own account,
9 demand in market is driving up the unit price.
10 Unless it's -- any capital shortfall -- if we do
11 follow this process, any capital shortfall, we
12 believe, again, can be supported with -- with debt
13 financing easily supported with the cash flows
14 available in the park's financial model -- from the
15 park's revenues without disfiguring the park and
16 the neighborhood with these two massive towers.

17

We have -- we have joined others
18 in asking for the underlying assumptions and the
19 data. We don't want the presentations. We don't
20 want the analysis. We want the data. None of us,
21 including you, should accept these conclusions
22 without gaining access to that data.

23

(Applause.)

24

MR. KILLACKEY: In the end, we do
25 not need to engage in dueling expert estimates. In

1

2 a few short years, actual revenue and expenses will
3 be available. The enormity, the incredible impact
4 of these decisions to be rushed forward without the
5 best information available, without the need to do
6 so, makes no sense. It doesn't make sense for our
7 community that we've built and worked to preserve
8 and care for and we ask you to not allow that to
9 happen.

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(Applause.)

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THE HEARING OFFICER: Please

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conclude.

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MR. KILLACKEY: This is my

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conclusion.

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Some have blamed us as a nimby
reaction to the affordable housing issue. The BHA
has always opposed all unnecessary housing on Pier
6. Before the affordable housing issue came up,
massive, unnecessary, inappropriate development
should not take place, however, in order to
subsidize a small number of affordable units.

As the Mayor recently said in the
City and the State remarks, --

THE HEARING OFFICER: Thank you,
Mr. Killackey.

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MR. KILLACKEY: -- he was not

embarking on a mission to build towering skyscraper
where they do not belong.

(Applause.)

THE HEARING OFFICER: I encourage

the speakers in order to give smoother remarks that
flow, to use the clock that's here so they know
when they'll have to conclude or whatever.

The next speaker will be Irene Van

Slyke.

(Applause.)

MS. VAN SLYKE: My name is Irene

Van Slyke, speaking for the Sierra club and chair
of the New York City group, Open Space Committee.

The Sierra Club is a national
environmental organization with 13,000 New York
City members.

We oppose the proposed
Modification to the General Project Plan. the
proposed change would allow construction on the
Uplands of Pier 6 of two residential highrisers
with a total of 430 units.

There are two concerns I would
like to address:

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1. The Sierra Club opposes any new development in flood zone. During Super Storm Sandy, Brooklyn Bridge Park was entirely under water and two additional new residential developments will add to the lack of open space in Brooklyn.

The New York City Planning Department points out that there is a tipping point where there are too many people in a park, the enjoyment of open space is diminished.

With this development and numerous other projects in the pipeline, where will we create more open space for future residents if we do not preserve it in this park? The borough of Brooklyn, and this part of Brooklyn, in particular, has very little open space. Brooklyn Bridge Park, a neighborhood and regional facility, as well as a tourist attraction, is already overcrowded.

CUNY Professor Tom Angotti in his analysis of the 2014 and 2015 Brooklyn Bridge Park Corp.'s Technical Memorandum, points out that in 2014 a visitor count conducted by the Brooklyn Bridge Park Conservancy showed that 119,000 visitors came on an average summer weekend day and

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2 24,539 on a summer weekday. These counts do not
3 include the 170,000 visitors who came specifically
4 to 500 free and low cost recreational events and
5 another 10,000 students from 50 New York City
6 schools. All this data is from the Conservancy.

7 These figures are four and nine
8 times larger than the number projected for the park
9 ten years ago. It also fails to account for the
10 increasing number of tourists and other visitors
11 from all across the City and the world.

12 Professor Angotti points out that
13 the Brooklyn Bridge Park Corporation also failed to
14 account for growth in population around the park,
15 leaving out whole neighborhoods, DUMBO and Vinegar
16 Hill, that saw enormous growth. Together with
17 downtown Brooklyn and Boerum Hill, population grew
18 in -- 11-and-a-half percent. The number of people
19 who work in this area also grew by more than 8,500
20 people in the past decade and they have discovered
21 the park as well.

22 Needless to say, open space is at
23 a premium and it will become worse because of the
24 unbridled overdevelopment in Community Board 2 and
25 6.

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Just recently, Fortis announced planned development of highrisers in the adjoining area on the former LICH site. The tipping point must not be reached where this proposed project would noticeably diminish the ability of the area's open space to serve the future population. Let's not make that mistake.

Thank you.

(Applause.)

THE HEARING OFFICER: Thank you, Ms. Van Slyke.

The next speaker is Chris Coffey.

MS. BOWE: I am not Chris Coffey. I wish I were. He had to leave.

My name is Nancy Bowe and I live at 290 Hicks Street.

I'm proud to have been involved in Brooklyn Bridge Park since 1996. First, through the community and the Brooklyn Heights Association and then for the past ten plus years, through the Brooklyn Bridge Park Conservancy, whose board I now chair.

In this time, the park has evolved from a dream, to an idea, to a plan, to a park for

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2 all New Yorkers. Along the way, as new stakeholders
3 have joined, and as new information is discovered
4 and as the world around it has changed, the park
5 has evolved.

6 The park was always to be self
7 supporting with a maximum of 20 percent of its
8 acreage devoted to revenue generation. Despite ups
9 and downs in the economy, the park's financial plan
10 has worked so far and with a strong real estate
11 market now, successfully completing the park is
12 within reach while devoting less than ten percent
13 of its acreage to revenue generating buildings.

14 The development sites on Pier 6
15 are an integral part of the park's financial plan
16 to cover maintenance, operations and repairs to the
17 pier's infrastructure. But once again, important
18 City-wide issues, such as school overcrowding,
19 traffic, insufficient affordable housing and
20 inadequate parkland are buffeting the neighborhood.

21 The success of the Downtown
22 Brooklyn Rezoning ten years ago has had a
23 particular impact on nearby neighborhoods. All
24 these issues are real and must be addressed by all
25 elected officials but not at the expense of the

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completion and self sustainability of the park.

Given the importance of these sites to the park's financial plan, the current strength of the real estate market, the opportunity to proactively rebuild marine infrastructure and the park amenities that the plan revisions include, the Empire State Development Corp. should approve Modifications to the park's General Project Plan, allowing these issues to be discussed and addressed.

Thank you.

(Applause.)

(Audience participation.)

THE HEARING OFFICER: Thank you, Ms. Coffey -- Ms. Bowe for Mr. Coffey.

The next speaker is Felix Ciampa.

(No response.)

THE HEARING OFFICER: Is Felix Ciampa here?

(No response.)

THE HEARING OFFICER: In that case, the next five speakers can have seats in the front and they are:

Lucy Koteen;

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Joy Romanski;

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Sandy Balboza;

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John Dockery; and,

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Clint Padgiti.

6

Lucy Koteen will be the first

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speaker.

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MS. KOTEEN: Hi. My name's Lucy

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Koteen. I represent Fort Green Association. I'm

10

an active member of the Sierra Club and I'm the

11

co-chair of the Brooklyn Bridge Park CAC.

12

I want to speak specifically about

13

environment and -- in case you're wondering what

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this picture is, (indicating) this is how it looked

15

at Hurricane Sandy by the Brooklyn -- I guess this

16

is One Brooklyn Bridge Park, correct me if I'm

17

wrong.

18

A VOICE: Carousel.

19

MS. KOTEEN: Oh, sorry. The

20

Carousel. Oh, yes it is, the Carousel. Anyway,

21

that's how it looked.

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So James Hansen, the former

23

Director of NASA Climate Change Project, predicts a

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likely ten-foot rise in sea level in 50 years.

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That's our kids and our grandkids lives, not surges

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but actual water level rise.

Hansen said the bottom line is that sea level rise is the big impact of human made climate change.

The Governors New York State 2013 Commission, "sees a nasty future, more frequent floods, storms surges, heat waves and droughts." It outlines hazards all over the State. Climate change is dramatically increasing the frequency and the severity of these situations.

As time goes on, we're more and more realizing that these crises are more frequent and worse than anyone had predicted.

From New York Times article, February 3rd, 2013, "Mr. Cuomo has adamantly maintained that New York needs to reconsider how it develops its coasts." The City has dismissed issues with sea level rise. It needs to be addressed through policy change.

How do we proceed when sea level rises and people are either temporarily or permanently pushed out of their homes? Who pays, the developer, the taxpayers, the insurance companies who are subsidized by the taxpayers? We

1

2 have still not recovered from Sandy, which was a
3 mere storm surge.

4

5 The State spent over \$400 billion
6 to buy out homes in coastal regions, in flood
7 zones. The Mayor is enthusiastically promoting
8 building on land that has already flooded. These
9 lands cannot be mitigated. It is guaranteed that
10 storms will get more frequent and more severe. No
11 one denies this prediction. Why does the City want
12 to put more people in jeopardy? People who are
13 not already living there. Do we live only in the
14 moment when we cannot imagine conditions 50 years
15 from now?

15

16 These lands by Pier 6 must be
17 dedicated to open space, which will help buffer sea
18 level rise and put no new residents in harm's way.
19 And it will not be a threat of cost to the City and
20 the State of millions of dollars to repair damage
21 after each future storm.

21

22 Public officials who are
23 permitting new construction in flood zones should
24 be held personally responsible when they have the
25 information about flooding along the coast and
choose to ignore it, building higher off the

1
2 ground, building stronger, placing the foundation
3 higher, will not keep the water out. There's no
4 reason to build now. In ten years more information
5 about actual financial needs will be known and
6 certainly more information of the actual sea level
7 rise will be known.

8 The Park says they have placed
9 storm protections in place. And an expert on sea
10 level rise who works with NASA's Climate Change
11 project has told me those protections are
12 laughable. Let us not partake in hubris. After
13 all, you can't defend against the ocean.

14 (Applause.)

15 THE HEARING OFFICER: Thank you,
16 Ms. Koteen.

17 The next speaker is Roy Romanski.

18 MS. ROMANSKI: Joy.

19 THE HEARING OFFICER: Joy Romanski.

20 MS. ROMANSKI: Thank you.

21 Hi. My name is Dr. Joy Romanski
22 and I'm a climate scientist at the Columbia
23 University Center for Climate Systems Research.

24 I live at 195 Garfield Place in
25 Brooklyn.

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My Ph.D. thesis research focused on energy flows in the atmosphere and current and future climates and, especially, on a roll of storms.

Since then my work has addressed how storms influence ocean atmosphere energy changes in the North Atlantic.

I'm also a life long New Yorker who grew up in Manhattan and I've lived in Brooklyn for more than 20 years.

As a climate scientist and a New Yorker, I feel an obligation to speak out in opposition to the ill-conceived plan to site highrise housing at the waterfront. Why is this such a bad idea after all, wasn't there an Environmental Impact Statement?

Well, the problem with the 2005 EIS is that it didn't consider what we now know to be much, much greater coming sea level rise arriving much earlier than we thought. In 2005, the state-of-the art science as codifying in the 2007 intergovernmental panel on climate change for assessment report, estimated sea levels to rise about half a meter to one meter by 2100. However,

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2 we now know that those estimates were far too low.

3 Cutting edge work by Hensen et al,

4 published just this month using the most advanced

5 climate models, indicates a very strong likelihood

6 of sea level rise, of 15 to 30 feet occurring

7 within the next 50 to 100 years. At the same time,

8 we now understand that as the climate warms,

9 tropical ocean warming and higher atmospheric water

10 vapor amounts will fuel stronger hurricanes and

11 winter storms, further increasing the probability

12 of catastrophic storm surge events.

13 Finally, evidence shows that sea

14 level rise will accelerate over the next few

15 decades, leaving us less and less time to address

16 the vulnerability of our coastal structures.

17 To give you some sense of the

18 scale of what we're talking about, you see here

19 this is the same area -- this is the area that

20 flooded following Hurricane Sandy in 2012.

21 Now the storm surge associated

22 with Sandy in this region was about six feet at

23 today's sea levels. And that's all it took to

24 produce flooding of this nature, totally under

25 water.

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Now consider in the future when we have stronger storms, higher storm surges starting with sea levels -- starting with sea levels 15 to 30 feet higher, imagine what this picture is going to look like.

In light of these new findings, I strongly believe that the plans to build new housing at Pier 6 is dangerous and foolhardy. I urge the ESDC to heed these warnings and conduct a new EIS before it's too late.

Thank you.

(Applause.)

(Audience participation.)

THE HEARING OFFICER: Thank you, Dr. Romanski.

The next speaker is Sandy Balboza.

MS. BALBOZA: Okay. That was bad news on climate change.

I'm Sandy Balboza, president of the Atlantic Avenue Betterment Association at 321 Atlantic Avenue, Brooklyn,

As a long standing civic leader on Atlantic Avenue, the local -- oh, okay.

Thanks.

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The local merchants, residents and property owners depend on me to tell them the truth about this process. They want to know if these hearing -- if this hearing is a legitimate process. Does it involve meaningful input from the community? My answer is, it has not been evidenced to date.

(Applause.)

MS. BALBOZA: First, you have not given us the financial model on which you base your supposed need for more housing.

In May of this year, the New York City Controller, Scott Stringer, wrote, "urging the Brooklyn Bridge Park Corporation to approve the transparency of its financial statements and provide greater detail to the public on my past, present and future budget projects.

And just yesterday, a financial report was released and said money is needed, again, without showing us the model.

Second, this hearing is for the Modification of the General Project Plan. The proposed amendment takes out the language that stipulated that the Pier 6 housing would be built

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based on financial need. You took out that language.

Third, you have already selected a developer before this hearing has even taken place.

(Laughter.)

(Applause.)

MS. BALBOZA: As no case has been made for additional housing in the park. However, the case for parkland is evident. The number of park users is many times greater than the numbers projected in the 2005 FEIS.

The 2005 FEIS under-reports the conditions of today, as many people have already stated.

In the 2014 Technical Memorandum that studied the Pier 6 Upland development is based on the incorrect projections of the 20 -- of the 2005 -- whatever it is, FEIS -- I'm tired. It's late. Okay. And fails to take into account the dramatic change in the project conditions since a decade ago which, again, many people have mentioned tonight.

The study area in both the 2005 FEIS and the 2014 Technical Memorandum is too

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2 small. Brooklyn Bridge Park is a regional park,
3 not a local park and should be studied as such.

4

5 No development should be approved
6 that under-reports impacts on our community. First
7 it was a park, then it was a park with some housing
8 and now it's a housing development with some park.

8

(Audience participation.)

9

(Applause.)

10

MS. BALBOZA: I had to say that --
11 I got that from Pauline Shedding. Okay.

12

(Laughter.)

13

MS. BALBOZA: Today -- today
14 Brian Lehrer this morning had a segment on parks
15 and mental health. The study claims a walk in the
16 park has broad ranging benefits. We need parkland.
17 Don't build these unnecessary towers.

18

Thank you.

19

(Applause.)

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THE HEARING OFFICER: Thank you,
21 Ms. Balboza.

22

The next speaker is John Dockery.

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(No response.)

24

(Applause.)

25

THE HEARING OFFICER: John

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2 Dockery gets applause but he's not here.

3

The next speaker is Clint Padgiti.

4

(Applause.)

5

MR. PADGITI: Good evening.

6

My name is Clint Padgiti. I've

7

lived at 277 Hicks Street for 32 years.

8

Now yesterday evening I decided to

9

take a walk down to the entrance to the park at the

10

foot of Atlantic Avenue. And as you know, it was a

11

very hot evening and I walked down a lot of

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concrete to get there and it felt good. It was

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very nice. It was green. There was a little bit

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of breeze off the water and as I moved right, I

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could see the East River. I could see the

16

Manhattan skyline and I thought, man, you know,

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this could be really a nice entrance to the park.

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I always -- I also thought I

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cannot imagine that anyone on earth would say that

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a highrise housing development in this lovely place

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is a good idea.

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(Applause.)

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MR. PADGITI: And now for

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something really important for the board in its

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decision. The decision whether or not to build in

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this park entrance is extremely serious because if you make a mistake and allow these towers to be built, the negative consequences of your decision are going to be there for a very long time and they'll outlast us all.

So please take this -- please keep this in mind.

Thank you.

(Applause.)

THE HEARING OFFICER: Thank you, Mr. Padgiti.

The next five speakers will be:

Felix Ciampa;

Felix Ciampa isn't here, is he?

Ken Baer;

John Holman;

Peter Herrold;

Mary Goodman; and,

Jerry Foyster.

At the podium is Ken Baer.

MR. BAER: Good evening. It's almost good morning.

My name is Ken Baer. I reside at 91 Sixth Avenue in Brooklyn. I'm the chair of the

1

2 New York City group of the Sierra Club.

3

4 The Sierra Club opposes any plan
5 for the Brooklyn Bridge Park that incorporates
6 construction of any buildings over five stories
7 within its boundaries or within 300 yards of a
8 park. Any buildings constructed in the park must
9 be the design that is consistent or complementary
10 with the styles in Brooklyn Heights and Cobble
11 Hill.

11

12 The plan for the Brooklyn Bridge
13 Park must maximize the public's access to the
14 waterfront and preserve the current sidelines from
15 both building heights in Cobble Hill to the East
16 River and New York Harbor.

16

17 The Sierra Club also opposes any
18 new development within the first two flood zones in
19 New York City and that includes the Brooklyn Bridge
20 Park area.

20

21 Considering the flooding of
22 Brooklyn Bridge Park as a result of Hurricane
23 Sandy, the construction of the proposed two new
24 highrisers is crazy. In light of this recent
25 flooding and a prediction by James Hanson, that sea
level may rise up to ten feet, a supplemental

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Environmental Impact Statement is necessary.

Another concern of the Sierra Club is the shadows that buildings over 315 and 155 feet will cast on the piers of water. Aquatic life will be disturbed if buildings of this height are constructed and the amount of sunlight on the sea coast is diminished.

The Sierra Club is supporting the establishment of the Brooklyn Bridge Park since 1991. One the founding 13 principles that we reluctantly agreed to were said the park would be financially self sustaining. It has now come to our attention that the park has reached that threshold and does not need any additional revenue.

To go forward with construction of these two buildings is an affront to the concept of what a park should be. A park is for the purpose of providing residents with a place for recreation and relaxation. The authorities that are involved in development and administration of the Brooklyn Bridge Park have the duty to bring us the best park possible, not luxury housing with magnificent views. Housing has no place in a park.

Thank you for the opportunity to

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testify.

(Applause.)

THE HEARING OFFICER: Thank you,
Mr. Baer.

The next speaker is John Holman.

MR. HOLMAN: My name is John
Holman. I live at 360 Furman. I've been in the
Heights for 35 years.

A hundred years ago my family left
Brooklyn. I came back. My grandmother never
forgave me but I was very lucky to get involved in
real estate and for 35 years I've spent tens of
thousands of hours in that capacity.

I'd like to give testimony. When
you talk about real estate in square feet,
footprint is one thing but so are the square feet.
So if you have a 10,000 square-foot lot and you
have a 100-story high building, you have a lot of
real estate but if you have a 10,000 square-foot
lot, as you have here, two of them, you have a
one-story building.

The park has currently about 50
acres of actual commercial space. According to the
Tech Memo there is 25 acres of open space,

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2 resources of which 14 is active meaning soccer
3 fields, which are very limited in the number of
4 people who can use and 11 are passive acres which
5 can be used by the public. These numbers are
6 overwhelming and they tell me the story that the
7 park has a huge amount of commercial space.

8 There's some thought out there
9 that there might be a crash coming. I don't know
10 if 100,000 square feet is based in downtown
11 Brooklyn. I'm very small. No one is selling.
12 Everyone in the real estate business is holding.
13 If you've been around and you've seen the City grow
14 for the last 40 or 50 years, of course anything is
15 possible, but the conundrum, the canard that you've
16 got to do it today or in five years it won't be
17 worth it. Forget it. That's the most valuable
18 piece of real estate in Brooklyn and probably the
19 most valuable piece of real estate in the City.
20 Hold it. Bank it and you'll be able to build as
21 many affordable units as you can stand in 20 years.

22 The other point is that Atlantic
23 Avenue, no one has really addressed what Atlantic
24 Avenue is. Atlantic Avenue is one of the major
25 commercial intersections in the City, developed

1
2 when there was nobody living there. There are 14
3 different intersections of two entrances and two
4 exits to the BQE, Furman, Columbia. There's
5 service roads, the Port Authority. It's in this
6 context you have a million square feet on one side
7 at LICH and a million on the other, One Brooklyn
8 Bridge Park. If you -- and then you have millions
9 of people supposedly coming to see this park over
10 the next 50 years.

11 So finally you put these towers
12 up and you close the entrance to the park. You're
13 reduced to this walkway. That's how much space
14 you'll have to enter the park at Atlantic.

15 Thank you.

16 (Applause.)

17 THE HEARING OFFICER: Thank you,
18 Mr. Holman.

19 The next speaker is Peter Herrold.

20 (No response.)

21 THE HEARING OFFICER: Is Peter
22 Herrold here?

23 A VOICE: No, he left.

24 THE HEARING OFFICER: Mary
25 Goodman.

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(Applause.)

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MS. GOODMAN: Hi. My name is

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Mary Goodman. I've lived in Brooklyn for, I think,

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over 30 years from Cobble Hill to Fulton Street to

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Willowtown for 12 years and now I'm in Fort Green,

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Clinton Hill. So I sort of covered the waterfront.

8

So I'm Mary Goodman. For over a

9

decade, I think maybe about 12 years, I served on

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the Community Board 2 on its park's committee. For

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three years I also served as the committee's

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secretary.

13

I'm a mother who loves most of

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this park. I have my issues and you can guess what

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it'll be, for my daughter and I. I used to love to

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walk my dogs in the park early in the evening or

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early in the morning. I love this park and I stand

18

against any more housing inside it.

19

Pier 6 housing is not needed to

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fund the park.

21

(Applause.)

22

MS. GOODMAN: You have as much as

23

permitted this by the fact that removing from the

24

General Project Plan all language regarding

25

financial need. The proposed Modification is

1

2 inconsistent with the 2006 plan, which established
3 the parameters for the so-called Land Use
4 Improvement and Civic Project. Page 12 of the
5 earlier project plan noted that you would, and I
6 quote, "build only what is necessary to support
7 annual maintenance and operations of the park."

8 You have removed that language --
9 pardon me, the next page -- you have removed that
10 language and -- excuse me, the requirement of
11 financial need from the plan. That, as we've heard
12 before, is a bait and switch. You build the
13 current housing inside our park because you said
14 you needed the funds to support the park. Now that
15 you don't need the funds, you still want to build
16 the housing inside the park. Pardon me while I
17 have a moment of personal cognitive dissidence.

18 This doesn't make any sense at
19 all.

20 By your own admission, you have
21 demonstrated that the funds from these housing
22 towers are not needed to support the park. Let me
23 be very clear. We love this park. We are
24 overwhelmed with visitors at the park and we need
25 more parkland. Brooklyn is the most under parked

1

2 of all the boroughs. I've known that from my years
3 in the Community Board. Not building these towers
4 will generate more than three more acres of park.
5 Give us those acres back at this entrance. We want
6 our park back.

7

Thank you.

8

(Applause.)

9

THE HEARING OFFICER: Thank you,

10

Ms. Goodman.

11

MS. GOODMAN: You're welcome.

12

THE HEARING OFFICER: The next

13

speaker is Jerry Foyster.

14

(No response.)

15

THE HEARING OFFICER: Jerry

16

Foyster, seems not to be here.

17

The next five speakers take seats

18

at the front.

19

Katie Wild;

20

Pattie Smith;

21

Raphael Guidone;

22

Steve Houck; and

23

Carole Rafferty.

24

A VOICE: Yeah, Carole.

25

Go for it, Carole.

1

2

THE HEARING OFFICER: Kate Wild.

3

(No response.)

4

THE HEARING OFFICER: Pattie

5

Smith.

6

(No response.)

7

THE HEARING OFFICER: Raphael

8

Guidone.

9

A VOICE: He's left.

10

THE HEARING OFFICER: Steve Houck.

11

MR. HOUCK: That's me.

12

THE HEARING OFFICER: Welcome.

13

(Applause.)

14

MR. HOUCK: I'm still here.

15

My name is Steve Houck and I moved

16

into 360 Furman Street right before Hurricane Sandy

17

hit. My apartment faces west and I witnessed the

18

New York Harbor inundating the park.

19

The Tech Memo truly realizes the

20

impact of climate change which, of course, was not

21

addressed in the 2005 FEIS.

22

Governor Cuomo repeatedly has

23

warned about the game-changing impact of Sandy.

24

For example, he said the new reality is we're

25

getting hit by 100-year storms every couple of

1

2 years. And as he stated, at one point he stated,
3 maybe Mother Nature doesn't want you here, maybe
4 she's trying to tell you something.

5

6 There are at least four glaring
7 faults in the Tech Memo's approach to climate
8 change. I encourage everyone to read the reports
9 it cites because it actually undermines its
10 conclusions in the portions not called to your
11 attention.

12

13 First, it lacks a thorough and
14 honest analysis such a complex and important
15 subject deserves. It deals with climate change in
16 just a few paragraphs and focuses on the long term
17 rise in sea levels, not the immediate thereat,
18 which is the increased severity and frequency of
19 coastal storms that Governor Cuomo and others have
20 warned about.

21

22 Indeed, as one report cites and
23 observes, Sandy was not even worst case because
24 it's winds and rainfall were relatively low. Then
25 there's another report that cites and explains the
26 unique topographical feature of New York Harbor
27 called the New York Bite, quote, "It will guide
28 storm surge directly into New York City amplifying

1

2 flooding and related damage."

3

4 Second, it's salt remedy, it's
5 panacea for all consequences of climate change is
6 complying with the City's building code. If you
7 believe that, I have a bridge over here I'd like to
8 sell you.

8

9 Third, it doesn't consider the
10 public health impacts of storms like Sandy. By
11 contract, another report it cites prepared by the
12 City's Office of Emergency Management, devotes an
13 entire chapter to the subject. Unnecessary
14 construction on Pier 6 Uplands puts more than 1,000
15 additional human beings directly in harm's way in a
16 site designated by the City itself as a hurricane
17 evacuation zone one, the first of six such zones to
18 be evacuated in an emergency. And, of course, it
19 increases the burden on the City's already
20 challenged emergency services.

20

21 Fourth, is the obvious defect is
22 that it doesn't consider what is clearly the best
23 alternative for minimizing adverse impacts of
24 climate change, limit construction as promised to
25 what's essential to support the park's financial
needs.

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We don't know when the next storm will come but it come it will. And when it does, the Mayor and the Deputy Mayor won't be blamed for the havoc it wreaks. ESD, as the lead environmental agency, will be if it does not fulfill its obligations and so will the Governor, the man who appointed this board and warned you against those very consequences.

ESD Directors, please do the right thing and require the full environmental assessment, including an objective on bias analysis of the park's legitimate financial needs, not one bought and paid for my park management before allowing any further development.

Thank you.

(Applause.)

THE HEARING OFFICER: Thank you Mr. Houck.

The next speak is Carole Rafferty.

(Audience participation.)

MS. RAFFERTY: Hello. My name is Carole Rafferty. I'm here on behalf of Build Up New York. I'm a representative for them.

We are an alliance of more than

1

2 200,000 hard working men and women in the
3 construction industry, building services and
4 hospitality industries. Together we work --
5 together we advocate for safe, responsible
6 development that strengthens our community.

7

8 We are here today in support of
9 Pier 6 development and the proposed changes to the
10 General Project Plan, which much needed good jobs,
11 affordable housing to the Brooklyn waterfront.

12

13 Thousands of us live in Brooklyn,
14 including myself. In fact, I live a short walk
15 from Brooklyn Bridge Park. As a long-time Brooklyn
16 resident, I am excited about the development on
17 Pier 6. The jobs that will be created are middle
18 class jobs that allow workers to provide for their
19 families.

20

21 I have been an ironworker for 21
22 years. I'm an instructor and I'm the director of
23 the apprenticeship program, which provides workers
24 with the skills they need to work safely. At the
25 iron work apprenticeship program, we specialize in
safety training. We train our apprentices
especially in the wearing of harnesses to prevent
injuries and fatalities on the site.

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Pier 6 will include 30 percent of affordable housing with no public subsidies. This is particularly important since the project size and height has been reduced in response to community concerns. The inclusion of 30 percent affordable housing in addition to a reduction of 100 units from the public without public subsidies, is something to be praised.

Working families need both good jobs and affordable housing. This project will add to the stock of affordable housing in the neighborhood. There are many working and middle class families are getting priced out of.

Additional community benefits have been include in the proposed Modifications to the GPP, which bring value to the community space plus a 75-seat Pre-K. The changes reflected in the proposed GPP reflect many of the concerns raised by the community stakeholders, including us. While we strongly urge support for the proposed changes to the GPP, we also encourage continued engagement with local elected officials and the Brooklyn community.

It is worth mentioning that the

1

2 Brooklyn Community Board 2 covering the park area,
3 voted to support the proposal before you. Tonight
4 you will hear a number of our members and we have
5 some written background material for you as well.

6 Thank you for the opportunity to
7 testify before you today and we urge support for
8 Pier 6 development.

9 (Applause.)

10 (Audience participation.)

11 THE HEARING OFFICER: Thank you,
12 Ms. Rafferty.

13 The next speaker is David
14 Danverville -- or the next five speakers are:

15 David Danverville;

16 Buddy Scotto;

17 Tiffany Faulk; and,

18 Janice Smith;

19 As well as Ben Fuller.

20 David Danverville?

21 MR. IERWOOD: Good night, folks.

22 I'm Steven Ierwood and I'm talking
23 on behalf of David Danverville and I'm going to
24 speak as he.

25 Good evening. My name is David

1

2 Danverville and I'm here representing Build Up New
3 York City. I live in Brooklyn and I work as an
4 elevator constructor.

5

I am here today because I'm
6 supporting the Modification of Brooklyn Bridge Park
7 General Project Plan so we bring good, safe jobs to
8 Pier 6.

9

The selection of a responsible
10 developer not only protects workers but also puts
11 the public safety first. This is important to me
12 because I know how dangerous construction work can
13 be. In fact, according to 2014 OSHA statistics, 48
14 percent of total work place fatalities in New York
15 City were construction related.

16

I'm thankful that even as a
17 construction worker in the elevator industry, I can
18 speak up when I see unsafe conditions on the job
19 sites where I work. However, not all construction
20 employers are committed to maintaining high safety
21 standards, notably 75 percent of construction
22 fatalities in New York City in 2014 occurred on job
23 sites where contractors did not participate in
24 State approved training and apprenticeship
25 programs.

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Construction accidents don't only hurt workers but sometimes the public is in dangerous by -- of items falling from the site. Good safety practices where we, the worker, can point out issues to employers, keep us safe and keep the public safe as well.

Brooklyn Bridge Park Corporation has made a commitment to the community about bringing good and safe jobs to Pier 6 that also protects the public safety by ensuring contractors employed on the project participate in safe, approved training and apprenticeship programs.

The Brooklyn Bridge Park Corporation has demonstrated to the community that they're committed to creating good jobs, good safe jobs for our community and the kind of jobs that will build a strong middle class and good for the local economy.

Thank you for the opportunity to share my thoughts and we urge you to vote in favor of BBP General Project Plan.

Thank you.

(Applause.)

THE HEARING OFFICER: Sir, what is

1

2 your name again?

3

This person --

4

THE HEARING OFFICER: Your name.

5

MR. IERWOOD: Steven Ierwood.

6

THE HEARING OFFICER: How do you

7

spell that?

8

MR. IERWOOD: S-t-e-v-e-n

9

I-e-r-w-o-o-d.

10

THE HEARING OFFICER: Thank you.

11

The next speaker is Buddy Scotto.

12

(No response)

13

THE HEARING OFFICER: Buddy

14

Scotto's not here.

15

The next speaker is Tiffany Faulk.

16

MS. FRIEDLANDER: I am going to

17

read a statement from Tiffany Faulk.

18

Like many working people, she had

19

to leave. She was here about over three hours and

20

had to -- has to get up early in the morning.

21

THE STENOGRAPHER: What's your

22

name?

23

MS. FRIEDLANDER: My name is

24

Lenmore Friedlander.

25

And -- so here is Tiffany's

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statement.

My name is Tiffany Faulk. I am 28 years old and I've lived in Brooklyn for many years.

I am a heat and frost insulator and a Navy veteran. I was selected for the Helmets to Hardhats Program that prepares veterans like me for jobs in construction. That program gave me the skills to become an apprentice and learn my trade.

I'm also here representing Build Up NYC.

I got my start as a field apprentice where I was able to work under someone who gave me feedback and mentored me while taking classes to develop my schools and learning to work safely.

I got placed on a job working for a responsible employer. These are the kinds of good paying jobs that we created at Pier 6. I'm here because I want to help other workers have the same opportunities that I had. We need more good jobs like the kinds that we created on Pier 6.

We urge that this project proceed since it's clear that the developer's made a

1

2 commitment to good jobs at Pier 6 that provide fair
3 wages, retirement and health insurance benefits for
4 the construction, maintenance, operation and
5 security workers.

6 This development opens up the
7 opportunity for safe, good construction jobs and
8 once the work is done, they'll be other
9 opportunities for permanent jobs on the site, the
10 kind of opportunities that allow somebody like me
11 to get my own place, to help my family and to plan
12 for the future. These are opportunities that will
13 be available to grow the middle class.

14 Thank you for the opportunity to
15 speak tonight.

16 We urge the ESDC to vote in favor
17 of the Pier 6 development and the proposed changes
18 to the General Park Plan.

19 I should say that Build Up New
20 York represents nearly 200,000 hard working
21 families committed to good jobs and responsible
22 development.

23 Thank you.

24 (Applause.)

25 THE HEARING OFFICER: Thank you,

1

2 Ms. Faulk.

3 The next speaker is Janice Smith.

4 MS. SMITH: Good evening.

5 My name is actually Tamara

6 Brummer. I'm speaking on behalf of Janice Smith.

7 She too had to go to work.

8 THE HEARING OFFICER: How do you
9 spell your name?

10 MS. BRUMMER: My name?

11 THE HEARING OFFICER: Yes.

12 MS. BRUMMER: Tamara, T as in
13 Tom, a-m-a-r-a. Brummer, B as in boy, r-u-m-m-e-r.

14 THE HEARING OFFICER: Thank you.

15 MS. BRUMMER: Thank you.

16 Good evening, everyone.

17 My name is Janice Smith and I'm a
18 security officer. I've lived in Flatbush, Brooklyn
19 for eight years and I've seen a lot of changes in
20 our community. Some of these changes at Pier 6,
21 however, make me hopeful that I can continue
22 providing for myself and my family here in
23 Brooklyn.24 When I moved to Brooklyn, it was a
25 place where I could put down roots and raise a

1

2 family in a safe, diverse and affordable community.
3 However, over time it has become more difficult for
4 me to provide the type of life that I want for
5 myself. Rents keep rising. As we all know, it's
6 harder and harder to find a place in Brooklyn to
7 call home.

8

However, the Pier 6 development
9 creates good jobs, good safe jobs, as well as
10 affordable housing for folks like me. Brooklyn has
11 been my home for a long time and I want to continue
12 calling it my home but without a plan for
13 affordable housing, Brooklyn will be off limits to
14 hard working people like me.

15

I have a job with wages and
16 benefits and I want to continue to support myself
17 without leaving Brooklyn. If you increase the
18 affordable housing, Brooklyn will continue to be a
19 home like myself.

20

Thank you for the opportunity for
21 me to share my story with you tonight.

22

As a member of Build Up New York,
23 we urge the Empire State Development Corporation to
24 vote in favor of the Modifications for the Brooklyn
25 Bridge Park General Project Plan.

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Thank you.

(Applause.)

THE HEARING OFFICER: Thank you,
Ms. Brummer.

MS. BRUMMER: I just want to say
that you represent people who live in this
community and I think it's very disrespectful that
you do to your neighbors like that. You know, you
don't have to agree with everything that people say
but have some common courtesy for your neighbor.

Thank you.

(Applause.)

(Audience participation.)

THE HEARING OFFICER: Ben Fuller.

(No response.)

THE HEARING OFFICER: Is Ben
Fuller here?

(No response.)

THE HEARING OFFICER: In that case
we'll be taking a five minute break.

(Audience participation.)

(At 10:06 p.m., the hearing was
temporarily recessed.)

(At 10:25 p.m., the hearing was

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resumed.)

THE HEARING OFFICER: Will everybody please take a seat.

The next several speakers are:

Carl Arnold;

Joan Goldberg;

Nathan Scheidler;

Amanda Taper;

Douglas Eisenstein;

Bruce Silverblade; and,

Amy Spitzer.

Carl Arnold?

MR. ARNOLD: My name is Carl Arnold. I'm the chair of the Atlantic Chapter of the Sierra Club. That's the New York State Chapter.

Because of what's been said earlier, I'm not going to repeat certain things so I've shortened what I'm going to say.

But there were a couple of remarks from Dr. Ben Strauss, who's vice president of Sea Level and Climate Impacts at Climate Central, an independent, non-advocacy research organization.

He says that a two-foot rise in

1

2 sea level would increase the annual risk of a flood
3 five feet above the high tide line from under three
4 percent to over 30 percent but a two-and-a-half
5 foot rise would make that an annual event.

6

A five-foot flood covers about
7 half the area between Joralemon Street and Park
8 Loop Road, while a Sandy-height flood extends to
9 Furman Street.

10

A six-foot rise, possible by the
11 end of the century, would make the Sandy-height
12 flood an event occurring every other year. And now
13 we've heard tonight that the expected rise in sea
14 level is between 15 and 30 feet by the end of the
15 century and that's probably a conservative
16 estimate.

17

Therefore, not only are worse
18 storms and floods projected due to forward looking
19 models and sea level projections but, also, we are
20 in the midst of observed rising trends, including
21 the historical sea level rise.

22

That's the end of Dr. Strauss'
23 statement. Now some of my own.

24

Buildings constructed on stilts
25 are vulnerable to galeforce winds and driving

1

2 rains, which can not only knock down trees and
3 buildings, as well as spray corrosive salt water on
4 upper floors and knock out equipment, even if the
5 building is elevated.

6 Just a couple of quotes from two
7 recent articles. One from July 7th, the headline,
8 this was in Esquire magazine -- "By the end of
9 human civilization is your day job. The subject,
10 among many climate scientists, gloom has set in.
11 Things are worse than we think but they can't
12 really talk about it. We ignore this at our
13 peril."

14 And the Daily Beast, just over a
15 week ago in an article about a new paper from James
16 Hansen, the headline says, Climate Change - James
17 Hansen issues his direst forecast yet.

18 So we've heard about the rise of
19 sea level 15 to 30 feet by the end of the century.
20 How many by 2050 or 2030? Ice sheets grow to
21 exponential rates, shedding dangerous amounts of
22 mass in a matter of decades - that's decades.

23 Does spending many millions to
24 build next to and into water sound like a plan
25 that's rational?

1

2

THE HEARING OFFICER: Your time

3

is up.

4

MR. ARNOLD: You're welcome.

5

THE HEARING OFFICER: The next

6

speaker is Joan Goldberg.

7

MS. GOLDBERG: I wish I could do

8

what Lucy did with the mic. Can you hear me?

9

A VOICE: Step a little closer.

10

MS. GOLDBERG: Okay.

11

A VOICE: You can pull it out.

12

MS. GOLDBERG: All right.

13

I don't want to be repetitive but

14

it's hard. This is not about funds to support park

15

maintenance. It's not about affordable housing.

16

That's a trojan horse. Nice try.

17

(Applause.)

18

MS. GOLDBERG: It's about real

19

estate development. It's about profit taking and

20

it's about political clout.

21

The park as is, is too small. I

22

watch hundreds, thousand of people coming and going

23

from the park. On the weekend I feel sorry for

24

them. They can't get there. They come by the

25

thousands, trudging down the street carrying their

1

2 coolers, hoping for a nice day.

3

4 Walk around in the park on the
5 weekend when it's really crowded and then watch
6 those people coming back up the hill, one entrance
7 to the park. They don't look happy. It's not like
8 Prospect Park or Central Park or the parks where I
9 come from, which is Chicago, where there's an
incredible lakefront that hasn't been spoiled.

10

And I don't know how you sleep at
11 night or how you justify what you're doing but
12 I --

13

(Applause.)

14

MS. GOLDBERG: -- want to say,
15 shame on you. Shame on all of you.

16

I was going to bring tablets and
17 dress as Moses, point to 7 and 8 and say, thou
18 shalt not lie and thou shalt not steal.

19

(Applause.)

20

(Audience participation.)

21

THE HEARING OFFICER: Thank you,
22 Ms. Goldberg.

23

The next speaker is Nathan
24 Scheidler.

25

(No response.)

1

2

THE HEARING OFFICER: He's not

3

here.

4

The next speaker is Amanda Taper.

5

(No response.)

6

THE HEARING OFFICER: We will try

7

Douglas Eisenstein.

8

MR. EISENSTEIN: The third time's

9

a charm.

10

(Applause.)

11

MR. EISENSTEIN: I'm Douglas

12

Eisenstein and I'm here speaking on behalf of the

13

board of One Brooklyn Bridge Park managers.

14

As many here have already noted,

15

the General Park Plan set forth specifically that

16

only so much housing in the park as is necessary --

17

and should be build that is required to support the

18

annual maintenance and operations of the park.

19

These are not just words. These

20

are not just words in a document. They created a

21

public promise, a public contract and a public

22

trusts.

23

This park is unique. It was made

24

possible by the inclusion of residential and

25

commercial development within the park.

1

2 Recognizing the public's trepidation in including
3 private development in a public park, a commitment
4 was made to include only such development as was
5 required.

6

To permit the development of Pier
7 6 to proceed without the park demonstrating that
8 the revenue from the project is necessary to meet
9 the annual maintenance and operations of the park,
10 would aggravate the public trust and public
11 contract.

12

To date, not only has the park
13 failed to demonstrate the financial need, it has
14 failed to be transparent. As Justice Brandeis
15 said, sunshine is the best disinfectant. It was
16 true when he said it. It is true now.

17

But the park has not provided the
18 community, elected officials or the CAC with the
19 same raw data and materials that it provided to its
20 independent consultant. It should do so before the
21 EDC proceeds further so that the public can comment
22 on those materials in the same way that its own
23 expert has.

24

In the simplest of terms, it is
25 difficult to fathom how the park has demonstrated a

1

2 financial need for the revenue from Pier 6 when its
3 own analysis shows that \$400 plus million will be
4 swept from the park to the City coffers starting in
5 2037.

6

The real estate values in Brooklyn
7 have skyrocketed since the park's projections and
8 budgets were first promulgated. The development
9 projects in the park to date have demonstrated
10 ground lease and pilot payments that the park could
11 only have dreamed of yet it is somehow still
12 doesn't have enough money. Something doesn't make
13 sense with that and that's why an independent
14 analysis, a true independent analysis needs to be
15 -- needs to be performed.

16

And more importantly, I implore
17 the EDC to fulfill the public promise that was made
18 to build the least amount of development in the
19 park as is financially necessary. If the revenue
20 from Pier 6 is necessary, so be it. But before
21 these very permanent buildings are -- are
22 constructed, let us be sure that they are truly
23 necessary.

24

Indeed the park says that the
25 revenue from Pier 6 is necessary but it doesn't

1

2 specify how much. The ability to build site B is
3 two-third affordable housing, demonstrates that at
4 least much housing is not necessary to fund the
5 park.

6

We cannot trade one public policy
7 goal for another. Affordable housing is critical
8 but so is well planned parkland.

9

We also must have the courage and
10 fortitude to look at the options that are
11 available. Look at municipal borrowing. The
12 preventative maintenance that is -- is intended to
13 be undertaken is a capital cost that should be
14 typically funded and financed by debt. That's what
15 other companies would do. That's what other
16 governments would do.

17

It is difficult to imagine any
18 entity if the revenue streams of the park could not
19 afford to borrow -- to fund this preventative
20 maintenance when its own financial calculations
21 show that \$400 million would be available to swept
22 to the City. If that money is available to be
23 swept to the City, it is there to be also -- to
24 fund and also finance the debt in order to obviate
25 the need for these buildings within the park.

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(Applause.)

MR. EISENSTEIN: Finally --

THE HEARING OFFICER: Your time is up. Please, it's getting late.

MR. EISENSTEIN: I'm sorry. Did I have six minutes as part of an organization? I just have one more comment.

THE HEARING OFFICER: Are you representing the homeowner -- the cooperative --

MR. EISENSTEIN: The cooperative condo property, yes, as the president of the board.

THE HEARING OFFICER: And that was a board resolution, I take it?

A VOICE: It is. I'm also on the board.

THE HEARING OFFICER: Okay. Six minutes.

MR. EISENSTEIN: Another option would be to consider a smaller built together with debt financing so that construction could then be minimized within the park.

Moving to the need for a Supplemental Impact Statement.

The Technical Memorandum is what

1

2 it is. I maintain that one only need look around
3 at -- at what is actually happening to realize the
4 need for a Supplemental Impact Statement. One only
5 needs to look at the overcrowding in area schools,
6 the traffic on Atlantic Avenue, Furman and
7 Joralemon and Old Front Street and the other
8 strains other public resources, to know that an
9 SEIS is necessary.

10

Make sure that buildings, if the
11 buildings, are appropriate and make sure that they
12 are appropriate to be built. And if they are to be
13 built that appropriate mitigation is assured to --
14 so that our infrastructure is not taxed.

15

In closing, I implore the -- the
16 EDC to uphold the public trust and to deny the
17 Modifications to the General Park Plan until such
18 time that the park has justified the needs for the
19 development in full public view in a transparent
20 way and to assure that the impact is mitigated in
21 terms of this -- this park that we should all be
22 proud of.

23

Thank you for your time and thank
24 you for extending this meeting and staying here to
25 hear all the public comments that -- that should be

1

2 made today.

3

Thank you.

4

THE HEARING OFFICER: Thank you,

5

Mr. Eisenstein.

6

(Applause.)

7

THE HEARING OFFICER: Bruce

8

Silverblade;

9

Abby Spitzer.

10

The next speakers, please come to

11

the front.

12

Isabelle Rothberg -- twice.

13

Bill Orm;

14

Anthony Manheim;

15

Chris Bastian;

16

Daniella Giuseppe;

17

Waca Doubledam;

18

Catherine Fitzsimmons;

19

Samara Daily;

20

Pam Dower;

21

Starting with Isabelle Rothberg.

22

(No response.)

23

THE HEARING OFFICER: Isabelle

24

Rothberg is not here.

25

Isabelle Felipe?

1

2

(No response.)

3

THE HEARING OFFICER: Isabelle

4

Felipe's not here.

5

Bill Orm.

6

(No response.)

7

THE HEARING OFFICER: Anthony

8

Manheim.

9

(No response.)

10

THE HEARING OFFICER: Chris

11

Bastian.

12

MR. BASTIAN: Good evening.

13

My name is Chris Bastian. My wife

14

and I live at 38 Sydney Place. We've lived there

15

for the last 18 years.

16

I work in New York City as an

17

urban planner for the last 25 years and one of my

18

job responsibilities is to study future demographic

19

trends.

20

My wife and I welcomed Brooklyn

21

Bridge Park. We are charter members and patrons of

22

the Park Conservancy. We're cognizant of the costs

23

involved in the park's construction and maintenance

24

and have accepted, reluctantly, the principle the

25

real estate proceeds will be used to pay for park

1

2 expenses. However, we do not accept the Park
3 Corporation's assertion that generating the needed
4 revenue to run the park requires development on the
5 scale proposed for Pier 6.

6 The economic analysis issued
7 yesterday claims that the level of development is
8 needed, in part, because the real estate market is
9 too volatile to count on continued growth. That
10 prices couldn't possibly keep going up. They're
11 going to drop at some point and we have to be
12 prepared and that real estate prices have reached a
13 point in Brooklyn where they have become no longer
14 affordable to the market and, therefore, will drop
15 as well.

16 I challenge both points. The 2040
17 population forecast prepared by the New York
18 Metropolitan Transportation Council, a State agency
19 that prepares the demographic forecast for New York
20 City, projects that the City's population will rise
21 by an additional 1.1 million people. That is more
22 than the population of the entire city of San
23 Francisco, in the next 25 years.

24 Those people are going to need to
25 live somewhere. They're going to need housing.

1

2 There's going to be demand for housing.

3

4 I also noted, coincidentally,
5 today's *AM New York* and their headline, New York's
6 Brooklyn's bidding wars (indicating.) Market
7 forcing buyers to go higher than asking prices.
8 There is demand for housing in New York City.

8

9 Well, it may be the case that
10 housing prices in Brooklyn are moving out of an
11 affordable range and may be subject to reduced due
12 to demand, that does not necessarily apply to
13 specialty housing targeted at high income
14 residents. One need only look at the ultra high
15 towers dotting the landscape in midtown Manhattan
16 to understand the unique real estate opportunities
17 will always find a market. Unique opportunities,
18 such as housing with a waterfront view and a park
19 in the front yard.

19

20 There's no evidence that housing
21 of the type proposed at Pier 1 and Pier 6, but
22 built on a smaller scale while still -- including
23 affordable housing, will not generate more than
24 enough PILOTS to meet the park's needs. Prudent
25 economic forecasting is reasonable. Overly
pessimistic forecasting is not.

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I urge the Park Corporation to reject the proposed amendment and reevaluate its financial needs based on the realities of New York's market and revise its estimate of the amount of housing required.

Thank you.

THE HEARING OFFICER: Thank you, Mr. Bastian.

(Applause.)

THE HEARING OFFICER: The next speaker, Danielle Giuseppe.

(No response.)

THE HEARING OFFICER: Winka Dubbledam -- Doubbledam.

(No response.)

THE HEARING OFFICER: Catherine Fitzsimmons.

(No response.)

THE HEARING OFFICER: Samara Daly.

MS. DALY: Hi. Samara Daly, 249 President Street, Brooklyn, New York 11231.

Thank you for the opportunity to speak this evening.

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5

I've been living in the neighborhood for over 15 years; first in Brooklyn Heights and most recently raising our family in Carroll Gardens.

6

7

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9

10

In addition, I have worked directly over the years with both the Brooklyn Bridge Park Conservancy and, more recently, with St. Ann's Warehouse, with the Tobacco Warehouse readaptive use.

11

12

13

14

15

As an active family, myself and my husband and our seven-year old son, are active users of Brooklyn Bridge Park for all of its amazing parkland, playgrounds and exploration we take part in year round.

16

17

18

19

Brooklyn Bridge Park has always been established and developed as a self-sustaining park and as a result, development for Pier 6 is essential for the park for overall sustainability.

20

21

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Brooklyn Bridge Park and its dedicated board has chosen incredibly smart and creative designs, developers and financial models that complement the exquisite park that MVVA has designed and that is needed for the park for generations for families to enjoy over time.

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What's more, many of these development parcels have brought forth exciting community uses like partnerships with the Brooklyn Children's Museum, the Brooklyn Historical Society and now at Pier 6, much needed Pre-K expansion and, yes, restrooms too that we all need.

I'm here today to respectfully request that you approve the proposed Modifications to Brooklyn Bridge Park's General Park Plan. I understand that the proposed changes to the GPP will allow for Pier 6 development proposal that will improve the existing plan and also allow for the completion of this much needed amazing park. Our family welcomes these changes.

Brooklyn Bridge Park is such a special place that it has changed our waterfront landscape for the better for all New Yorkers and visitors throughout the country to come and enjoy. We are excited and support the completion of this park and now is the time to do that.

Thank you very much.

(Applause.)

THE HEARING OFFICER: Thank you, Ms. Daly.

1

2

Pam Dower.

3

(No response.)

4

THE HEARING OFFICER: The next

5

set of speakers will be:

6

Bernie Tessler;

7

Laurel Brown;

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Jacob Pascaladasco;

9

Josh Gold;

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Milton Currier;

11

Michael Aiello; and,

12

Johalok Alok;

13

Carl Arnold;

14

Beth Heiler;

15

Dr. Ben Strauss;

16

Bobby Crouder;

17

Hunter Martin;

18

Christopher Gough;

19

Ron Roth; and,

20

Rick Luftglass.

21

Is Bernie Tessler here?

22

(No response.)

23

THE HEARING OFFICER: Laurel

24

Brown.

25

(No response.)

1

2

THE HEARING OFFICER: Jacob

3

Pascaldasco?

4

(No response.)

5

MS. BROWN: I'm here.

6

THE HEARING OFFICER: You're

7

Laurel Brown?

8

MS. BROWN: Yes, sir.

9

Good evening.

10

I've lost track of time. I'm not

11

sure if we're in the next morning or not but just

12

bear with me.

13

My name is Laurel Brown and I'm

14

executive vice president at the Downtown Brooklyn

15

Partnership. For your reference, our virtual

16

address is: www.downtownbrooklyn.com. But our

17

physical address is 1 Metro Tech.

18

On behalf of the partnership, I'm

19

here tonight to voice our strong support for the

20

Modification that has been presented by the

21

Brooklyn Bridge Park.

22

As you may know, the Downtown

23

Brooklyn Partnership is a non-profit organization

24

that serves as a primary champion for downtown

25

Brooklyn's business, cultural, educational,

1

2 residential and retail destination.

3

4 We also work with the -- both the
5 public sector and the private sector to manage
6 about 1.1 million square feet of public space. So
7 we acutely understand the needs to then figure out
8 the financing to them maintain public space for
9 people.

9

10 And Brooklyn Bridge Park is a
11 major amenity that strengthens our neighborhood.
12 And it's important in boosting not only the economy
13 of downtown Brooklyn but the vibrancy of this
14 community cannot be overstated.

14

15 In addition to any stats you've
16 heard throughout the night, in addition to adding
17 10,000 square feet of parkland as part of the
18 proposal, the proposed pier development will allow
19 the park to make upfront infrastructure repairs,
20 thereby saving an estimated \$40 million in
21 guaranteeing that Brooklyn Bridge Park will
22 continue to serve the community for the foreseeable
23 future.

23

24 Further, the proposal adds, as we
25 all know, 75 seats of universal Pre-K space, much
needed restrooms and 1,500 square feet of community

1

2 facility.

3

4 Additionally, we support the
5 proposed Modification because of the units of
6 affordable housing that are proposed.

7

8 A big part of the work that we do
9 at the partnership is connecting our community to
10 the amenities and services that are -- that would
11 otherwise be available to them. Significant
12 affordable housing opportunities have arisen as
13 part of the residential development in downtown
14 Brooklyn and working with elected officials and
15 housing advocates, we've been conducting seminars
16 for area residents to understand the application
17 process so they can better connect with the
18 affordable opportunities that are out there.

19

20 And kind of as alluded to earlier
21 by the Deputy Mayor, from our perspective, we've
22 seen nearly 3,500 neighborhood residents have taken
23 advantage of the seminars that we've led thus far,
24 numbers that speak to desperately needed affordable
25 housing in the area.

26

27 And that Pier 6 project provides
28 all these communities -- creates community benefits
29 and helps guarantee the future of Brooklyn Bridge

1

2 Park. BBP enthusiastically supports this project
3 and the GPP Modification being contemplated.

4

Thank you for your time.

5

Good evening, good morning.

6

(Applause.)

7

THE HEARING OFFICER: Thank you,

8

Ms. Brown.

9

Jacob Dalsco?

10

(No response.)

11

THE HEARING OFFICER: Josh Gold?

12

(No response.)

13

THE HEARING OFFICER: William

14

Currier?

15

(No response.)

16

THE HEARING OFFICER: Michael

17

Aiello?

18

(No response.)

19

THE HEARING OFFICER: Andrew

20

Hollwock?.

21

(No response.)

22

THE HEARING OFFICER: Carl

23

Arnold?

24

(No response.)

25

THE HEARING OFFICER: Beth

1

2 Heiler.

3 MS. HEILER: Hi. Good evening.

4 My name is Beth Heiler. I reside
5 at 75 Imlay Street.6 I could speak representing the 50
7 waitlisted parents in that capacity in six minutes
8 but I won't take six minutes because thank you for
9 being here for such a long time.10 I also write for the *Brooklyn*
11 *Heights Blog* and it's going to be very difficult
12 for me to write an impartial piece because I feel
13 very, very strongly about opposition to this -- to
14 these towers in this park.15 For all of the reasons that all of
16 the electeds and experts spoke about this evening,
17 I don't need to repeat them, you've heard them over
18 and over and over again, there's been more
19 opposition to this plan than support.20 Traffic, access to emergency
21 services, gateway to the park. We've heard from
22 urban planners. We've heard from financial experts
23 on how you can better manage money. But my biggest
24 concern is, if you cannot fix a bouncy bridge and
25 it's costing \$700,000 and there's no transparency

1

2 about how that -- how that bridge is going to
3 reopen, how can the public trust you to be truthful
4 about the finances for a project of this capacity?

5

(Applause.)

6

MS. HEILER: We can't even get a
7 straight answer about when the bridge is going to
8 reopen. That's just one example of a lack of
9 transparency from your organization.

10

There's a large group of people in
11 this public who came to this meeting tonight who
12 don't trust what you tell us.

13

But the bottom line is, Pier 6,
14 the Library, not LICH because that's District 15.
15 The real problem here is that there is no
16 discussion of infrastructure at all. Zero. You
17 have a responsibility to the people who already
18 live here, not the people who don't live her yet.
19 You've a responsibility to the people who live in
20 this neighborhood and what it means to add
21 additional capacity.

22

I will admit, I use the park. I
23 use it all the time. I love the park. I have a
24 four-and-a-half year old son. But I can't go there
25 on the weekends, it's too damn crowded. I have to

1

2 go at Tuesday at ten o'clock in the morning. So
3 it's in my neighborhood and, yes, the entire City
4 comes to use it and that's fabulous. But there's
5 already overcrowding in your park. What does do to
6 the park when you add additional housing?

7 So I'm imploring you to use your
8 sense of common decency and think about really
9 planning, really, really planning. There is no way
10 to rezone Brooklyn Bridge Park out of P.S. 8.

11 I have worked with the CAC, all
12 the work I've done with, We are P.S. 8 Too, the 800
13 signatures we got on the petition, the community
14 engagement meetings. There is no amount of
15 rezoning that is going to keep P.S. 8 from being
16 overcrowded when this tower goes up, when the
17 Library tower goes up. There needs to be a system
18 by which everyone who wants to build is speaking to
19 one another so that as responsible board members of
20 this -- of this park, you are serving the
21 community.

22 Thank you.

23 (Applause.)

24 THE HEARING OFFICER: Thank you,
25 Ms. Heiler.

1

2

Dr. Ben Strauss?

3

(No response.)

4

THE HEARING OFFICER: Bobby

5

Crowder?

6

(No response.)

7

THE HEARING OFFICER: Hunter

8

Martin?

9

(No response.)

10

THE HEARING OFFICER: Christabel

11

Gough.

12

MS. GOUGH: Yes, I'm here.

13

(Applause.)

14

MS. GOUGH: I'm Christabel Gough

15

and I'm speaking for the Society for the

16

Architecture of the City at 45 Christopher Street,

17

New York.

18

We do not support approval of the

19

proposed Modification of the Brooklyn Bridge Park

20

General Project Plan. The language is very broad

21

and could be construed to grant highly

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inappropriate powers to a lightly-regulated public

23

authority, which is at liberty to interpret its

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mission in ways that do not necessarily benefit the

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general public, as opposed to expediting the

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business plans of a particular industry.

Although this GPP Modification has been represented as serving to promote affordable housing, it does not, in fact, require affordable housing but merely makes it a possible alternative. It leaves it to the discretion of the board to determine, and this is a quote, "to determine the number and affordable -- the number and affordability of residential units in each building."

This language is so broad that surely it could be used to permit not more affordable housing as is claimed, but the exact opposite and increased luxury housing presence.

There's no lower limit on the number of units to be built, only a cap. If the Board of Directors of the Brooklyn Bridge Park Corporation so determined, under the proposed language, the number and affordability of residential units could be reduced to a smaller number of more expensive units, on the model of the new buildings now rising so prominently on West 57th Street in Manhattan.

If the purpose of these

1

2 Modifications is to regulate, not to deregulate,
3 they should specify the public benefits they
4 supposedly promote.

5 Further, the text, notwithstanding
6 anything else in the GPP and without regard to
7 project finances, is unacceptable. It creates a
8 precedence for untying future development from the
9 financial needs of what we call the park. After
10 the release of the Denham Report yesterday, we have
11 to suppose that the Corporation is prepared to
12 tremble at the "myriad of risks" that their
13 economist imagines, requiring an incredible pile of
14 gold on hand to prevent every conceivable physical
15 shortfall.

16 Remember that this park -- am I
17 getting three or six?

18 A VOICE: You get six.

19 THE HEARING OFFICER: You get
20 six.

21 MS. GOUGH: Thank you.

22 We suppose that the Corporation is
23 trembling at the myriad of risks.

24 Remember that according to this
25 report, despite its 100,000 weekend visitors, this

1

2 park is threatened by a lack of nearby public
3 transportation, not to mention the quaintly named
4 exogenous shocks that might occur.

5 So while the supposed financial
6 needs are immense and practically boundless, still
7 they might not be enough to justify what the
8 industry hopes to build here. And so the original
9 connection between park maintenance and the income
10 stream from private investment is proposed to be
11 broken.

12 So with five little words, without
13 regard to project finances, the Corporation will
14 blitz the entire rationale for the original
15 economic structure of the Brooklyn Bridge Park and
16 create an opportunity for a new kind of waterfront
17 mayhem.

18 This does tend to justify the
19 skeptics who years ago were critical of the
20 financial model for this new, authority-governed,
21 no-cost, park-like entity, which had to be, we were
22 told, because we could no longer afford a
23 traditional city-owned park.

24 Thank you.

25 (Applause.)

1

2

THE HEARING OFFICER: Thank you,

3

Ms. Gough.

4

The next speaker is Ron Roth.

5

MR. ROTH: I've been doing

6

preservation work and urban design work in New York

7

City since the 1970s. And I see in this plan

8

disturbing parallels to the Coney Island master

9

plan.

10

At Coney Island there was 80 acres

11

of outdoor amusements ,was downzoned to about 25

12

and invaluable boardwalk acreage, a lot of upper,

13

middle class housing, middle size retail and middle

14

size retail is included in the plan totally

15

disregarding the nature of Coney Island.

16

And the first amusement that

17

reopened, Astroland, on a tiny three-acre footprint

18

was twice as successful as anyone predicted,

19

showing that their vision was shrunken. And that's

20

exactly the case with this -- with this plan.

21

It's hard to do planning with less

22

grace than the Port Authority does but this plan

23

and this Corporation has done that.

24

(Laughter.)

25

(Applause.)

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MR. ROTH: The Port Authority was actually assigned Piers 1 to 6 in the last 1980s. And they planned a 50-story luxury housing tower on the site of Pier 1. And when I was working at the Port Authority then, I knew that the Brooklyn Heights community would not -- would not like this at all. And I said that to them and they were -- in short order, the Brooklyn Heights community reacted and they were kicked out of Brooklyn Heights.

But at least they had the grace to remove themselves from the plan. This Corporation doesn't seem to have that grace. This is -- plan is so -- the park itself, in my view is, everything about it is overscaled and -- and including now the Pier 1 housing is on the very spot that the Port Authority attempted to do housing in the late '80s.

With the Port Authority, at least they removed themselves but this -- this Corporation remains there. They've already blocked views of the Brooklyn Bridge.

If there were two things that they should be assigned to do, would be to design a good park and not block views from the promenade. And they failed at both of those counts.

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(Applause.)

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MR. ROTH: I urge you to be very, very wary. There's been a lot of eloquent testimony tonight. Their transparency is basically zero with the Corporation. And the plan is very insensitive in terms of the site and in the same way that the Coney Island master plan, which I hope can be turned around, is insensitive to Coney Island.

Thank you.

(Applause.)

THE HEARING OFFICER: Thank you, Mr. Roth.

Rick Luftglass.

MR. LUFTGLASS: Thank you.

Thank you, everybody, for staying.

Can you hear me okay?

VOICES: Yes.

MR. LUFTGLASS: I'm Rick

Luftglass. I'm the official Community Board 6 representative to the Brooklyn Bridge Park Community Advisory Committee.

The Community Board 6 is the one that abuts Atlantic Avenue, on the south side of

1

2 Atlantic Avenue, includes Red Hook, Columbia
3 Waterfront, Carroll Gardens, Cobble Hill, Boerum
4 Hill and parts of Gowanus and Park Slope.

5 In total, 104,470 people as of the
6 2010 census.

7 I want to make two essential
8 points. One is that since the very beginning of
9 the conceptualization of the park in the 1980s,
10 Community Board 6 has taken a full and consistent
11 position of opposing housing in the park.

12 (Applause.)

13 MR. LUFTGLASS: The position is
14 that there should not be housing in parks. This
15 should not be how parks are financed. And the goal
16 should be to minimize the maximum benefit for the
17 maximum number of people regarding open space. And
18 that's been the consistent, over 25 years position
19 and we maintain that position.

20 So while there have been
21 statements, and consistent statements, from the
22 park that, you know, the park was built upon the
23 premise ten years ago that it had to be self
24 sustaining, or longer, again, the position of the
25 Community Board precedes that and we have always

1

2 taken the position that this is a public amenity
3 that should be paid by public dollars.

4

And at this point, the train has
5 left the station in terms of some of the
6 development that's been done and what the pierhouse
7 is and we know it's a disaster from many
8 perspectives. We've seen other development that's
9 problematic. To exacerbate that with new housing
10 is really an extraordinary mistake.

11

So notwithstanding the basic
12 premise of housing, I do want to comment as well
13 for the ESDC's purposes to comment on the proposed
14 Modification. So that if they were to consider,
15 actually not -- if they were to go back to the
16 drawing board with the premise of financing, that
17 would be our preference. If they are considering
18 the terms of this MGPP, then specific points we
19 would make, and we do advocate for rejection of it,
20 is that the stipulation about only building what's
21 necessary to finance the park has to stay there.
22 That's a fundamental premise and to cede that rule,
23 to take it out of the language is grossly
24 inappropriate.

25

(Applause.)

1
2 MR. LUFTGLASS: We oppose the
3 concept of ceding full control over the number and
4 distribution of apartments within the two
5 buildings. Effectively by -- truly segregating the
6 two buildings, there was a comment by the architect
7 that, well, we're not creating a corridor.
8 Actually, what they're doing is creating a poor
9 building by segregating the affordable housing in
10 one building and the luxury housing in another.
11 That is counter to ever principle we have as New
12 Yorkers.

13 The buildings are too tall.
14 Three-hundred-and-ten feet, or whatever it is, is
15 simply too tall for that area. And we do advocate
16 for the Supplemental EIS. Though we also know that
17 EIS' tend to be stacked as well. And so they can
18 be very frustrating efforts because the scope is
19 defined by the entity based upon particular City or
20 State roles, what's called SEQRA or something like
21 that and the way that those rules are structured
22 make it very easy to draw conclusion as the
23 Technical Memorandum did, was that there would be
24 no adverse effect.

25 So we question what that will

1

2 produce but we think it's necessary in terms of
3 bringing exposure to some of the issues and,
4 perhaps, opening up opportunities for better
5 dialogue about mitigating the impacts.

6 (Applause.)

7 THE HEARING OFFICER: Thank you,
8 Mr. Luftglass.

9 The next set of speakers:

10 Tim O'Brien;

11 Maryann Colleen;

12 Ken Diamondstone;

13 Jamal Lynch;

14 Felix Ciampa;

15 Robert Sherman;

16 Hensley Jameson;

17 Nocktel Reiner;

18 Nina Collards;

19 Frank Siatchio;

20 Pattie Hagan, with an A.

21 Tim O'Brien;

22 (No response.)

23 THE HEARING OFFICER: Maryann
24 Colleen?

25 (No response.)

1

2

THE HEARING OFFICER: Ken

3

Diamondstone?

4

(No response.)

5

THE HEARING OFFICER: Jamal

6

Lynch?

7

(No response.)

8

THE HEARING OFFICER: Felix

9

Ciampa?

10

(No response.)

11

THE HEARING OFFICER: Robert

12

Sherman?

13

Robert Sherman, our next speaker.

14

MR. SHERMAN: My name is Robert

15

Sherman and I live at 210 Congress Street in Cobble

16

Hill. I've lived there for 28 years. My wife has

17

lived in Cobble Hill all her life -- actually, on

18

the same block.

19

When this park was first proposed,

20

we opposed any housing in the park because it's a

21

City park. I don't understand. The Mayor talks

22

about a tale of two cities. Why are residents of

23

Brooklyn Heights and Cobble Hill expected to pay

24

for the Brooklyn Bridge Park and, also, pay for

25

Hudson River Park, the Highline, Adirondack State

1

2 Park, Central Park, Prospect Park, none of those
3 have any skyscrapers in it? It's disgusting. It's
4 also unfair.

5

(Applause.)

6

MR. SHERMAN: This is luxury
7 housing. Luxury housing has driven up the property
8 taxes for the assessed value of co-ops in Cobble
9 Hill and Brooklyn Heights because we're treated as
10 commercial apartment building so all that luxury
11 housing that's been put up so far has driven up our
12 property taxes by 49 percent from 2013 to 2014,
13 there's no end in sight.

14

So what the Mayor will do is end
15 up driving the middle class out of these
16 neighborhoods. That is unfair.

17

I don't understand how the
18 Brooklyn Chamber of Commerce can support something
19 that people who shop at these stores, that are
20 members of the Brooklyn Chamber of Commerce oppose.
21 I don't know. I don't understand why anybody
22 that's a merchant on Atlantic Avenue would actually
23 belong to the Brooklyn Chamber of Commerce, given
24 the position that they took.

25

(Applause.)

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MR. SHERMAN: Affordable housing in

this City has been defined anywhere up to \$100,000

per year in income. What's the definition for this

project? Is it \$100,000? That's pretty high

income for affordable housing. So that doesn't,

you know, it doesn't really need a smell test.

Under federal guidelines, it's

something like 150 percent of the federal poverty

level. Are they going to have rents so people

making \$40,000 a year can live in those? I don't

know. It shouldn't be built at all.

Then there's the footprint logic.

A quarter of an acre. Well, if you look at it

vertically, it's 30 stories on one building for a

quarter-of-an-acre. That's actually

seven-and-a-half acres' footprint, not a

quarter-of- an-acre and that's seven-and-a-half

acres of shadow, wherever that goes when the sun

hits the west.

Thank you very much for listening.

(Applause.)

THE HEARING OFFICER: Thank you,

Mr. Sherman.

The next speaker, Ansley Jameson.

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MS. SAMSON: Ansley Samson.

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THE HEARING OFFICER: Ansley

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Samson.

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MS. SAMSON: That's with that

6

handwriting, yes.

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THE HEARING OFFICER: Ah, Samson.

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A VOICE: Hold the mic up to your

9

face, Ansley.

10

MS. SAMSON: Oh, sorry. I was

11

just looking at that clock and it says two minutes

12

and I'm going to try to keep it to three.

13

I'm Ansley Samson. I'm the

14

immediate past president of the PTA of P.S. 8 and

15

currently heading up with some others, a community

16

affairs committee.

17

I do want to say that Todd

18

Castilow was the official speaker for the P.S. 8

19

PTA earlier this evening, despite the fact that he

20

did not get his six minutes. I'm going to try to

21

keep it to three.

22

I'm going to make a few points

23

just to -- to flag and highlight some things that

24

people have raised already this evening.

25

First, we've heard a lot about

1

2 this, P.S. 8 is incredibly overcrowded to the
3 extent that 50 kids, who are waitlisted for our
4 incoming kindergarten class back in April, and yet
5 the DOE is still projecting that our lower school
6 will be ore overcrowded next year than it was this
7 year. We hover around 140 percent capacity.

8 I -- for over the past years, as a
9 PTA president, I've spoken a bunch before about
10 this, not just about Brooklyn Bridge Park, about
11 some other development projects happening in this
12 neighborhood too. And often I hear people say,
13 this is a real problem. We understand where you're
14 coming from but it's not our problem.

15 We cannot be -- this is not our
16 problem to address. We cannot keep kicking the can
17 down the road and hope that somebody else will
18 address this problem. We need to start addressing
19 the infrastructure needs and the impacts of our
20 development as we bring that development ahead.

21 So like in school capacity here,
22 as we bring on the new development, we need to
23 think about the school capacity needs of that
24 development and address it.

25 The third part -- third point, the

1
2 Technical memo, a lot said about the Memo. The
3 Technical Memo doesn't answer the questions that
4 you need answered in order to engage in informed
5 decision making about this project. I can't go
6 into this in a lot of detail but I want to
7 underscore one thing that Todd said earlier. The
8 Technical Memo does not look at the impact at
9 either Pier 6 or the whole of Brooklyn Bridge Park
10 development on the one school for which all of
11 those developments are zoned, P.S. 8.

12 It's not that the memo looks at
13 the impacts on P.S. 8 and decides they're not
14 significant, the memo simply side-steps impacts on
15 these zoned public schools entirely.

16 Second thing that it also fails to
17 look at the impact of all of Brooklyn Bridge Park's
18 development on our zoned public school. So given
19 that absence, I'm going to take a moment to look at
20 some numbers.

21 Pier 6 alone, according to
22 official stats, would bring just under 100 public
23 school kids, elementary school kids to the P.S. 8
24 zones. All four residential developments are going
25 to bring about 270 public school kids into a school

1

2 zone where the school has the capacity of about
3 500. Two-hundred-and-seventy kids into a public
4 elementary school zone of 500.

5 Like any reasonable standard,
6 these are significant impacts. I'll finish by
7 saying that these school impacts are spilling over
8 into neighboring school zones. As others have
9 mentioned, the Technical Memo states that the eight
10 schools stretching from P.S. 8 to Clinton Hill are
11 currently at 98 percent capacity and will be over
12 140 percent capacity in three years.

13 The residential development
14 included in all of Brooklyn Bridge Park will add to
15 that collective utilization rate. And these are my
16 figures because it's not in the Technical Memo
17 about seven percent. You can do the math. Again,
18 by any reasonable standard, that's a significant
19 impact.

20 You need additional information to
21 engage in informed decisionmaking here. At the
22 very least, get the Supplemental Impact Statement
23 so that you can -- it will -- it may not be the
24 answer to everything but it will help you get the
25 information you need to engage in informed decision

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2 making.

3

Thank you.

4

(Applause.)

5

THE HEARING OFFICER: Thank you,

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Ms. Samson.

7

Naftali Reiner?

8

(No response.)

9

THE HEARING OFFICER: Nina

10 Collins?

11

(No response.)

12

THE HEARING OFFICER: And Patti

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Hagan.

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MS. HAGAN: Thank you for being

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so patient, Mr. Kramer.

16

THE HEARING OFFICER: Thank you.

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MS. HAGAN: I was so --

18

A VOICE: Microphone.

19

MS. HAGAN: I was so disturbed by

20

this --

21

THE STENOGRAPHER: Pull the mic

22

down.

23

MS. HAGAN: -- article ten years

24

ago in the Brooklyn Eagle that I've kept it and I

25

look at it most every day (indicating.)

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It's -- the title is, "In hurricane, Brooklyn's trending new developments would go first." It's by Mary Frost who was here earlier covering this.

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Among the very dangerous, high risk category A hazard flood plain neighborhoods, entire Brooklyn Bridge Park, DUMBO, Vinegar Hill, Red Hook -- anyway, the very neighborhood we're talking about. I do not understand how responsible City servants, the people who head the Brooklyn Bridge Park Corporation, the Mayor, the people like Alicia Glen, how they can responsibly advocate for building on Pier 6 or building in a hazardous high risk flood plain. That's insane. And you have a responsibility --

17

(Applause.)

18

19

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MS. HAGAN: -- you have a

responsibility for the safety of the people who are going to live and work there.

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This is known -- this article appeared seven years before Hurricane Sandy. It's now three years after Hurricane Sandy and New York city is still rebuilding houses, subways, bridges because of the damage. Billions of dollars.

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Okay, so you put all these rich people on Pier 6 and we have another major hurricane, which we will. Who pays to rebuild and repeat the stupidity? It is arrogant stupidity to go forward with this kind of stuff.

And the only reason that it is happening, continues to happen, is because the ESDC is supposedly a public benefit corporation and the Brooklyn Bridge Park Corporation is another public benefit corporation but, in fact, they're all real estate benefit corporations and that is why Mr. Levin gave \$10,000 to the Mayor's so-called not-for-profit pack One New York Foundation. And a couple of weeks later he got to build the development on Pier 6. Well, there's a pattern here.

You spend the money for the politician like de Blasio and you get to build in the park. It's disgusting and it's dangerous and you have no right to inflict this on people.

(Applause.)

(Audience participation.)

THE HEARING OFFICER: Thank you, Ms. Hagan.

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The next set of speakers are:

Marilyn Donini;

Alice Whealey;

Michael O'Keefe;

Jean Campbell;

Marcia McCann;

Shea Rubenstein;

Jack Pharrel;

Riden Well;

Tom Fruen;

Lorrie Bonaventura;

Louise Matthews;

Marilyn Dinney;

(No response.)

THE HEARING OFFICER: Alice

Whealey?

(No response.)

THE HEARING OFFICER: Michael

O'Keefe?

(No response.)

THE HEARING OFFICER: Jean

Campbell.

MS. CAMPBELL: Here.

Thank you very much, everyone, for

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being here.

Obviously, the people left are the ones who care the most and I, myself, am humbled and very glad I stayed because I've learned so much here tonight.

I'm a long time resident of the Riverside apartments at Joralemon and Columbia Place. And I can say the view from the promenade and the river shore used to be beautiful. Now the view is filled in by massive constructions at Piers 1 and 2, completely obliterating sight of the Brooklyn Bridge.

A rear art deco building was sacrificed in the name of keeping its view open, only to have it blocked by the \$2 million and up residences, supplanting the lower height cold storage buildings. How can this luxury element relate to young visitors who come to play near the water and pursue athletic recreation?

From the footbridge, costing \$5 million and now disabled, you can't even see to the water anymore, let alone cross over it to get to the shore. How was this good idea so monstrously derailed?

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Tonight you are hearing testimony about the construction of skyscraper housing towers at Pier 6, an area intended to be the main entrance to the park. In a few words, don't do it.

(Applause.)

MS. CAMPBELL: You want a park or do you want buildings? By default, main park access has become the narrow street of Joralemon.

This is also the route hundreds took to flee gunshots.

(Laughter.)

MS. CAMPBELL: Entrances need to be planned with coordinating transport. Basic and emergency services must be adequate for the current burden.

(Applause.)

MS. CAMPBELL: Focus on the park. It is folly to build for more occupants without first completing what was started.

Now I have some time left and I was very interested in the testimony of that Build Up New York group. And I definitely agree with them about the need for more affordable housing in the City. And I one hundred percent support that

1

2 initiative. But how could we build affordable
3 housing, it's nothing but a trap if it's built in a
4 flood plain. So I don't think this is a good idea
5 for someone who especially needs to have affordable
6 housing.

7

Thank you.

8

(Applause.)

9

THE HEARING OFFICER: Thank you,

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Ms. Campbell.

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Is Marcia McCann here?

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(No response.)

13

THE HEARING OFFICER: Shea

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Rubenstein?

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(No response.)

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THE HEARING OFFICER: Jack

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Pharrel?

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(No response.)

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THE HEARING OFFICER: Tom Fruein?

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(No response.)

21

THE HEARING OFFICER: Lorrie

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Bonaventura?

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(No response.)

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THE HEARING OFFICER: Louise

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Matthews?

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(No response.)

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THE HEARING OFFICER: Nancy

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Bowie. I'm pretty sure you spoke.

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Brent Porter?

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(No response.)

7

THE HEARING OFFICER: Jeffrey

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Smith?

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(No response.)

10

THE HEARING OFFICER: Mark Hagar?

11

(No response.)

12

THE HEARING OFFICER: And you are?

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MR. SMITH: I'm Jeffrey Smith.

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THE HEARING OFFICER: Jeffrey

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Smith. Go ahead.

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MR. SMITH: Many of you people

17

know me. My name is Jeffrey Smith. I've lived in

18

Brooklyn Heights for a long time.

19

There's a lot wrong with what

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you're doing. You're losing right now. But why

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are you losing? You're losing because you're

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trying to use aspirin on cancer. You're trying to

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argue with these people logical facts. You can't

24

argue with a wild animal -- a wild, rapacious

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animal that's trying to rape you. That's what

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626 RXR Plaza, West Tower, 6th Floor, Uniondale, New York 11556*

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2 you're trying to do.

3

(Applause.)

4

MR. SMITH: Listen, when I went up
5 to Third Avenue twice and looked at these people
6 around the board table, you know what they were
7 doing? They were the same arrogant smirks that I
8 see in the first two rows here tonight. It's the
9 same attitude because you're not doing the right
10 things. You're trying to logically argue with
11 these wild animals. No, no, no.

12

First of all, you have to
13 investigate which banks and financial -- financial
14 entities are making money out of this damn thing
15 and then go after them. You need to publicly
16 expose them and make it very uncomfortable for
17 them.

18

Secondly, you need to find which
19 NGOs thought up this monstrosity. Somewhere there
20 is some people in the NGO world that thought this
21 damn thing up. And you've got to make things very
22 uncomfortable for them.

23

Third of all, you've got to be
24 developing evidence that you can put in front of a
25 U.S. attorney that will compel his actions. Who's

1

2 losing their job as a result of this mess? Who's
3 going to jail? Nobody. Who's losing? Who's going
4 out of office? Nobody.

5 So if they're not -- if you're not
6 extracting a penalty for what these people are
7 doing to you -- you know, folks, if there were no
8 cops and prisons, they'd be bank robberies on every
9 damn corner. But only because there's a penalty
10 for their actions, you have criminals behave
11 themselves. And that's just not what you're doing.

12 There's no penalty for what
13 they're doing. You're trying to make a logical
14 argument with them. Also, what you need to do is
15 to get together and get your pennies and nickles
16 together and put like \$10,000 on the street. Put a
17 bounty on these guys, a reward for wrongdoing
18 inside the real estate community. It will result
19 in a federal indictment, federal indictment. Okay.

20 You've got to put money on the
21 street as a result of what they're doing to you.
22 Then guess what's going to happen? You think the
23 project is going to go forward, no. Listen, the
24 only way that you can stop this is by causing so
25 much heat and so much -- so much penalty that

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2 they'll stop it. You can't argue with wild animals
3 and you can't use aspirin or soft music on cancer.

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THE HEARING OFFICER: Thank you,

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Mr. Smith.

6

(Applause.)

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THE HEARING OFFICER: Is Fred

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Porter here?

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(No response.)

10

THE HEARING OFFICER: Mark Hagar?

11

(No response.)

12

THE HEARING OFFICER: Louise

13

Matthews?

14

(No response.)

15

THE HEARING OFFICER: Jeremy

16

Smith?

17

He just spoke.

18

Evan Wolf?

19

(No response.)

20

THE HEARING OFFICER: Susan

21

Miller?

22

(No response.)

23

THE HEARING OFFICER: Julia

24

Stanton?

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(No response.)

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THE HEARING OFFICER: Are there

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any more cards for me?

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(Discussion off the record.)

5

THE HEARING OFFICER: Thank you

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for all of your comments.

7

Before we close this hearing, is

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there anyone else here that would like to make a

9

statement who hasn't?

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(No response.)

11

THE HEARING OFFICER: There was an

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unresounding no to that question.

13

(Laughter.)

14

THE HEARING OFFICER: Let the

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record reflect that no one has answered.

16

The time is now 9:00 p.m. --

17

(Laughter.)

18

THE HEARING OFFICER: The time is

19

now 11:26 p.m. and this hearing is now concluded.

20

However, please note as stated

21

earlier, that written comments relating to the

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Modified General Project Plan are requested and

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will be received and considered by ESD and BBPDC

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after the conclusion of tonight's hearing until

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5:00 p.m. on Monday, August 31, 2015.

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Again, for your convenience, slips of paper containing information on where to submit your comments are available at the table outside of the auditorium.

Thank you very much.

And good evening.

(Applause.)

A VOICE: A big hand for the Hearing Officer.

(Applause.)

THE HEARING OFFICER: Good job, sir.

THE STENOGRAPHER: Thank you.

(At 11:27 p.m., the hearing was concluded.)

E X H I B I T I N D E X

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<u>EXHIBIT NO.</u>	<u>PAGE</u>
A	
	Copies of the public notice that
	appeared in the <u>New York Daily News</u>
	on June 30th, 2015 and the <u>Brooklyn</u>
	<u>Daily Eagle</u> on July 2, 2015. 29
B	
	Memorandum from ESD's Presidents to
	ESD Directors, dated June 25, 2015,
	adopting the proposed Modification to
	the project's current Modified General
	Project Plan regarding the development
	parcel located in the project's Pier
	6 Uplands authorizing this public
	hearing 30

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STATE OF NEW YORK)
SS.
COUNTY OF NEW YORK)

I, MARC RUSSO, a Shorthand
(Stenotype) Reporter and Notary Public within and
for the State of New York, do hereby certify that
the foregoing pages 1 through 275, taken at the
time and place aforesaid, is a true and correct
transcription of my shorthand notes.

IN WITNESS WHEREOF, I have
hereunto set my name this 5th day of August, 2015.



MARC RUSSO

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<p>< Dates > August 31, 2015 11: 7, 27: 2, 29: 5, 273: 1 August, 2015 275: 14 February 3rd, 2013 183: 16 January 2016 134: 1 July 2, 2015 12: 15, 29: 12, 29: 16, 274: 8 July 2015 40: 7 July 30, 2015 1: 17 July 7th 219: 7 July 9th 131: 4 July 9th, 2015 91: 2 June 2015 25: 1, 25: 3 June 2016 134: 6 June 25, 2015 29: 21, 30: 3, 274: 11 June 30 17: 13 June 30, 2015 12: 12 November 18th, 2014 22: 24 November 2014 24: 3, 25: 1, 25: 3 "one 21: 8, 65: 7 \$1 149: 14 \$10,000 263: 13,</p>	<p>270: 16 \$100 35: 9, 91: 4 \$100,000 256: 3, 256: 5 \$136 131: 7 \$138,000 162: 2 \$150 38: 19 \$18 132: 16 \$2 265: 16 \$2,000 129: 15, 161: 18 \$200 131: 11 \$390 39: 2 \$4 131: 9, 132: 21 \$40 119: 13, 237: 19 \$40,000 256: 11 \$400 131: 2, 131: 11, 184: 4, 224: 3, 225: 21 \$5 265: 21 \$67,000 162: 2 \$700 129: 14 \$700,000 241: 1 \$800 131: 14 \$90 91: 4, 113: 4, 113: 13, 174: 5 (271 4: 24) including 136: 23 ----- ----- ----- ----- -x 1: 6, 1: 10 .5 41: 9</p>	<p>< 1 > 1 4: 24, 47: 4, 64: 13, 121: 7, 122: 14, 122: 17, 133: 23, 231: 20, 236: 17, 248: 3, 248: 16, 265: 12, 275: 10 1,000 204: 13 1,500 168: 5, 238: 1 1. 9: 22, 98: 1, 124: 22, 149: 20, 161: 4, 177: 2, 248: 5 1.1 230: 21, 237: 5 10 126: 17, 152: 24, 173: 18 10,000 168: 8, 178: 5, 196: 18, 196: 20, 237: 16 100 40: 3, 126: 4, 187: 7, 207: 8, 259: 22 100,000 33: 13, 197: 10, 246: 1 100-story 196: 19 100-year 156: 3,</p>	<p>156: 5, 156: 12, 157: 14, 203: 1 10007. 32: 2 10009. 79: 19 10017 11: 14 10038. 57: 12 101 4: 16 104,470 250: 5 106 4: 18 10:06 216: 23 10:25 217: 1 11 79: 18, 138: 19, 197: 4 11-and-a-half 178: 18 11201) 5: 1 11201. 97: 13, 148: 24 11231. 232: 23 115-foot 171: 21 117 4: 20, 161: 24 119,000 177: 24 1194 154: 18 11:26 272: 19 11:27 273: 15 12 199: 6, 199: 9, 200: 4 120 4: 16 126 4: 21 128 4: 23 13 3: 5, 62: 22, 77: 17, 111: 17, 195: 11 13,000 176: 17 130 125: 24 136 5: 5 14 47: 1, 197: 2, 198: 2</p>
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