From: Robert Puca [redacted]
Sent: Wednesday, September 9, 2026 4:34 PM
To: esd.sm.ESD; esd.sm.AYCDCBdMtg
Subject: Questions 9/15

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- What might the total direct subsidies be? (If the MOU indicates $350 million for the first block, the second block would be more.)
- What's the value of the 1.6 million square feet of additional bulk—the equivalent of two large buildings—that the developer expects for free over the MTA railyard? (I've estimated it at $320 million, before adjustments.)

    - Will the extant deal for development rights over the Vanderbilt Yard, which requires $11 million in annual payments through 2030, be modified (as the MOU suggests might be possible) and, if so, would those payments be waived?

    the environmental review should "evaluate seasonal shadows and daylight, solar access, prevailing and pedestrian-level wind, ventilation corridors, heat and radiant temperature, artificial-lighting and cooling demand, sky exposure, views, and cumulative effects on surrounding homes and open spaces.