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INDUSTRIAL BUSINESS ZONE (IBZ) BOUNDARY COMMISSION

-----x

PUBLIC HEARING

RE: Proposed Modifications to the Industrial  
Business Zone Boundaries (IBZs) & Establishment  
of an IBZ within the Borough of Staten Island.

-----x

110 William Street  
Conference Room 4A/B  
New York, New York

July 20, 2012  
10:40 A.M.

B E F O R E:

DONALD GIAMPIETRO,  
Asst. Commissioner - Business  
Development Division, NYC Small  
Business Services,  
The Chair

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

FOR THE IBZ BOUNDARY COMMISSION:

Seth Pinsky

NYC EDC

Nicholas Dmytryszn

Staten Island Borough President's Office

Wilhelm Ronda

Bronx Borough President's Office

Richard Bearak

Brooklyn Borough President's Office

Barry Dinerstein

NYC Dept. of City Planning

Melva Miller (**Arrived at 12:30 p.m.**)

Queens Borough President's Office

Joan Byron

Pratt Center for Community Development

Theresa Ward

NYC DCAS

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A P P E A R A N C E S:  
BOUNDARY COMMISSION STAFF

Asima Jansveld  
Miquela Crayt  
Kathryn McShane

ALSO PRESENT:

The Public  
The Press

Marc Russo,  
Stenographer

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P R O C E E D I N G S

THE CHAIR: Good morning.

This hearing will come to order,

This hearing is on the proposed modifications to the Industrial Business Zone Boundaries, IBZs, and the establishment of an IBZ within the Borough of Staten Island.

It was called by the Mayor of the City of New York and the Industrial Business Zone Boundary Commission pursuant to Title 22, Section 625 of the New York City Administrative Code and pursuant to public notices published in The City Record on July 12th, 2012.

Again, my name is Donald Giampietro and I'm the Assistant Commissioner at the New York City Department of Small Business Services and have been designated to preside at this hearing.

The mission of this Commission is to preserve industrial and manufacturing jobs in the City of New York. There are thousands of jobs in the manufacturing and industrial-related sectors that contribute so much to the New York City economy.

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As -- as stated, the hearing is convened today to continue the process of review of modifications to the existing IBZs boundaries and reviewing the recommendations, again, for the Staten Island new IBZ.

This is the second cycle appearance. The Commission first met, this is a brief history, in November of 2005 to commence the initial cycle which created the IBZs in the associated Ombudsmen areas throughout the five boroughs.

In June 2012, of this year, the Commission reconvened to propose preliminary boundary amendments to existing zones plus establish the IBZ in Staten Island, which we will hear public comment on today.

At this time, I would like to ask those commission members who are here today, or their proxies, to introduce themselves, as well as staff.

Also, I'd like to provide and extend an invitation for any of the Commission members, the opportunity to make a statement briefly, should they choose to do so at this time,

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2

Again, Donald Giampietro for

3

Robert Walsh.

4

Please speak into the microphones

5

clearly.

6

Thank you.

7

MR. DMYTRYSZN: Nick Dmytryszn,

8

Environmental Engineer to the Staten Island Borough

9

President, representing the Borough President on

10

this initiative.

11

And at the moment -- at the

12

present time, we have no statement to make.

13

Thank you.

14

MR. RONDA: Good morning.

15

Wilhelm Ronda, representing Bronx

16

Borough President Reuben Diaz, Jr. and we will be

17

submitting comments later on in the process.

18

MR. BEARAK: Richard Bearak, proxy

19

for Brooklyn Borough President, Marty Markowitz.

20

There will be oral comments being

21

made by staff as part of this hearing.

22

MR. DINERSTEIN: Barry Dinerstein

23

from the Department of City Planning, representing

24

Amanda Burden, Chair of the City Planning

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Commission.



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MS. BYRON: Joan Byron from the  
Pratt Center for Community Development,  
representing Adam Freedman, the Community Advocate  
on the Commission.

MR. PINSKY: Seth Pinsky,  
President of the New York City Economic Development  
Corporation.

MS. CRAYTOR: Miquela Craytor,  
Boundary staff.

MS. MC SHANE: Katy McShane,  
Boundary staff.

THE CHAIR: Asima Jansveld,  
Commission staff.

Thank you, thank you, everyone.  
Oh, DCAS, Department of Citywide  
Services.

MS. WARD: Theresa Ward,  
Department of Citywide Administrative Services.

THE CHAIR: Thank you, everyone.  
And again, welcome.

There are going to be many points  
of view expressed today in this room. And the  
Commission and its staff look forward to listening  
to that.

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The purpose of today's hearing is to hear from you. As of this moment, these boundaries are preliminary and I just want to underscore this.

I'm going to ask that we be respectful to each other, to every speaker and we are mindful of the requisite allotted time of three minutes. It is seldom easy balancing competing concerns and it's never easy drawing lines and boundaries.

I also want to thank the work of EDC, DCP, the Mayor's office and SBS staff, who have been working steadfast on this effort.

Please note that the public comment period has been open during this period following the June 28th, 2012 reconvening of the Commission and it actually will extend beyond the date of this hearing, until July 27th, 2012.

The public notices encourage those wishing to submit comments at this hearing to have pre-registered to make management of the hearing easier. And the public is also invited to submit written comments.

As stated in the notice, the

2 Commission provides the public an opportunity to  
3 view preliminary boundaries both in hard copy and  
4 on line, in soft copy. Copies of the proposed  
5 boundaries are also available here today and you  
6 can ask our staff in attendance today to view the  
7 boundaries and, again, receive hard copies.

8 All comments stated and questions  
9 presented at this public hearing will be summarized  
10 in a written document that will record today's  
11 proceedings. We will make this available to the  
12 public. After review of all testimony written and  
13 oral, the Boundary Commission staff will conduct  
14 further outreach as needed.

15 Staff will develop recommendations  
16 to present to this Commission members. And the  
17 Commission will hold the vote to finalize  
18 boundaries anticipated to be this fall, 2012.

19 Please keep in mind that no  
20 responses to any questions will be offered here at  
21 this time. Rather, staff or the Commission will  
22 also produce a report that will respond to each of  
23 the comments presented.

24 Now we are getting ready to begin.

25 If you have not done so, any one

2 who would like to be heard should give his or her  
3 name to our staff located in the foyer and you will  
4 be called upon in order in which names have been  
5 received.

6                   Again, all statements should be  
7 limited to three minutes. When your name is  
8 called, please come forward, state your name and  
9 the organization that you represent, should there  
10 be one. We'll actually have a bell that may be  
11 used, not a gong bell, once the three minutes are  
12 approaching.

13                   And I may call two names at a time  
14 so those -- the next person or the next party  
15 should actually ready themselves to speak so we can  
16 make this as expeditious as possible.

17                   Again, the bell will be struck to  
18 indicate -- do we have the bell, Asima?

19                   MS. JANSVELD: Yeah, it's Katy's  
20 night.

21                   THE CHAIR: All right. Thank you  
22                   And while you're in the room,  
23 again, please turn off your mobile or what we call  
24 cell phone.

25                   So thank you very much.

2 I would like, again, to thank  
3 everyone for attending today.

4 Please when you approach the  
5 microphone, you know, speak clearly and, again,  
6 make sure your technology is off so there's no  
7 buzzing.

8 And now without further adieu, I  
9 would like to call the first person to the  
10 microphone to commence the oral comments.

11 Thank you.

12 So we have -- excuse me, Stephanie  
13 Hyacinthe of SoBRO.

14 And then he'll be followed by  
15 Howard Weiss.

16 So Stephanie.

17 A VOICE: It's Stephane.

18 THE CHAIR: Stephane. Sorry.

19 A VOICE: But he's not here.

20 THE CHAIR: He's not here. Okay.

21 So Howard.

22 And that will be followed by  
23 Victoria Gillen.

24 MR. WEISS: Good morning.

25 I'm Howard Weiss. I'm a partner in

1

2 the firm of Davidoff, Hutcher and Citron.

3

4 And I'm here on behalf of our  
5 client, Oxford Nursing Home, which owns a largely  
6 unimproved property located at 135 Conover Street,  
7 block 555, lot 5. The property is in Red Hook in  
8 the Southwest Brooklyn Industrial Business Zone.

8

9 Oxford acquired the project site  
10 in January 2003 to develop a replacement for its  
11 existing nursing home which is housed in an 80-year  
12 old building at 144 South Oxford Street in  
13 Brooklyn.

13

14 The project's plot site is split  
15 between M2-1 zone and an R5C13 zoning district.

15

16 A zoning map amendment is required  
17 to include the entire property in the Residence  
18 District and thus allow the construction of the  
19 nursing home.

19

20 Together with the project  
21 architect, we had been consulting with the Brooklyn  
22 Borough office of the Department of City Planning,  
23 to develop an application for the zoning map  
24 amendment when it was determined that the project  
25 site was located in the Southwest Brooklyn IBZ.

25

As a result of the City's policy

1

2 against changing the zoning designation of the  
3 properties in IBZ areas to Residence Districts, the  
4 Department of City Planning was compelled to  
5 terminate the pre-application review of our  
6 proposals.

7 Now that the Boundary Commission  
8 is reviewing the City's IBZ areas, we are asking  
9 the Commission adjust the new boundary proposed for  
10 this block to remove the entire Oxford property  
11 from the IBZ area. This would allow City Planning  
12 to consider a zoning change so as to permit  
13 development of the new nursing home.

14 At this time, the proposed new  
15 boundary already removes a part of the Oxford site  
16 from the IBZ area, with only the portion of the  
17 Oxford property fronting on Van Brunt Street, which  
18 is the part of the site that is in the existing  
19 R5C13 zoning district.

20 The inability to develop the new  
21 Oxford facility at the project site poses a  
22 significant danger that the 200 jobs at the nursing  
23 home would be lost and the borough would also  
24 suffer the loss of 200 nursing home beds.

25 The development of the replacement

1

2 facility at the project site was approved by New  
3 York State, notwithstanding the general policy  
4 against new construction of nursing home beds. The  
5 approval was granted because the existing Oxford  
6 Nursing Home was declared to be an obsolete  
7 facility and not regarded as part of the long-term  
8 resource of skilled nursing home facilities.

9 After all this time, New York  
10 State's approval has been pending. A request to  
11 change will most likely not be approved. Since the  
12 existing facility is obsolete, over time it's going  
13 -- it will be taken out of the -- the City's staple  
14 of nursing home beds. The 200 jobs will be lost.

15 There is strong justification for  
16 altering the new IBZ boundary on the lot to remove  
17 the entire Oxhead property to facilitate the  
18 development of this project.

19 First, the Oxford site is at the  
20 periphery of the IBZ area.

21 Second, one-quarter of the block,  
22 consisting of approximately 20,000 square feet --  
23 I'll wrap up quickly -- of lot area, including a  
24 part of the project site, is located in the  
25 existing R district. And, in fact, the Oxford site



1

2 occupies 70 percent of the block.

3

4 I've provided the Commission with  
5 a written statement that -- that it -- that goes  
6 into greater detail, a land use study that examines  
7 the existing land uses on the block and you'll see  
8 that there's only presently one manufacturing use  
9 on this site. And with respect to the Oxford site,  
10 there are many existing conforming uses.

11

12 So I look forward to the  
13 Commission's review of our submissions and further  
14 dialogue.

15

16 Thank you for hearing me and have  
17 a good morning.

18

19 THE CHAIR: Thank you, Howard.

20

21 Good morning to you as well.

22

23 Again, you'll be followed by Ms.

24

25 Victoria Gillen.

26

27 And then Linda Eskenas.

28

29 MS. GILLEN: Good morning.

30

31 THE CHAIR: Good morning.

32

33 MS. GILLEN: My name is Victoria

34

35 Gillen and I'm the president of the North Shore

36

37 Community Coalition for Environmental Justice.

38

39 I am also the president of the Elm

1

2 Park Civic Association which is located basically,  
3 under the Bayonne Bridge. So I live in the middle  
4 of all this.

5

I want to thank you for the  
6 opportunity to speak to you guys regarding these  
7 proposed boundary changes or, actually, brand new  
8 boundaries for us on Staten Island.

9

Communities on Staten Island's  
10 north shore are profoundly aware of the  
11 interconnected economic, political, social and  
12 ecological processes that together go to form,  
13 maintain very highly uneven and deeply unjust urban  
14 landscapes.

15

We appreciate your efforts to jump  
16 start the economy. However, we are very concerned  
17 by the apparent disconnect with the realities for  
18 our community.

19

The stated purpose of the  
20 Industrial Business Zones is to promote certainty  
21 for business. There are some things that we are  
22 absolutely certain of:

23

The proposed area represents some  
24 of New York City's most polluted sites. As-of-right  
25 development will not address the environmental

1

2 degradation and may actually disturb the  
3 contaminants, exposing our community to hazardous  
4 toxins.

5 Your maps do not reflect these  
6 sites. That should be done.

7 There are public parks within the  
8 boundaries, with plans for additional waterfront  
9 access and recreation in the works.

10 Your maps do not reflect this. We  
11 find that very disturbing.

12 Staten Island zoning reflects an  
13 historic insensitivity to communities. Your maps  
14 show industrial and commercial use. In actuality,  
15 these industrial and commercial zones are actually,  
16 M3 zones. You can build a nuclear bomb in an M3  
17 zone, essentially.

18 They're right across the street  
19 from homes. Okay. You people want to tell us about  
20 buffer zones, you know, keeping us safe, the buffer  
21 zone normally is an M1. This is a big problem.

22 As-of-right building, the  
23 injustice represented by the juxtaposition of the  
24 uses is -- is opposed and will continue to be  
25 vigorously opposed. Okay. This is not going to

1

2 allow a certainty for developers.

3

The proposed Staten Island IBZ  
4 lies entirely within the 100-year flood plain.

5

This has a significant impact on insurance costs  
6 for business, not to mention the potential hazards  
7 that our entire island would be exposed to.

8

Okay. I'm keeping my comments  
9 specific to the maps. We actually question this  
10 entire process.

11

The lack of community engagement,  
12 having a meeting in the middle of day in Manhattan  
13 in the middle of the week is -- is not cool, guys.  
14 Anyway, this isn't the forum.

15

So I going to conclude by saying,  
16 thank you, again, for the opportunity to speak and  
17 we really hope you will listen.

18

THE CHAIR: Thank you.

19

Linda.

20

MS. ESKENAS: Yes.

21

THE CHAIR: And Linda will be  
22 followed by Alexandria Sica.

23

MS. ESKENAS: Hello. Thank you.

24

Linda Eskenas, the North Shore  
25 Waterfront Greenway and Community Board 1.

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Thank you.

The North Shore Waterfront

Greenway and waterfront along the Kill Van Kull is one of New York's greatest assets. It will create an economic environmental and cultural renaissance.

Richmond Terrace, our shore road, was once an Indian footpath and one of the earliest roads in the 1700's, lined with great houses, historic houses and historic waterfront communities both meeting the waterfront and on Richmond Hill -- meeting Richmond Terrace and on Richmond Terrace.

The Greenway will sweep from the Staten Island Ferry past Snug Harbor with its great Greek revival buildings to the sacred sites of West Brighton. This is one of the most important historic sites in New York City. It's where the Lenape Indians lived and buried their dead.

2100 B.C., British Governor Dongan built his manor house here, near here.

American General Sullivan, during the Revolutionary War, landed here to attack the British fort.

Trinity Church was built here in 1801. It was an Abolitionist enclave.

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2

Frederick Douglas walked there and

3

spoke.

4

Jenny Lind sang and Garibaldi was

5

also here.

6

Civil War dead and War of 1812

7

soldiers lie buried here overlooking the Kill Van

8

Kull.

9

This is an early African-American

10

cemetery. There are great historic buildings here

11

from the first YMCA, the first department store and

12

the John DeGroot House started in 1811, fought in

13

-- in 1802 for the land, \$354 and change, in the

14

sovereignty and independence of the United of

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America, as it says on the deed.

16

Anna Leonowens, the real Anna in

17

the King of Siam, lived here and wrote her memoirs

18

here.

19

There are historic footpaths going

20

from the water to Richmond Terrace. This was

21

called Casteleton on a British war map in 1776, of

22

course, there's much more.

23

The West Brighton waterfront is a

24

major -- is a site of a major New York City

25

waterfront park, the Lenape Waterfront Park on the

1

2 Native American fishing grounds.

3

4

The greenway will be dotted with  
small parks.

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6

The Dutch Reform Church is further  
up on Port Richmond.

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Continuing, there's -- there are  
other landmarks and so forth - Mariner's Harbor,  
Captain Stephen Barnes mansion, Shooters Island, et  
cetera.

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17

This great historic waterfront  
tells the story of our country and is our American  
heritage. All of this is connected to one of the  
greatest tourist attractions and international  
icon, the Staten Island Ferry, bringing two million  
tourists a year, who would be going along our  
Greenway.

18

19

20

21

The Greenway works with the  
working waterfront; Caddell Dry Dock, Atlantic Salt  
and the Container Terminal - everybody working  
together for the common good.

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Visual and physical waterfront  
access is the greatest tool of modern urban  
planning. The Greenway hiking and bicycle trail;  
both visitors and people who will restore our homes

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will come here.

Unfortunately, this disastrous zoning of the '60s, zoned this great waterfront manufacturing when it was not. Whole residential streets, historic streets -- this has caused, this is the most important thing to understand, it's caused a downward economic spiral allowing polluters to locate here causing health hazards, gas pipe breaks and explosions, lowering property values and a complete lack of respect and destruction of our American heritage.

What we have seen -- what this zoning has been, simply, we have seen what it has done.

THE CHAIR: Linda, thank you.

MS. ESKENAS: We don't need to make it worse.

THE CHAIR: Thank you very much.

MS. ESKENAS: Thank you.

You know, I -- if I may, I --

THE CHAIR: Actually, you had your time. Anything else that you would like to say, you can submit.

MS. ESKENAS: I will.



1

2

THE CHAIR: It will be looked

3

upon.

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MS. ESKENAS: Only that we should

5

work with you and all work together to do something

6

successful. And this area that I'm talking about

7

is West Brighton and the historic --

8

THE CHAIR: Again, thank you very

9

much.

10

MS. ESKENAS: -- park. But West

11

Brighton. So you know the boundaries we're talking

12

about --

13

THE CHAIR: Thank you.

14

We'd like to hear from --

15

MS. ESKENAS: -- on the Kill Van

16

Kull.

17

THE CHAIR: Thank you.

18

We'd like to hear now from Andrew

19

Steininger, from the Brooklyn Borough President's

20

office.

21

And Andrew will be followed by

22

David Meade.

23

MR. STEININGER: Good morning.

24

So I'd like to begin by saying

25

it's always difficult to represent the Borough

1

2 President, but I'll try and present with the same  
3 flair.

4

I want to begin by thanking Small  
5 Business Services Commissioner and Chairman of the  
6 Industrial Business Zone Boundary Commission, Rob  
7 Walsh and, of course, Miquela Craytor, our Director  
8 and all the Commissioners, as well as Deputy Mayor  
9 Bob Steel and EDC president, Seth Pinsky.

10

So thank you for the opportunity  
11 to testify on the proposed redrawing of Brooklyn's  
12 Industrial Business Zones.

13

For those of you who say that  
14 America's manufacturing days are over, I'd say take  
15 a look at Brooklyn, U.S.A.

16

Thanks to policies like IBZ, both  
17 traditional and industrial and innovative startups  
18 have taken root across our borough and are  
19 breathing new life into our long industrial  
20 history.

21

These aren't the billowing  
22 smokestacks of the past. The businesses flourishing  
23 in Brooklyn today are more advanced, efficient and  
24 environmentally friendly. It's all about cutting  
25 edge technology, custom-builts, precision craft

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work and quality.

From software to ship repairs, social media to cutting edge, green manufacturing to SmartPhone apps to plastic packaging, Brooklyn is home to a vibrant blend of businesses that is every bit as diverse as we are.

In the same way that these companies have adapted today to the competitive economy, the City needs to adapt its policies to ensure that we're doing everything we can do to support the mix of businesses that are providing critical jobs for the City.

I fully support and applaud Boundary Commission's efforts to preserve and promote businesses in Brooklyn. And to the proposed boundary alterations, I say we go even further.

For instance, I recommend -- the Borough President recommends expanding boundaries around the Navy Yard IBZ to include major buildings south of the Navy Yard and west into Vinegar Hill and DUMBO to contain some of the coveted Watchtower buildings while being mindful of the Memorandum of Understanding that keeps the Brooklyn Bridge Park

1

2 free of housing. This will help support the  
3 booming tech industry that has taken hold in and  
4 around the yard.

5 Right now we have a rare  
6 opportunity to make Brooklyn's waterfront the  
7 premier destination for the most innovative tech  
8 companies. We can attract the next Google or  
9 Facebook and we can draw on the talented  
10 entrepreneurs who will create the businesses and  
11 jobs of tomorrow.

12 Unfortunately, as these companies  
13 are growing and expanding, there's critical  
14 shortage of space in this area. In fact, the  
15 current vacancy rate in DUMBO is only one percent.  
16 I've spoken with many CEOs who say they may be  
17 forced to move out of the State to Silicon Valley  
18 or even out of the country because there's no more  
19 room for them to grow and expand. That is  
20 unacceptable. We can't lose these companies  
21 because they can't find space in Brooklyn.

22 In addition, I urge the Commission  
23 to extend IBZ boundaries further into East  
24 Williamsburg and Bushwick, to include additional  
25 territory, which will be crucial to preserving

1

2 manufacturing as residential development follows  
3 the subways east.

4

5 Meanwhile, in southwest Brooklyn,  
6 I recommend changing the proposed boundaries that  
7 protect existing residential spaces and open  
8 spaces, while at the same time adding further  
9 protections to industrial businesses.

9

10 I'll be submitting all these  
11 details and recommendations in writing to the  
12 Commission but I wanted to briefly highlight a few  
13 of these major policy suggestions.

13

14 Our staff and I look forward to  
15 working closely with the Commission to provide good  
16 paying jobs for all of you.

16

17 Thank you.

17

18 THE CHAIR: Thank you.

18

19 We'd now like to hear from David  
20 Meade, regarding southwest Brooklyn;

20

21 Followed by Beryl Thurman  
22 concerning Staten Island.

22

23 MR. MEADE: Good morning.

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24 My name is David Meade. I'm the  
25 Executive Director of the Southwest Brooklyn  
Industrial Development Corporation.

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I'd like to thank all of you for allowing me to provide testimony this morning.

SBIDC is a local economic development corporation whose mission is to provide advocacy and services to help businesses in the Sunset Park, Red Hook and Gowanus neighborhoods of Brooklyn, grow and create employment opportunities for local residents.

SBIDC has been a driving force in the southwest Brooklyn economy since 1978 when the organization was formed by a group of business owners who saw the need for an agency that could serve as both an advocate and provider of direct services.

For more than two decades we've been successfully managing the In-Place Industrial Park in partnership in New York. And in 2006, the New York City Department of Small Business Services chose SBIDC to be the local administrator for the Southwest Brooklyn Industrial Business Zone.

Our service area stretches over two square miles and that includes close to 2,000 businesses. In general, our business client base is made up of firms engaged in manufacturing

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2 activities, warehouse, trade, construction,  
3 building services and transportation services.

4 We have a local work force that is comprised of  
5 close to 250,000 residents and a sizable portion of  
6 that work force does work within the Southwest  
7 Brooklyn IBZ.

8 SBIDC has also built up its  
9 capacity to deliver work placement services to  
10 these local firms within the existing industrial  
11 business center.

12 We believe manufacturing is  
13 critical to the overall health and vibrancy of the  
14 City and the southwest Brooklyn community and we  
15 fully supported the IBZ boundaries to protect and  
16 enhance the City's manufacturing and industrial  
17 sites.

18 This is also a very exciting time  
19 for our boundary and job creation in southwest  
20 Brooklyn. The number of projects going on in the  
21 Southwest Brooklyn Marine Terminal - there's the  
22 redevelopment of the million-square-foot Liberty  
23 View Industrial Plaza into a light industrial  
24 center.

25 And also we're utilizing the

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State's Brownfield programs to identify and remediate under utilized industrial sites in the neighborhoods we serve.

We're excited the IBZ Boundary Commission is looking at existing boundaries of IBZs, are encouraged that the Commission is retaining the existing boundaries of Southwest Brooklyn.

We're also excited the industrial corridor along Hamilton Avenue in Red Hook has been added. We do encourage the Commission to look into adding the existing Ombudsmen area that is bordered in Gowanus by Baltic Street to the north and Second on the south.

This is a very active industrial hub that I think could take advantage of a lot of the IBZ tax credits and protections that the IBZ does provide.

We would also encourage the Commission to keep the Sunset Park IBZ portion, and specifically between First Avenue and Third Avenue, intact. It's a very strong industrial corridor that employs a lot of local residents.

Significant changes to retaining



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2 manufacturing in New York City, I -- SBIDC has seen  
3 local businesses leave the City to continue  
4 operations in locations such as New Jersey, where  
5 the operating costs, lease, purchase costs are  
6 substantially lower.

7 In addition, we have a struggle  
8 with an older industrial building stock, low  
9 ceiling heights, large columns, antiquated  
10 elevators that make operations more challenging in  
11 Brooklyn. That's why I believe retaining and  
12 growing IBZ's boundaries and making the IBZ tax  
13 credit more accessible to small businesses in  
14 honing the enforcement guidelines within IBZs, will  
15 help make the City more competitive to  
16 manufacturers.

17 Finally, local employment  
18 opportunities, particularly those in industrial  
19 manufacturing sectors, are extremely important for  
20 the economic and social health of the waterfront  
21 working class. Poverty in these communities is  
22 already quite high and without a thriving business  
23 corridor, many of the community's residents would  
24 have little opportunity to enter the workforce at  
25 all.

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Thank you, again, for allowing me  
to testify.

THE CHAIR: Thank you. D

David again, will be followed by  
Beryl Thurman of Staten Island; and  
Then Michael Ledge.

MS. THURMAN: My name is Beryl  
Thurman and I'm the Executive Director of the North  
Shore Waterfront Conservancy of Staten Island and  
I'm also Vice President of the Staten Island  
Taxpayers Association of the North Shore. I'll be  
wearing two hats today.

I'm not going to follow script.  
I'm going to go off script because there are a  
couple of things I'd like to point out on that map.

What's not on that map is that the  
entire North Shore from St. George all the way down  
to Arlington, is an Environmental Justice Showcase  
Community under the EPA. And because it is an  
Environmental Justice Showcased Community, it was  
supposed to red flag all of you guys to let you  
know that you should not be doing what you're  
doing, that you should actually be giving this a  
lot more thought than what you have been giving it.

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We have three properties on that waterfront that are superfund sites; John Jewett is the old Sedutto's ice cream factory site, which was John Jewett White Lead Company, which was their National Lead Industries.

And right there by the Bayonne Bridge, the old Archer Daniel Midlands Company site, which was in 1939 to 1942, the storage facility for raw uranium ore that was used in the making of the atomic bomb.

Further down in Mayer's Harbor at Mariner's Marsh Park, the EPA has just got finished doing a removal action of a coal tar site from Downey Shipbuilding Company and before that a steel and ironworks, Milken -- Milken Brothers Steel and Iron Works Company.

We provided the EPA and DEC with a booklet called, "Staten Island's Gold Coast - From St. George -- From St. George to Arlington, 5.2 miles." In that booklet, we identified 21 sites with a history of contamination. You should have a copy of that booklet. We made sure that every City agency that we knew of, including CPC, City Planning Commission, had a copy of that booklet

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2 which identified 21 sites with contamination issues  
3 that are impacting negatively the communities that  
4 are 70 feet or less away from these sites.

5

6 To have this hearing on this day  
7 after we had -- after -- well, we found out about  
8 it, which was this week, to have this hearing at  
9 this particular point in time with you knowing so  
10 little about Staten Island's North Shore is  
11 preposterous.

12

13 In addition, you cannot possibly  
14 call this a public hearing when Staten Island's  
15 public is not here, because they're working, those  
16 of us who have jobs. And those of us who do not  
17 have jobs or are on vacation with their families,  
18 so to have this hearing today on a Friday is  
19 ridiculous.

20

21 You want to talk about Staten  
22 Island, you need to come to Staten Island to talk  
23 to Staten Island and not do it here in Manhattan  
24 where you have no manufacturing sites.

25

26 I'm going to submit our comments.

27

28 Staten Island taxpayers also says,  
29 if you want to -- if you want to talk about Staten  
30 Island, come to Staten Island and talk to us, have

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2 a public hearing there and we will inform you about  
3 our borough but you know nothing about us;  
4 absolutely nothing.

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THE CHAIR: I would now like to  
6 hear from Michael Sledge; and.

7

Then Adam Cloud.

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A VOICE: Michele.

9

THE CHAIR: I'm sorry.

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Adam from EWVIDCO, and then  
11 Richard DiBiase from -- also representing Staten  
12 Island.

13

MR. CLOUD: Good morning.

14

My name is Adam Cloud and I'm the  
15 manager of Business Exchange and Retention at  
16 EWVIDCO.

17

EWVIDCO is a membership  
18 organization that helps nearly 1,000 industrial  
19 businesses in north Brooklyn to grow and keep their  
20 over 12,000 quality blue collar jobs in our  
21 community.

22

We're delighted that the IBZ  
23 Boundary Commission has taken a fresh look at the  
24 IBZ program and is adding new parcels to the  
25 Industrial Business Zone citywide.

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In particular, we are pleased to see the IBZ tax credit extended to a small part of industrial Bushwick and so lots currently occupied by Hale and Hardy, a local food manufacturer in a brand new facility.

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Additionally, we are thrilled to see the Greenpoint-Williamsburgh IBZ expanded to include new parcels as well as the recently expanded Brooklyn Brewery. However, we have great concerns about the removal of two areas in our IBZ; the lots on Cook and Varick Street and the lots between Johnson and Ingraham.

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At present, the majority of Cook Street is within the IBZ. The new proposal recommends removing the lot currently occupied by the Williamsburgh Charter School facing Varick and two lots immediately behind it, facing Cook. This is deeply troubling to us.

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The Williamsburgh Charter School has been targeted for closure by the Department of Education, calling into question the viability of that structure as a school in the future. To eliminate the IBZ tax credit for that building might limit the marketability of the site as a

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rental or as-of-use rights.

Additionally, removing the structure and adjoining lots from the IBZ might make it more attractive as a development site for non-industrial uses that would be perilous for the adjacent manufacturing firms, such as Won Ton Foods, Cooper Tank and Boars Head Foods.

Worse, it would further reward property owners for flaunting high and rate -- and use restrictions within the IBZ and set a terrible precedent.

Additionally, EWVIDCO owns an industrial building directly across the street from the Cook Street lots and is in contract to purchase two other buildings on that block.

We have accomplished this with funding from the New York City Council and assistance through the New York City Economic Development Corporation, with the goal of providing below market industrial real estate to keep working class jobs in our community.

Speculative development directly across the street from us will make it difficult to attract and maintain the industrial tenants we are

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committed to serve.

The lots between Ingraham and Johnson are comprised of multi-story industrial buildings. They are directly across the street from a large homeless shelter. There is no reason to carve out -- leave out the IBZ as they continue to be suited for multi-tenant industrial use.

Finally, it is unclear from the maps if the properties pulled out of the IBZ will be automatically included in the investment area or if they will essentially become islands surrounded by active industrial uses.

Clarification on this point is necessary.

Industrial Brooklyn is still alive. Over 11,000 families depend on income from North Brooklyn's industrial employment base. Forty percent of these families live in the local community. Residential pressure is exacerbating industrial loss in North Brooklyn at a much higher rate than other neighborhoods in New York City.

I ask that the Boundary Commission to keep this responsibility up and keep the Varick and Ingraham properties within the bounds of the



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2 IBZ.

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Thank you.

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THE CHAIR: Thank you.

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We're going to hear from Richard

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DiBiase of Staten Island.

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MR. DI BIASE: That's Robert.

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THE CHAIR: Robert. I'm sorry.

9

Robert DiBiase, Staten Island.

10

And then followed by Stephane

11

Hyacinthe regarding Bathgate and Port Morris.

12

MR. DI BIASE: Hi. I'm Robert

13

DiBiase and with the North Shore Waterfront

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Greenway.

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My remarks are mostly about the

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north shore portion of the Staten Island IBZ.

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However, I note that historically Staten Island has

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had a vibrant manufacturing community from the 19th

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century through the first half of the 20th.

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Today manufacturing, warehousing

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on Staten Island, in fact, any business depending

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on low value added per unit and high volume, face

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systemic problems because of the high bridge tolls.

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The north shore is further

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complicated by the existence of established

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2 residential communities on the landward side of  
3 Richmond Terrace. Therefore, business generating  
4 lots of truck traffic, noxious vapors or noise,  
5 would be undesirable.

6 Furthermore, these communities are  
7 trying to improve by becoming more walkable,  
8 bikeable, with improved mass transit options.

9 Business activities on the water  
10 side of Richmond Terrace that would be compatible  
11 with these planned parks and bike trails would  
12 include marinas, hotels and restaurants with public  
13 waterfront access.

14 There is an alternate strategic  
15 opportunity possible for this area. Port Richmond,  
16 which has relatively cheap second-story space, is  
17 in close proximity to the College of Staten Island  
18 and the under utilized industrial park on the west  
19 shore. The idea is to create a start-up business  
20 incubator for high value-added, low volume  
21 businesses in the Port Richmond area.

22 The intellectual capital exists,  
23 as witnessed by a young man from the College of  
24 Staten Island who won a Goldwater Scholarship in  
25 Science for his research and development of a new

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2 type of 3-D matter printer. The space is available.  
3 As start-ups mature, they could move to the Staten  
4 Island Industrial Park. The theory being that it's  
5 easier to populate that space with home grown  
6 businesses than imports. What's missing is seed  
7 money and leadership to make it happen.

8 A start-up incubator in Port  
9 Richmond, together with marinas, hotels and  
10 restaurants on the waterside of the terrace, is a  
11 better match for the community than heavy industry  
12 and manufacturing.

13 Thanks very much.

14 THE CHAIR: Thank you.

15 And I apologize for my eyesight if  
16 I mispronounced your names.

17 Again, Stephane; and

18 Then will be followed by, I  
19 believe, Lou Jones.

20 MR. SONES: Sones.

21 THE CHAIR: Sones. Sorry about  
22 that.

23 Stephane.

24 MR. HYACINTHE: All right. Good  
25 morning, everybody.

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2

Port Morris and Bathgate.

3

Thank you very much.

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THE CHAIR: Stephane, can you  
speak into the microphone.

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MR. HYACINTHE: Absolutely.

7

Hello.

8

Good morning everybody.

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All right.

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Dear Members, Council Members,  
thank you for your time and consideration and  
commitment to retain the Industrial Business Zones  
throughout New York City.

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As it currently stands, SoBRO  
supports all of the recommended IBZ boundaries in  
the Bronx, except for some suggested changes for  
the Bathgate and Port Morris IBZ.

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I don't know if you want to put up  
the Bathgate just to start with.

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But in Bathgate, we would actually  
like to remove the Carter Avenue from the IBZ  
boundary. After additional surveillance, we have  
concluded that the area is mainly used for  
automotive-based businesses and they really don't  
have a bearing in that IBZ program.

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Additionally, SoBRO's interested in expansion of the current boundaries in the Port Morris -- and that's Port Morris, to include neighborhoods in what is currently the Ombudsman Zone.

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The Ombudsman Zone was designated back in 2005 along with the Port Morris IBZ and has since been classified an MX-1 zone.

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Additionally, the -- in 2009, the area was approved for rezoning as part of the Lower Concourse Rezoning project. This was to encourage investment in the region along with potential use for underutilized industrial space.

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SoBRO is asking to expand the boundaries to cover certain non-residential portions of the Ombudsman Zone east of the Grand Concourse and west of Rider Avenue, specifically, the region that has maintained the M1-2 and M1-4 status. And along with this I've included maps which detail these recommended changes.

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We believe that the included boundaries in the Port Morris IBZ will ensure that approximately 20 to 25 industrial businesses, representing over 350 jobs, are protected. SoBRO

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2 has included -- the Port Morris IBZ is located in  
3 Bronx Community District 1, one of the most  
4 impoverished areas in New York City and the nation.

5

The overall unemployment rate in  
6 Congressional District 16, which overlaps with the  
7 South Bronx, is 19.2 percent, more than double the  
8 rates of unemployment in the City or nation as a  
9 whole.

10

The median family income is  
11 \$13,526, almost a quarter of the New York City and  
12 national median income.

13

Most of you might be aware that  
14 these -- might be aware of these dismal statistics  
15 but I am reiterating them to show how important it  
16 is for us to support the industrial businesses in  
17 this area as they are engines of job creation for  
18 South Bronx residents. The types of jobs provided  
19 by the industrial businesses in the affected area  
20 vary from basic factory laborers to mid-skill  
21 technicians.

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THE CHAIR: Thank you, Stephane.

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MR. HYACINTHE: All right.

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Thank you very much for your time.

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THE CHAIR: And again, you can

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submit anything you have.

Stephane's going to be followed by  
Lou Sones regarding Red Hook; and

Then James Rausse regarding  
Bathgate.

MR. SONES: Thank you,  
Commissioners. I appreciate the opportunity to  
speak to you.

My name is Lou Sones and I'm the  
coordinator for Red Hook GAGS. We're not a joke  
writing organization. It stands for Groups Against  
Garbage Sites.

I'm on the Red Hook Advisory  
Council for the Fifth Avenue Committee who was  
responsible for building 60 units of affordable  
housing in Red Hook. I a member of Community Board  
6 and my most crowning achievement, coach on the  
Red Hook Little League.

I don't want to speak about the  
macro overall concept of IBZ. In general, I think  
it's good but it has to be looked at on a  
case-by-case basis. Red Hook is unique. It's a  
mixed area with residential lots right across from  
manufacturing lots, as mine is.

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But let me tell you what I've seen in Red Hook. I've seen more people move in, and everybody wants to move in. And the more people that have moved in, the more small businesses have flourished. I've seen green markets. I've seen plant, gardening centers, restaurants, bars, service industries, all kinds of things because there are residents moving in.

So I'm actually going to argue that certain industrial areas which limit the use of housing, especially affordable housing, is hurting small business, not helping small business. The more people that live there, the more small business opportunities exist.

Let me tell you some of the negative things that have happened, however. Several very inappropriate and incompatible, environmentally unfriendly businesses have opened and have closed because they have been incompatible with the mixed-use quality of Red Hook.

Now what we need is more housing, especially more affordable, leading to even more small and compatible businesses.

So because of the uniqueness of



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2 the IBZ -- of Red Hook, what I am arguing for is  
3 not necessarily to eliminate it. It's appropriate  
4 in some places. But to take some of the IBZ zones,  
5 like my block, which is right across from a  
6 residential block, and make it an Ombudsman Zone so  
7 things can be looked at on a case-by-case basis so  
8 we can really achieve what is best for Red Hook.

9 And, finally, one of the negative  
10 things that's happening in Red Hook is that because  
11 of the revitalization, there is gentrification.  
12 That is for some of our Latino community that live  
13 not in public housing, of lower income to have to  
14 move. None of us want that. We want the  
15 neighborhood to be mixed economically, racially and  
16 very diverse.

17 For that we need more housing both  
18 private and affordable. So I encourage more  
19 flexibility with Ombudsman Zones within Red Hook.

20 Thank you.

21 THE CHAIR: Thank you very much.

22 We're going to hear from James  
23 Rausse regarding Bathgate, Port Morris; and

24 Then, I hope I'm pronouncing this  
25 correctly, John Mc Kettrick.

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MR. RAUSSE: Good morning,

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Commissioners.

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I'm James Rausse. I'm Director of

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Capital Programs for Bronx Borough President,

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Reuben Diaz, Jr..

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I'd like to talk about both

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Bathgate and Port Morris.

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First, I'd like to say that the

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Borough President is generally supportive of the

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efforts of EDC and City Planning to reassess the

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IBZ boundaries and engage in stuff, such as

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removing parks from the IBZ boundaries and the

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sites that have already been developed as

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something. So the Borough President appreciates

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that.

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In regards to Bathgate, we're

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supportive of keeping the Bathgate IBZ in place but

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we believe that some areas should be removed from

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the Bathgate IBZ as the area has evolved over time.

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The Bathgate IBZ itself is, in a

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sense, an unnatural industrial area as it falls

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between two large City parks. And it replaced an

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abandoned residential community that was abandoned

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in the '70s and the '80s.

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The areas in question that we would like removed are along Webster Avenue and Carter Avenue first. They are primarily automobile related uses and below the Cross Bronx Expressway there's already encroachment from residential development.

Also, we would like the areas north of the Cross Bronx Expressway to be reassessed entirely, particularly, the fact that on Third Avenue and Bathgate Avenue near 176th Street, there's already residential and institutional development occurring and it's beginning to push west.

Also, the area -- most of the area north of the Cross Bronx Expressway, are automobile uses. So we feel that this -- this reduction will actually strengthen the existing businesses within the IBZ, particularly, within the industrial parks so you can better focus resources on those areas.

In regards to Port Morris, we echo SoBRO's request to reassess the Ombudsman area, particularly along Canal and Park Avenue. This is an area that was part of the Lower Concourse rezoning which the Borough President was a very

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strong advocate for.

But in that sense, it was due to our office working with City Planning that we were able to preserve the industrial businesses along Park and Canal by not changing -- asking that those corridors not be changed to an MX and remain manufacturing.

As such, we would like to see those businesses be part of the IBZ even though much of the other part of the area may turn over west of the Concourse with high-rise, mixed-use housing along Morris Avenue. The vibrancy and the strength of these businesses need to -- need to reap the benefits that other businesses in the IBZ and the Port Morris area should.

Thank you.

THE CHAIR: Thank you.

We'd like to hear from John McKettrick regarding Red Hook; and

Then Michele Sledge, regarding Staten Island.

MR. MC KETTRICK: Thank you.

Good morning, Commissioners.

My name is John McKeddrick. I'm

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co-chair of the Red Hook Civic Association.

And I'm just here to state that historically Red Hook was one of the oldest mixed-use communities in the City of New York and still is today.

However, when Red Hook had twice as many people, it had thousands of more jobs. We are not looking for high rises on the water. We are looking to, in fact, continue and enlarge what worked for so long and, in fact, in some smaller way, is continuing to work today.

Perhaps the best proof of this fact is that within the Red Hook area, there is a small mixed-use area between Van Brunt and Conover and upper New York Harbor that, in fact, has generated approximately four-and-a-half square blocks - it has generated more new activity, including job creation and industrial jobs, than the far, far larger area of the IBZ areas in Red Hook, in just four-and-a-half blocks.

We want to have industrial businesses. We strongly support the idea. However, we have four blocks of specific concerns that we definitely believe should be at a minimum in the

1  
2 Ombudsman Zone. And that is, the blocks bounded by  
3 Van Brunt, Conover, King and Sullivan that was  
4 proposed for the nursing home site;

5 The block bounded by Conover,  
6 Ferris, Wolcott and Dikeman;

7 The block bounded by Conover,  
8 Ferris, Coffey and Van Dyke; and

9 Finally, the block bounded by Van  
10 Brunt, Conover, Pioneer and King.

11 We are not asking for a huge  
12 amount. We are asking for ways to, in fact,  
13 strengthen the Van Brunt Street corridor and bring  
14 it back to some level of development for both  
15 commercial, industrial and residential use that  
16 flourished for more than 150 years.

17 I would also point out that, in  
18 fact, in the interest of IBZ areas that should be  
19 nurtured and further developed, there is a long  
20 dock in Red Hook that, in fact, is now used  
21 approximately 20 acres in size, for cars  
22 exclusively seized by the Police Department and  
23 vendors' carts, all with a commanding view of the  
24 harbor.

25 Even if these vehicles were

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2 stacked two or three high or better still, removed,  
3 that would open up vacant land at least 20 acres in  
4 size.

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6 It is so important though that you  
7 learn the community, as was mentioned about Staten  
8 Island. This community, its history is, in fact,  
9 not done from on high. It is far better to study  
10 within the community itself and a reading of the  
11 history and visit of the community.

12

13 From the various businesses that  
14 are there, both industrial and retail, strongly  
15 support these suggestions. Very often you will  
16 have communities opposed and this is not the case  
17 in Red Hook.

18

19 Thank you very much.

20

21 THE CHAIR: Thank you.

22

23 And Michele Sledge, regarding

24

25 Staten Island.

26

27 And she will be followed by Jim

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29 Tampakis regarding Red Hook.

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31 MR. MC KETRICK: We also will be

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33 submitting much more detailed written comments.

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35 THE CHAIR: Yes. And everyone

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37 who intends to do so as well.

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Thank you.

MS. SLEDGE: Good morning.

I'm going to be reading a written statement --

THE CHAIR: Michele, can you speak into the mike.

MS. SLEDGE: I'm sorry. Yes.

Good morning.

We'll just be reading a written statement on behalf of the Northfield Community Local Development Corporation of Staten Island.

I'm pleased to testify on behalf of Northfield Community Local Development Corporation and Staten Island's north shore community stakeholders.

Our organization is currently funded by New York State to administer a Brownfield Opportunity Area program in the Port Richmond and Mariner's Harbor neighborhoods, the same areas which are included in the proposed IBZ boundaries.

We strongly oppose finalizing the IBZ boundary designation for this area until after our BOA process is complete. For those who may not be familiar with the BOA program, it is essentially



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an economic development program to help communities design economic development projects and strategies in areas where environmental contamination or potential contamination will be addressed before development can take place.

We recently signed a contract with the New York City Department of City Planning to act as our consultant to facilitate the community consensus and examine potential zoning changes for this same area where IBZ boundaries are proposed.

We work closely with the Staten Island Office of City Planning, as well as planners based out of 22 Reade Street. Again, our primary goal for this step one BOA is to facilitate consensus for thoughtful economic development, to unlock the potential that exists and create a thriving community.

The waterfront and Port Richmond and Mariner's Harbor is currently home to a variety of users and there is inherent conflict between the residential stakeholders and industrial stakeholders due to their close proximity and differing priorities.

Previous, the zoning designations

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2 for the area have failed to serve the community and  
3 the zoning created in 1961 failed to -- failed over  
4 existing residential use in the area, further  
5 advancing this conflict between residential and  
6 industrial concerns.

7

8 The IDZ (sic) zone and  
9 accompanying incentives failed to attract  
10 significant development and to date, the Ombudsman  
11 Zone has not created in revitalizing the area.

12

13 This new designation may prove to  
14 be a conflict with the BOA process and any  
15 potential recommendation without much promise that  
16 the IBZ designation will be -- without much promise  
17 that the IBZ designation will be fruitful.

18

19 While we support industry,  
20 especially maritime business, to be located at the  
21 waterfront, we do not want to exclude any type of  
22 zoning at the waterfront until the BOA process is  
23 completed.

24

25 And we would also like the  
26 opportunity to examine the potential for  
27 establishing buffer zones between residential and  
28 industrial uses.

29

30 In addition, the waterfront

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2 property between Van Name and Van Pelt Avenues is  
3 owned by the New York City Parks Department and was  
4 ordered a grant under the New York City Department  
5 of Transportation Plaza Program to develop that  
6 site as a park. We would like to ensure the plans  
7 create a park at this location will not be  
8 impacted.

9

THE CHAIR: Thank you, Michele.

10

MS. SLEDGE: Thank you.

11

THE CHAIR: We would now like to  
12 hear from Jim Tapankis regarding Red Hook.

13

Followed by Dustin Yillin, also  
14 regarding Red Hook.

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MR. TAMPAKIS: Good morning,  
16 everybody.

17

My name is Jim Tampakis. I'm a  
18 business owner in Red Hook, a family-owned business  
19 in maritime industry from the early '50's. Moved to  
20 Red Hook from Ninth Street in the -- in the early  
21 '70s.

22

Red Hook back then, when I was  
23 being brought up, was a vibrant maritime community  
24 and we used to have more than 200 maritime  
25 businesses.

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We used to bring ships to all the local piers and were able to not leave Red Hook in order to do motor rewinding, electrical repairs, radar repairs. Just, basically, we were able to do everything.

Currently, we're down to approximately five businesses. We have to change our strategies. And we still, we went from 150 employees, we're down to approximately 25 to 30 employees. We do mechanical and maintenance contracts with the City and DEP.

And within the last 15 years, what's happened in Red Hook, we feel with the residential component starting to increase, it's easier to bring in employees, local employees. But there is not enough of a residential availability to have people come to the neighborhood and live in the neighborhood.

We have transportation restraints. We only have one bus and it comes sometimes. We have people that travel throughout the City that come down into Red Hook. We're -- we have from the maritime days, we had a lot of warehouses where we were restoring equipment where today they're older

1

2 buildings with average rent. To have an idea, it  
3 might be approximately \$8 to \$10 a foot, annually,  
4 for these industrial pieces.

5 The buildings are in need of  
6 repair. We're trying to bring in -- we're trying  
7 to -- I would like to see a mixed-use come in with  
8 -- for -- this way we can promote smaller  
9 manufacturing. We have leather smiths. We have --  
10 my wife is opening a a gluten-free wholesale bakery  
11 in one of the buildings.

12 We have Stumptown Coffee that's  
13 moved in. We have Cacao Prieto, which is another  
14 chocolate company that has moved in. I don't see  
15 any reason why these businesses can't co-exist with  
16 residential component on top.

17 They -- they're, you know, the  
18 fact that we have an M1 and we can only build with  
19 one FAR, it doesn't make financial sense to knock  
20 down a building that's about to fall to just do one  
21 FAR. And it gives us the opportunity of doing a  
22 mixed use where we would be able to still maintain  
23 the business -- a new business coming in, smaller  
24 -- and also, you know, see the need for the  
25 residential component.

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THE CHAIR: Thank you very much.

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Thank you.

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We'll now hear from Dustin Yellin

5

regarding Red Hook;

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Followed by Gabriel Florenz,

7

regarding Red Hook as well.

8

MR. YELLIN: I live in Red Hook,

9

Brooklyn.

10

I'm founding a cultural think tank

11

museum/school between Pioneer and King and Conover

12

with approximately an acre of land, 26,000 feet

13

historic building and a 20,000 foot parking lot

14

that's now becoming a sculpture garden.

15

Everyone in the community, it's --

16

Brooklyn is sort of becoming the cultural center of

17

the earth at the moment and we're all trying very

18

hard for that to happen.

19

Everyone in our community wants

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mixed use, even the people next door who are

21

concrete contractors, very industrial, want mixed

22

use. I haven't met one business owner in Red Hook

23

that doesn't want mixed use.

24

The neighborhood in the last ten

25

years has changed dramatically. As you all know, a

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2 principal was killed about 15 years ago, it was a  
3 very dangerous neighborhood. Now there are  
4 families. We have Fairways, the Crab Shack, IKEA,  
5 it's changing dramatically and we're all fighting  
6 very hard to get the IBZ to move sort of a few  
7 blocks away.

8 Red Hook's only maybe the size of  
9 a football field. It's tiny. So every block really  
10 counts and we -- we, you know, we're on our knees  
11 at this point.

12 The Mayor brought in the cruise  
13 ships so we have tourists coming off. I think  
14 these tourists like to go to the -- to see the art  
15 and see the chocolate, to see all of these great  
16 new cultural entities that are developing.

17 And I thank you for your time and  
18 hope you consider this.

19 THE CHAIR: Thank you very much.

20 We'd like to hear from Gabriel  
21 regarding Red Hook;

22 Followed by Rose, Rosemarie  
23 Cervone, regarding Red Hook as well.

24 MR. FLORENZ: I manage a -- an art  
25 institution in Red Hook. And I very much believe

1

2 that switching any IBZs on that switched to mixed  
3 use is going to promote economic growth greatly.

4

And, you know, every time an  
5 apartment comes up or house up for sale, it sells  
6 in a second. Every time anybody looks for an  
7 apartment, it goes in a second. Any new business  
8 that's coming in, it needs local residents to be  
9 able to have places to live to support them.

10

The big manufacturing is not in  
11 line with the reality of this community. There's  
12 schools. There's small businesses coming in.  
13 There's people looking for space but they're not --  
14 there's not large manufacturing that's coming there  
15 begging for huge warehouses. There's vacant  
16 buildings all over the place.

17

I really believe that this  
18 neighborhood is going to become a huge tourist  
19 destination, a burgeoning artistic community. And  
20 I think that it's going to be very, you know,  
21 economically viable for the whole city. And with  
22 the tourists coming off the boats, with people  
23 coming to Red Hook as a destination, it's going to  
24 be much more sustainable and much more clean. It's  
25 going to be just a great community that the



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industrial use has nothing to do with it

And I think that increasing all industrial use is necessary but every single zone that's switched to mixed use is going to help with promoting economic growth.

Thank you.

THE CHAIR: Again, I hope I'm pronouncing this correctly, Rosemarie Cervone; and

Then Mary Dudine Kyle from Red Hook.

MS. CERVONE: I'm Sister Rosanna from Visitation Church and I want to support those who spoke about the affordable housing.

And also I want to state that Red Hook is a great neighborhood, culturally and the developing the small businesses. So it needs the support to keep on growing.

And also, more people that are coming in, we also need transportation, better transportation so that they're able to come and leave at the same time. So it's a very small but needs support of what we're saying about the affordable housing.

Okay. Thanks.

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THE CHAIR: Thank you, Sister.

We would like now Mary Dudine Kyle and I apologize if I'm mispronouncing that from Red Hook.

Followed by Antonio Reynoso from Councilmember Reyna's office.

(No response from Ms. Kyle.)

THE CHAIR: Okay. Then Antonio.

MR. REYNOSO: Hello. My name is Antonio Reynoso and I'm Chief of Staff to Councilmember Diana Reyna and I will be speaking on her behalf.

And I thank you for the opportunity to testify.

The Councilmember is overall pleased with the boundaries as the basic intention of the protection of our industrial businesses is being met. But we believe the boundaries are in need of expansion to include manufacturing businesses that are not contiguous -- that are not contiguous and can be sustained with the resources and protections offered through the zonings programs here.

Examples of this include

1

2 manufacturing in and around Binder in Brooklyn and  
3 south of Myrtle Avenue in Queens, two areas where  
4 the program or the programming can help sustain  
5 thriving industrial businesses threatened by  
6 inaccurate hardships and residential conversions.

7 We would also request that all  
8 Ombudsman areas included in the original zones be  
9 maintained or included in the modified zonings as  
10 this buffer assists in the true longevity of our  
11 manufacturing zones.

12 And it -- if there's anything that  
13 we've learned from the development that's occurred  
14 in Williamsburg, is that residential development  
15 does not necessarily mean economic development. So  
16 we would like to continue to promote and preserving  
17 our manufacturing districts and expanding it where  
18 we can.

19 And also sustaining that with  
20 resources to industrial service providers so they  
21 can keep assisting businesses in tax credits or any  
22 other resources that they can possibly have.

23 Thank you very much.

24 THE CHAIR: Again, I'd like to  
25 thank everyone.

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This actual hearing continues until 1:30 when we can take public comment and testimony. And the written testimony, again, can be provided and submitted until Friday.

Again, this is still an open hearing -- excuse me ,on Friday the 27th.

Thank you.

The current speaker list has been completed and we'll await more.

So thank you.

I can adjourn for awhile.

(At 11:44 a.m., the hearing was temporarily recessed.)

(At 12:31 p.m., the hearing was resumed.)

THE CHAIR: I just want to let everyone know this is still an open hearing.

(Recess.)

THE CHAIR: Hello, Don Giampietro, Assistant Commissioner of the Department of Small Business Services.

We're just going to quickly reconvene and reopen our public hearing.

It is now 12:31 and just to note

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2 that Melva Miller from the Queensborough  
3 President's office has arrive.

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We're also joined by  
5 representatives of the Brooklyn Borough President's  
6 office, EDC, as well as SBS.

7

Melva, what would you like to say?

8

MS. MILLER: I'd just like to say  
9 good afternoon and I'm here on behalf of --  
10 representing Borough President Helen Marshall.

11

Again, Melva Miller, Director of  
12 Economic Development for Borough President Helen  
13 Marshall.

14

THE CHAIR: Thank you again.

15

And we will temporarily have a  
16 recess at this moment.

17

(At 12:32 p.m., the hearing was  
18 temporarily recessed.)

19

(At 1:30 p.m., the hearing was  
20 resumed.)

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THE CHAIR: The time is now 1:30.

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This public hearing has been held  
23 open to discuss the preliminary recommendations for  
24 the Industrial Business Zone boundaries of the New  
25 York City Industrial Business Zone Boundary

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Commission.

We are asking if there are any additional speakers at this time before we close the hearing?

(No response.)

THE CHAIR: No additional speakers have come forward.

At this time I'd like to close this hearing of the Industrial Business Zone Boundary Commission hearing to discuss the proposed boundary recommendations of the Industrial Business Zones and the new creation of a Staten Island Industrial Business Zone.

Thank you.

(At 1:32 p.m., the proceedings were concluded.)

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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 71, 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 2nd day of August, 2012.

*Marc Russo*

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MARC RUSSO