

Reporting to Community Board 4:
Council Member Corey Johnson
3rd Council District
224 West 30th Street, #1206
New York, NY 10001
212-564-7757



February 6, 2014

Dear Neighbor:

Wow! What a busy and exciting first month I've had since taking office. It's been wonderful meeting with familiar and new faces in our community. I wanted to take this opportunity to share with you some important updates.

On January 22, I was elected Chair of the City Council's Committee on Health. As Chair of a committee that has oversight of our city's health clinics, public hospitals, and the Department of Health and Mental Hygiene, I hope to build a strong working relationship with DOHMH Commissioner Dr. Mary Bassett and Health and Hospitals Corporation President Ramanathan Raju. I was also assigned to the following committees: Finance, Waterfronts, Contracts, General Welfare, and Mental Health.

As Chair of the Committee on Health, I look forward to implementing progressive health policies for all New Yorkers, and making sure those with special needs – like people living with HIV/AIDS, women, children, and immigrants – have access to the comprehensive health care they deserve.

Please take note that our new District Office is up and running at 224 West 30th Street. My staff is available to answer questions and help wherever possible. Our office phone number at 212-564-7757 and you can also email me at district3@council.nyc.gov.

I look forward to hearing from you!

Sincerely,

A handwritten signature in blue ink, appearing to be "CJ".

Corey Johnson
Councilmember, 3rd District

Securing a new location for the Stile's Farmers Market

In December, developers issued an eviction notice to the Stile's Farmers Market to vacate their property at Ninth Avenue between West 41st and West 42nd Streets. The closure of this longstanding community operation added to an already serious lack of an affordable, fresh foods grocer on Manhattan's West Side.

At Community Board 4's January committee meeting on Housing, Health and Human Services, dozens of residents expressed their concern about the need for an affordable grocery store in the community. Members of the community recommended the possibility of locating a Stile's Farmers Market in the property at 551 Ninth Avenue, previously the Project Find Senior Center, which is owned by the Port Authority.

Together with United States Representative Jerry Nadler, State Senator Brad Hoylman, and Assembly Member Dick Gottfried, I wrote to request a meeting with the Executive Director at the Port Authority, Patrick Foye.

Our letter is attached.

Proposed Development at 606 West 57th Street

In January, the City Planning Commission held its public hearing on the proposed development on 606 West 57th Street. While the development is in the Sixth Council District, the community has strong feelings about the project and so I testified at the hearing.

My testimony is attached.

Health Committee Update

This month, the City Council took action to override a veto from previous Mayor Michael Bloomberg. The bill will create an Animal Abuse Registry for individuals convicted of animal abuse under State law. The list of offenders would be made available to facilities authorized to offer pets for sale or adoption.

Upcoming Hearing:

On February 24, 2014 the Health Committee will hold a hearing on the Health and Hospitals Corporation (HHC) Five Year Plan. HHC is the corporation that manages the public safety net health care safety net system of New York City. The hearing will explore how the consolidation and closing of services around the city has affected patients and their access to care.

The hearing will take place at City Hall in the Committee Room at 1pm. If you have questions or would like to attend, please email district3@council.nyc.gov.



February 5, 2014

Patrick J. Foye
Executive Director
The Port Authority of New York and New Jersey
225 Park Avenue South
New York, NY 10003

Dear Mr. Foye:

We are writing on behalf of our constituents who are very concerned about the closure of the Stile's Market on the west side of Ninth Avenue between West 41st and West 42nd Streets. The closure of this longstanding community operation adds to an already serious lack of affordable, fresh foods grocers on Manhattan's West Side.

The Port Authority of New York and New Jersey has played an important role in the development of Manhattan's West Side; from ensuring that our roads, tunnels, and transportation terminals are funded and safe, to partnering in the creation of a greener and cleaner west side. As a community partner, we are sure that you will share in our concern with this impending matter.

Since 1987, Steve Stile has operated the Stile's Farmers Market, which provided fresh foods at affordable prices for residents of the Clinton/Hell's Kitchen neighborhoods. On December 31, 2013, developers issued an eviction notice to Mr. Stile forcing him to close his market immediately so they can develop on the southern portion of the West 42nd Street lot. The closure of this market shut a vital supply line of affordable, fresh food to these neighborhoods. Since then we have received an outpouring of community support to secure a new location for this market near their former location on Ninth Avenue.

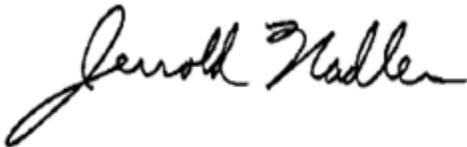
We write to request a meeting with you to discuss the feasibility of securing a viable location for Stile's Farmers Market in Hell's Kitchen. We are interested in discussing the possibility of utilizing the property at 551 Ninth Avenue, which is owned by the Port Authority and was the former space for Project Find's Senior Center until 2012.

We are committed to securing a space for an affordable grocery store near West 42nd Street to ensure the health and well-being of residents along Manhattan's West Side. We understand that Mr. Stile is ready to sign a lease of up to 10-years, and to begin operating with the approval of the Port Authority.

We look forward to scheduling a time to meet with you to discuss how we can work together to ensure that residents in our community have access to affordable, fresh foods in the coming years. Please contact Matt Green in Councilmember Corey Johnson's office to schedule the meeting at 212-564-7757 or mgreen@council.nyc.gov.

We appreciate your attention to this matter.

Sincerely,



Jerrod Nadler
10th Congressional District (NY)



Brad Hoylman
State Senator



Richard N. Gottfried
Assembly Member



Corey Johnson
Councilmember, 3rd District



Proposed Development at 606 West 57th Street

Comments by: Council Member Corey Johnson
New York City Planning Commission
22 Reade Street, New York, NY
January 22, 2014

My name is Corey Johnson and I am the Council Member of the 3rd Council District. The proposal before the City Planning Commission by TF Cornerstone is wholly in the 6th Council District. However, I believe CPC should take into consideration the concerns and interests of both the 6th and 3rd Council Districts as they will share the burden from the increases in development and pedestrian and vehicular traffic. I thank the Commission for the opportunity to testify today.

The proposal by TF Cornerstone would permit the development of a 1,050-unit residential rental building in a re-zoned C4-7 district; up to two floors could be used for commercial purposes, and may include an auto-repair facility. The applicant is also seeking to build a parking garage with 500 parking spaces.

Unless the amount of affordable housing in the project is increased to 20% of the total floor area of the building, rather than just the residential component, I recommend disapproval of Application No N 130337 ZRM, for special regulations in Northern Subarea C1 of the Special Clinton District. While I do not oppose the newly permitted use for auto repairs or the increased FAR from 9.0 to 12.0 pursuant to provisions of the Inclusionary Housing Program, I ask that all commercial and residential FAR be used as a base for discerning the size of the 20% affordable units.

The proposed text incentivizes commercial uses above the first floor up to an FAR of 4.0 which, if utilized, would reduce the amount of affordable housing in the building. The marginal increase of approximately 10 units by including commercial spaces in the base calculation is by no means economically infeasible in a project of this size. I urge the Commission to require TF Cornerstone to consider the building's entire square footage when calculating the number of affordable housing units.

It is also important that tenants in the affordable units be treated as full residents of the building. The building must be fully ADA compliant and the affordable units should be distributed throughout at least 80% of the building; the fixtures and finishes in all units of the building should be the same. All building amenities must be made equally available, including the provision of a reduced-fee schedule to assist the affordable tenants in enjoying the full breadth of the building's facilities. These are important considerations in

ensuring that the tenants of the affordable housing units experience the full benefits of the Inclusionary Housing program.

The applicant is also seeking a special permit pursuant to ZR §13-45 for a parking garage for up to 500 spaces, or 395 spaces depending on the ground floor. Community Board 4 issued a recommendation of conditional disapproval for the special permit for a parking garage for this proposal. It is the experience of residents in the Hell's Kitchen/Clinton neighborhood, and the membership of Community Board 4, that this area has become a regional parking hub for commuters, and as a consequence, residents in the area are overburdened with very large parking facilities. This contributes greatly to Hell's Kitchen's high asthma rates, traffic accidents, and pedestrian fatalities.

I support the Board's recommendation that the application for a special permit pursuant to ZR §13-45 be approved if and only if the garage is for accessory parking only, and the maximum is 400 spaces with the auto use and 295 without an auto use. Finally, I am gravely concerned about this developer's history of irresponsible labor practices, poor worksite safety conditions, and a disregard for tenants and the building's employees. Approval of this proposal would permit to rise one of the largest residential buildings in Manhattan. This building will intensify an already burdened infrastructure on the West Side, from bus routes and subways, to overcrowded schools.

606 West 57th Street is zoned for Public School 111. It is a school that needs many improvements and is already overcrowded. Adding 1,050 residential units to the neighborhood will no doubt increase the demands on PS 111. TF Cornerstone should commit to providing funding to area public schools for their immediate needs. Investing in education is a win-win for our City and should be expected of developers who construct large residential buildings. The surge in development on the West Side has drastically increased rents in the Hell's Kitchen/Clinton neighborhoods and displaced a large population of longtime residents. TF Cornerstone has received over \$40 million dollars in public tax subsidies. Contributing to a secondary displacement fund to prevent and mitigate secondary displacement issues as they arise must be a part of this process. Developers in other communities have contributed as much as \$500,000 to such funds; TF Cornerstone must contribute, too.

The West Side has seen a tremendous amount of development in the past decade and the raze and raise trend is not expected to ebb. We must continue to plan for and protect those who have contributed to the fabric of our communities for decades while also planning for those who have yet to come. Such planning demands great responsibility and developers who reap profits from tax subsidies must be held accountable for the burden a massive building will place on an already-existing community. These requests are neither out of the ordinary nor unreasonable and I hope the Commission will echo the community's concerns. Thank you all for the opportunity to testify here today.