

**APPENDIX VI**  
**Written Comments on**  
**the DEIS**

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 10:04 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **William Apfel**

Zip: **10023**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

Honorable Commissioners: This development plan, other than providing needed housing in this city, is going to be on balance so harmful and detrimental to the residents of Manhattan Valley, some of

whom are my dear friends. I live outside the neighborhood but visit often and I'm afraid for them. I understand that to build this development, the three parking garages, formerly gasoline service stations and their underground storage tanks, will be demolished, and the demolition will release into the air whatever is contained in the general debris, along with all sorts of pollutants, some of which may be highly toxic chemicals. Just a couple of weeks back I became aware that a public school, PS 54, sits right across the street from the planned development site; the parents of the students should be crazed, and if they are not, they are either foolishly oblivious, worrisomely apathetic or are morons. Of course housing is very important, but so are vehicles that are parked in these garages and are used by people mostly for getting to work outside of Manhattan, and probably outside the five boroughs, where public transportation is either inconvenient or non-existent; to some people, these reasonably priced---for Manhattan, at least--- parking spots are as important as some of their residences. These garage spaces can in no way can be dismissed as luxuries, not when they are vital to a person's livelihood. Please do NOT APPROVE this environmentally harmful and economically detrimental project. Thank you for taking the time to read this.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 1:19 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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- Community District: **7**

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**Submitted by:**

Name: **A;bert Bergeret**

Zip: **10025**

I represent:

- **Myself**
- **A local community group or organization**

Details for "I Represent": **Resident of the neighborhood and the founder/artistic director/general manager of the not-for-profit NY Gilbert & Sullivan Players which maintains an office in the district.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I rely on affordable and available parking for the activities of my theater company. When I purchased an apartment and located the company's office, the garages on 108th Street were a prime factor. Before eliminating essential community services, consider alternate locations for much needed housing and/or possible relocation sites for the garages. Before further reducing access to these valuable parking spaces, consider how it will drive those who can afford those spaces out of the neighborhood, which will reduce all sorts of economic activity necessary for sustaining viability. Exploration of projects that benefit the needs of all parts of a diverse community is essential. Pitting the forces of one group against another is not good policy or government.

— Attachments: 

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West 108th St Project Save Manhattan Valley White Paper.pdf

355 KB

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 4:37 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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**Submitted by:**

Name: **Janice Billingsley**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I'm writing to ask that the developers of this project be asked to add parking to their proposed facility. I know there have been informed suggestions from real estate professionals on how this could be

done. Anyone who lives in our neighborhood is utterly hamstrung by the lack of parking. Removing these 700+ spaces is a tremendous hardship for those who drive to work. PLEASE ask developers to return to the drawing board. Thank you.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 8:17 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Stephen Borow**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **I AM A HOMEOWNER ON 108 ST. I DO NOT HAVE A CAR.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I AM OPPOSED TO THIS PROJECT AS THE DEMOLITION OF THE 3 GARAGES POSES AN ENVIRONMENTAL THREAT TO OUR NEIGHBORHOOD AS IT WILL RELEASE MANY TOXIC POLLUTANTS



TO THE 3 SCHOOLS AND RESIDENTS OF 108 ST. THE ZONING REGULATIONS PUT INTO LAW TO PROTECT MANHATTAN VALLEY WILL BE BROKEN AN INVITATION TO DEVELOPERS TO DO THE SAME. MANHATTAN VALLEY BEARS THE BRUNT IN PROVIDING SOCAIL SERVICES, SRO'S AND LOW INCOME HOUSING WHICH IS AGAINST THE CITY CHARTER REGULATIONS. THERE ARE OTHER SITES AVAILABLE THAT ARE MORE SUITABLE FOR THIS PROJECT AND SHOULD BE CONSIDERED.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 1:21 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Peter Brandt**

Zip: **10025**

I represent:

- **A local community group or organization**

Details for "I Represent": **I am a member of Save Manhattan Valley**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

It's Time to THINK BIG ! Your plan wants to remove parking space in preference to low-cost housing. Why should one side loose? Placing your project at 20 Amsterdam Ave satisfies of sides and you save

\$\$\$\$\$; parking saved and housing built. \*\* 2nd idea is to better utilize the play yard across the street. Build a new structure multi-storied, there for both students use (enclosed all weather) and a for-pay parking. =Win-Win !!

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/13/2018 7:36 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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**Submitted by:**

Name: **Michael Cannistraci**

Zip: **10024**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am a hospital social worker, the loss of this garage would have a huge negative community impact, there has been no attempt to look for other sites(Staten Island), in addition, this project would have a

negative environmental impact on this community, especially the school directly in front of the project. stop this project!

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 6:31 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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**Submitted by:**

Name: **Raymond Clarke**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I believe in the mission to provide more affordable housing in New York. I also believe in a decision-making process that looks at costs and benefits of several alternatives and decides on the one that

fulfills the identified needs with a minimum of negative effects on the local community. I understand that there are many alternatives to the proposed development that have much less environmental and social impact than the proposal under consideration. I will not compare them here, but will list the negative impacts of the current proposal. Parking in Manhattan Valley is very difficult and the elimination of the parking garages will add over 800 cars to the on-street parking rodeo. Studies have shown that cars cruising for parking spots have a much higher incidence of pedestrian accidents. Double parking clogs roads and blocks bicycle lanes causing further accidents. Cars idling and cruising for parking spaces also release an increased amount exhaust pollution. The existing buildings were used for auto repair and gasoline filling stations and sit on ground containing underground storage tanks probably containing gasoline and used oil. Undoubtedly some of this has contaminated the soil and testing could result in the location being declared a superfund site. There is a very high probability of contamination by lead, benzene, PCBs, asbestos and a range of other harmful chemicals used in automotive repair. Excavation for a new building can release many of these chemicals into the air. There is a middle school across the street and our growing children will be exposed to these toxins. The Manhattan Valley community has welcomed over 40% of the low income housing on the Upper West Side. It is not fair to add more when many other neighborhoods in Manhattan have less than a quarter that amount. Furthermore, the proposed building exceeds the height restriction in the zoning law and will cast shadow on the surrounding residences and adjacent park. In sum, the proposal will exacerbate a difficult parking situation with a result in more accidents and air pollution. Construction will release a wide range of carcinogenic toxins and the children in the middle school across the street will be exposed to these. The neighborhood already has more than its fair share of low income housing. And THERE ARE MANY ALTERNATIVE SITES WITH MUCH LESS POTENTIAL FOR ENVIRONMENTAL AND SOCIAL IMPACT.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 7:39 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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**Submitted by:**

Name: **camille colon**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

As a senior citizen (who still works) I have lived in the neighborhood for 40 years. I live near a half way house and in the past near 2 low income buildings. I was in law enforcement and still work as a



contractor in the field. this project could easily be moved to the lower Amsterdam Ave location without the environmental problems and issues to these young and mostly low income kids who are themselves without a voice. Additionally, I question where all the teachers/St Luke's hospital/church workers are going to park once they begin fighting for spaces with the commercial store owners and others in the neighborhood. I have to look for parking at home and near work and this adds about 3 extra hours to my day (I need the car as I am often assigned to work in NJ or another borough). Once construction begins with all its inherent problems, parking will become a major issue. I've already seen two outright battles for parking on riverside drive, nearly 5 blocks away from the garages. wait until another 700 cars are dumped on these streets. congestion and erratic driving while looking for spaces is going to cause more vehicular problems than already exist. I'm now resigned to spending an additional hour added to my already long day. This is going to cause me personal issues (with two replacement knees movement is not easy) and will not have me looking favorably upon the addition of yet another lower income project where in the past I might have been in favor of it. clearly WISSFH could care less as will the politicians who sponsor it or who won't keep an open mind like Gail Brewer. She has already lost my support.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 8:58 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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**Submitted by:**

Name: **Amy Corcoran**

Zip: **75002**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

This project will cause who knows what to be released into the air. As a parent of a 3.5 year old, this matters to me. I also don't want to lose parking as it is hard enough to find a parking spot as it is.

Please take this project to another location.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 9:07 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

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- Community District: **7**

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**Submitted by:**

Name: **Scott Corcoran**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

This change would be a disaster to our community. We don't want it and would lead to overcrowding, decreased parking, more garbage and decreased property values.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 10:59 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

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- Community District: **7**

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**Submitted by:**

Name: **Professor Mark Couch**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **Resident at 58 West 106th Street.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am opposed to the development project as designed because it will have negative community impact. I have lived at 58 W 106th street with my family for 10 years and park in the 108th St garage. I

work in NJ and drive my car to work and there is no way for me to take public transit to my workplace (it's 1.5 hrs each way on the train), so I desperately depend on having parking garages in the neighborhood. There is basically no street parking in the neighborhood because parking garages are few and far between already. Please look at how many parking garages exist between 86th St - 96th St, and then compare this to the much fewer number of garages between 96th St and 108th. (You can see this information of Google maps under "parking garages".) Because of the few number of garages, losing three more garages will have significantly harmful effects on the neighborhood and residents have not been given any alternatives. I think a better approach would be to compromise and allow (1) a smaller development project that (2) makes room for some measure of parking spaces for residents of the neighborhood. I cannot stay in the neighborhood and will perhaps have to move back to NJ if the parking goes away, and I know other people in similar situations. Thank you.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 8:43 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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**Submitted by:**

Name: **Ralph Crowley**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am against this project because it will have a negative health impact not just on the neighborhood but also on the children attending the school directly across the street from the project. I find it



unlikely that the buried toxins will be dealt with properly.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 7:40 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Siobhan Joan Dolan**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **myself as a Manhattan Valley resident for 30+ years, working with neighborhood associations and the 24th Precinct to address safety issues related to drugs, gangs, shootings, closing down Castle Hotel.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

To the City Planning Commissioners: To the City Planning Commissioners: The WSFSSH/HPD proposal for 108th Street in Manhattan Valley is a serious issue for neighborhood residents. This proposal clearly violates the NYC Charter's fair share distribution policy, as this neighborhood is saturated with various types of social service organizations and affordable housing, and it also violates the pre-existing zoning enacted about 10 years ago by the CPC, CB7, elected officials and local community organizations. No one, least of all Manhattan Valley, would disagree that this city needs housing for homeless, seniors, and low-income people; however, it appears no one is monitoring the placement of social service facilities, as some neighborhoods have few, while Manhattan Valley is overloaded. Nevertheless, this neighborhood would welcome WSFSSH/HPD's plan except that three (3) garages holding between 750 to 800 cars (not 650 per President Brewer) are to be demolished. The loss of these parking garages will detrimentally impact people who need their vehicles for work not accessible by public transportation, or who must transport supplies/equipment that cannot be managed on subways or buses; I was one of those people---for those like me, it affects our livelihoods. This working-class community cannot afford to park monthly for \$500 to 700, in addition to being forced to go to other areas for our vehicles. There will be over 700 cars continuously looking for parking places, thus impacting others who regularly park on the street, spewing more exhaust into the air, and likely creating safety concerns for pedestrians. As a longtime healthcare professional working with people in permanent supportive housing, the protocol has been to build on vacant lots or in abandoned buildings. With NYC owning 1100 plus such properties (per Comptroller Stringer) to build housing on, this proposal is outrageous; there are 98 such properties in Manhattan, 112 in the Bronx. Since WSFSSH has programs in other parts of Manhattan, and the Bronx, there were over 200 vacant city owned properties that could have been considered. What may be seen as acceptable by certain NYC agencies leads numbers of people, here, to have lost faith in the leaders who claim to represent the public's interest by doing the right thing. Worst of all are the health threats to be caused by demolition of the garages and probable danger from underground storage tanks---the release of highly toxic chemicals: PCBS, gasoline preceding EPA's unleaded gas restriction, lead, benzenes, asbestos, petroleum, nearly all being carcinogenic. Especially at risk are children whose "developing bodies are vulnerable to damage to the brain and nervous system" (CDC), including students at PS 54 across the street; pregnant women who are more susceptible to miscarriages, and residents living on the south side of 109th Street are in harm's way. It's known that men have lowered sperm counts from lead exposure (Physicians for Social Responsibility). Is the CPC prepared to participate in creating a health disaster in Manhattan Valley? I implore you, for these reasons and more, DO NOT APPROVE this detrimental project.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 4:42 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

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- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Siobhan Joan dolan**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **i am forwarding a letter from President of Westsider's for Responsible Development that was previously sent to Jessica Katz from HPD, that is worthwhile to send. Miki Fiegel's permission was granted to forward it.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

as above

— Attachments: —

---

miki fiegel full letter.doc

36.0 KB

**Rev. Alistair Drummond, Pastor**

**West End Presbyterian Church, 165 West 105<sup>th</sup> Street, New York, NY 10025**

**Comments:**

As a neighbor of Valley Lodge, a board member of the West Side Federation for Senior and Supportive Housing, and a member of the West 108<sup>th</sup> Street Coalition, I know firsthand that:

WSFSSH is a **good, responsive member of our community.**

- With 40 years of experience, WSFSSH can manage big complex construction projects in residential neighborhoods, including The Red Oak on 106<sup>th</sup> Street and Tres Puentes in the Bronx, ~~which is currently under construction.~~
- WSFSSH is part of the community they operate in, and is very responsive to any resident disputes that may arise. Valley Lodge has operated on West 108 successfully for more than 30 years.

WSFSSH at West 108 is a **necessary resource for our neighborhood.**

- New York City continues to wrestle with housing affordability—especially in Manhattan.
- 200,000 seniors are on waitlists for affordable housing alone. The need is real.
- WSFSSH is the kind of top-tier, responsible provider that can help protect our neighborhood from the effects of rapid gentrification and help to preserve the income diversity that makes Manhattan Valley special—while continuing to provide resources for low-income seniors to live with security & dignity.

I support WSFSSH at West 108 and the services it will provide for all of Manhattan Valley.

In January of <sup>2017</sup>~~this year~~ the annual March for Peace on the Dr. MLK Jr. Holiday took support for this project as its theme ~~this year~~, recognizing that peaceful integrated communities of economic and social diversity are absolutely critical to the health of our upper west side ethos and identity and must remain so. Support for this project will help ensure that we remain a beacon of this kind of example and experience for our city and for our country.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 2:41 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **J. David Dubin**

Zip: **10024**

I represent:

- **A local community group or organization**

Details for "I Represent": **Save Manhattan Valley**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

**Additional Comments:**

I urge the City Planning Commission to refrain from approving this project until HPD and WSFSSH have made a thorough study of alternative sites for this supportive housing. At the hearing, I submitted a

White Paper from Hller, PC that identified 10 alternative sites. HPD and WSFSSH have not made no effort to find a solution that will not impose severe negative impacts on this community: environmental, traffic, pedestrian knockdowns, etc. There is a clear opportunity for a "win-win," but the proponents have invested so much time and money in the West 108th Street site that they have been unwilling to consider any alternatives. THIS PROJECT WILL ROB THE COMMUNITY OF VALUABLE AND LONG-STANDING RESOURCES AND ENDANGER ITS HEALTH AND SAFETY. The DEIS is completely inadequate and misleading about the impacts and exaggerates the proponents capability to mitigate the dangerous situation that will result if these garages are demolished.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 8:52 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Inea Engler**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **I am a resident of Manhattan Valley.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

1) The current zoning for side streets like 108th Street sets building heights at no more than 7 floors. The planned 11 floor buildings would (a) sabotage a community consensus arrived at after years of

discussion. (b) set an unacceptable precedent of tall buildings. 2) The community does not favor cars over people. But by eliminating garage space just as street parking spots are being taken up with bicycle racks, there will be a new parking problem that needs to be addressed. ,

-----Original Message-----

From: Miki Fiegel <mikiefiegel@gmail.com>

To: Jessica Katz <katzj@hpd.nyc.gov>

Cc: Richard Asche <richardasche@lagnyc.com>; Page Cowley <pagecowley@verizon.net>; Danny O'Donnell <dodesq@aol.com>; district7 <district7@council.nyc.gov>; Diana Howard <DHoward@manhattanbp.nyc.gov>; Gale A. Brewer <gab@pipeline.com>

Sent: Wed, Jun 15, 2016 8:49 am

Subject: W 108 garages etc

Jessica,

I have read your response to the serious concerns stated by the community of Manhattan Valley and other Upper West Side neighbors along with those of the Community Board and I must say I am staggered by it. Nowhere do you answer the question of Fair Share. There are over 110 programs for the homeless, drug addicted, MICA and other needy populations within CB7 as you well know but seemingly want to ignore. Yes, our Upper West Side community has been welcoming but we are saturated by these populations. Your own agency has been the driving force that reduced our housing for the lowest income families and individuals and have displaced countless thousands in order to place NY/NY populations. This is a tragedy which you will perpetuate by your proposal; a proposal which will result in the degradation of the Manhattan Valley Community.

The garages are exceptionally important to the community. Local people who need their cars to get to their jobs will lose their ability to park inexpensively and safely. Local business people who need their cars in order to supply their businesses will be unable to do so. To date, the Central Park Ambulance Service will be homeless. Your survey of other garages interestingly leaves out the economic piece that is vital to actually looking at the impact of the loss of these 600+ garage spaces. It ignores the importance of having a close to home garage space for so many. A 12 block radius is not the proper geographic scope. This community depends on affordable and safe parking. The price of this parking is appropriate to the economic profile of this community. Doubling or tripling garage cost will have a crippling effect on those who need these spaces. Again, this communities needs are ignored.

On top of the chaos of losing parking, you do a great disservice to the families who have labored long and hard to reclaim Manhattan Valley from the drug addicted and the criminal element which filled those streets. Now that the labors of the

community have been successful, you propose housing that does nothing to support that revitalization and aid the young members of the community who wish to stay close to their close knit families but cannot afford housing because whatever might be "affordable" is being given away to needy populations. A few "affordable" units do nothing to address this issue. We all understand that this is proposal of "affordable housing" is your agency's attempt to prove you are doing something necessary for the community. You are not. It will hurt the community. This is just flat wrong.

And then, there is your proposal to ignore the zoning and build a totally out of scale building. This, again, is an affront to those of us who worked for 3 years with City Planning, CB7, community groups such as Westsiders for Responsible Development, Inc., Duke Ellington Block Neighborhood Association, Three Parks Democratic Club, numerous block associations and our elected officials. We carefully rezoned this area and for you to ignore the will of the community and the zoning that is the law for this development, is an affront to all of us who know and understand the best use of our land and buildings.

We are asking that you dramatically change your proposal to destroy the garages and build an out of scale project to a sensitive redesign of Valley Lodge thus respecting the will of the community and its representatives.

Sincerely,  
Miki

--

Miki Fiegel Picinich President, Westsiders for Responsible Development, Inc  
800 West End Ave  
New York, NY 10025  
212-222-6060 office  
917-414-4979 cell

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 2:19 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Sylvan Feldstein**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I oppose the project as bad planning for our community. Working people like me need these garages for our jobs. There are other sites in the area that make sense without eliminating these public

garages. Thank you.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 9:11 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **James Finn**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I know the district 7 is materially over indexed on city housing and I strongly believe it is solely because the neighborhood is so diverse both economically, socially and geographically. I love that

aspect of the neighborhood and want it to stay that way. Unfortunately it makes the area a target for otherwise difficult to manage or implement city projects, hence the over indexing. Please don't continue to support this trend of taking advantage of a lower income less organized community without the significant means to lawyer up like other neighborhoods. Secondly I understand the destruction of the garages will be environmentally dangerous and mostly to the vulnerable members of the community, our children. They will be walking by, playing next to, and sitting at desks all the while breathing in hazardous dust at an exposure rate multitudes higher than other members of the community due to the duration of and proximity to the proposed site. Finally, parking is scarce and proximity to other garages are limited so I expect local parking traffic to increase materially, which is bad for everyone.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/9/2018 2:16 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Cliff Flanders**

Zip: **10024**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

**Additional Comments:**

My name is Cliff Flanders. I'm speaking as a resident of Manhattan Valley. I live three blocks south and one block east of the proposed 108th Street development. I am 70 years old. I moved to the city on

my 20th birthday in 1967. In my 50 years as a New York City resident, I have lived in neighborhoods in Brooklyn, Manhattan and even Staten Island. But Manhattan Valley is unique among all of them. It's a diverse community and above all, a welcoming community. Manhattan Valley extends a welcome toward all sorts of people, as typified by Valley Lodge, its transitional shelter for homeless women and men. The idea of expanding the Lodge to include more units for homeless tenants as well as permanent housing for seniors I find thrilling. The homelessness and housing crisis we now find ourselves in cries out for solutions such as the one being proposed by the West Side Federation for Senior and Supportive Housing. It would be a crime to have the resources to be able to say "welcome home" to our less fortunate neighbors and then not follow through. I hope that the City Planning Commission will join Community Board 7 in approving this essential expression of our city's hospitality.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 1:24 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Ada Frasca**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am opposing this housing project due to the already existing concentration of public and subsidies housing in Manhattan Valley. In my affirmation, I am considering that this project would put an unfair

burden on Manhattan Valley compare to adjacent neighboring zones.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 11:56 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Jill Freeman**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **I'm a resident of West 108th Street.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project:

**Additional Comments:**

Dear CPC members: I am strongly opposed to the project proposed for West 108th Street. The project in its current form would pose an unnecessary burden on the community because of the

environmental impacts on school children, pedestrians, residents, business owners and residents. An environmental report that conflicts with WSFSSH's consultant's report in their DEIS is attached and it outlines just some of the problems. These include: toxic substances being released in the air, the risk of hundreds of cars looking for parking causing air pollution and pedestrian knock downs. We fought for changes in zoning less than 10 years ago and this project would defy those. It is unusual for the City to destroy buildings that are actively in use (like these 60-year old garage buildings) to make way for another project. Thousands of people will be affected. This project belongs in an alternate site and I believe those exist. I've been working with my neighbors to try to get the opposition to the project to the table to hear what HPD or the developer have to offer the community but they have refused to hear about any of our concerns. Can the many concerns of over 3,000 citizens (not to mention the nearly 1,000 schoolchildren and their families) be overlooked by the CPC? I hope not! How do our community feel about being part of a "progressive" city? Not good, I can assure you. I recently attended a meeting on West 85th Street, the community that will be "welcoming" some new WSFSSH residents. Their opposition is vehement and WSFSSH is accomodating them in a variety of ways. Why is 108th treated differently? Because we are a much less affluent community? This community fought for change and succeeded in bringing about safer streets and housing long before any of our current elected officials came into office. I hate to think Manhattan Valley is less important to our elected officials and the CPC but I can't draw any other conclusion. Please consider the opposition and force the City and the developer to look at alternative sites before steam rolling this project through. In an Op Ed in the New York Daily News (May 4, 2016) Mayor Bill de Blasio referenced the venerated 1960s city activist Jane Jacobs, and wrote: "Jacobs argued that no one knows a neighborhood better than the people who live there, and so residents should always play a major role in deciding its future." The mayor added, "These ideas seem obvious now but at the time they were revolutionary." But the Mayor doesn't seem to really believe of it. I urge you to look at all the facts in this matter and vote to oppose it. Thank you. Jill Freeman

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— Attachments: —

West 108th St Project Save Manhattan Valley White Paper.pdf

360 KB

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 12:22 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Paul Freitas**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

As a resident of the area who is constantly trying to find parking spots in the neighborhood, and the lack of them and loss of them due to bike lanes I am strongly against having another 600-700 cars

fighting for those precious spots that will be created should the development happen. This city is about diversity of people and uses. These parking garages are a necessary function of life in the city and to remove them is going to place strains on an already difficult parking situation. I understand the need for affordable housing in the city, but it seems that the those of us who don't live in the neighborhood have more rights to this decision than the tax paying resident who already reside here. I would also like to point out that the current block in question 108 to 109 streets and between Amsterdam and Columbus already has a high percentage of subsidized and affordable housing in its existence as well as SRO projects on 109th Street and Riverside. There must be some other place for this development and implore City Planning Commission to vote NO to this new development, which in addition to placing stress on the neighborhood is currently also asking for variances on the bulk and massing of the development in order to increase the density of the Project. Sincerely, Paul Freitas, AIA  
NCARB 375 Riverside Drive Resident of 17 Years

— Attachments: —

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Oasis Map Subsidized Housing 108 -109 streets Amsteradam and Columbus  
Aves.JPG

184 KB



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 1:29 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Sara Geer**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

We have been parking in the garage for a long time. We use our car every day for transportation to work and taking our kids to school. parking in our neighborhood is a big problem. We can't afford

other garage. Also it will be a big problem for Doctors and hospital employee and teachers in the neighborhood. Thank you

**HILLER, PC**  
*Attorneys at Law*  
600 Madison Avenue  
New York, New York 10022  
(212) 319-4000

Direct email: mhiller@hillerpc.com  
Website: www.hillerpc.com

Facsimile: (212) 753-4530

February 12, 2018

***Via E-mail: rdobrus@planning.nyc.gov***

City Planning Commission  
Calendar Information Office  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271

Re: Opposition to West 108<sup>th</sup> Street WSFSSH Development  
Hearing Date: 1/31/2018; Cal. Nos. 14-16  
Borough of Manhattan; Community District 7  
ULURP Nos. C180112 ZMM; N 180113 ZRM; C 180114 HAM  
CEQR No. 17HPD083M

Dear Chair Lago and Commissioners:

We represent Save Manhattan Valley (“SMV”), a coalition and community organization of approximately 3,000 people who oppose the project proposed by the New York City Department of Housing Preservation and Development (“HPD”) and the West Side Federation for Senior and Supportive Housing (“WSFSSH”) to demolish three parking garages on West 108th Street in the Manhattan Valley neighborhood and to build two out-of-scale 11-story buildings in their place (the “Project”). We submit this letter in response to the Draft Environmental Impact Statement (“DEIS”), and to supplement our previous submission, in which we set forth, in great detail, the reasons against proceeding with the Project at the proposed location.<sup>1</sup> As discussed below, the City Planning Commission should reject the Project and seriously consider viable alternative locations, such as the options suggested by SMV, where the City’s plan to create more affordable housing could be successfully implemented.<sup>2</sup>

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<sup>1</sup>SMV’s submission is entitled: “*Save Manhattan Valley: A Study of the Adverse Impacts of Yet Another Burdensome City Project on the Upper West Side, and Alternative Sites Where It Can Be Relocated*” (“SMV Study”). The SMV Study was included in the Final Scoping Document.

<sup>2</sup>SMV previously submitted to the Commission a petition signed by members of the community in opposition to the Project. *See* SMV Study, Exhibit 1. Upon your request, we would be glad to provide the Commission with copies of the thousands of signatures to this petition.

## EXECUTIVE SUMMARY

Although HPD and WSFSSH attempt to cloak the Project in the commendable goal of affordable housing, the analysis cannot end there. The City must not be given carte-blanche to build two new buildings, in already over-burdened neighborhood, that would cause severe harm to the community and threaten the residents' quality of lives, their safety, and their general well-being. Instead, the City must seriously consider suitable alternatives to site the Project that would be, not only environmentally safer, but less costly as well. To be clear, SMV does not oppose affordable housing; striving to provide affordable housing for seniors and low-income residents is a laudable aspiration and deserves consideration. But the problem with the Project is not the goal; it's the location. Proceeding at the proposed location would be devastating to the Manhattan Valley community because it would: (i) cause major adverse environmental impacts; (ii) require an amendment to the Zoning Resolution;<sup>3</sup> and (iii) over-burden the Manhattan Valley neighborhood that has already absorbed more than fair share of supportive housing.<sup>4</sup> As a response to the DEIS, this letter will focus on the environmental impacts of the Project.

By way of background, our law firm concentrates its practice on land-use and zoning issues, and, in particular, represents communities and neighborhoods against developers, polluters, and the City of New York. We have a record of successfully opposing deleterious projects wrongfully initiated by powerful and well-connected developers and institutions. Among others, our accomplishments in this regard include:

- preventing construction atop the historic Hopper-Gibbons House (the last intact shelter-point of the Underground Railroad in Manhattan);

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<sup>3</sup>As explained in the SMV Study, the current zoning for the Proposed Site is R8B, with a restriction against buildings in excess of 75 feet high (approximately seven (7) stories). Because of the massive height of the proposed buildings, which is projected to be higher than 110 feet tall (DEIS, Pages ES-6, ES-7), the Zoning Resolution would be violated, and an amendment to the Zoning Map, changing the district from R8B to R8A, would be required. This is especially frustrating to community residents because the current zoning restriction was adopted just nine years ago after intense and competitive negotiation between the representatives of the City and the community, with each side making concessions to reach a consensus and fair resolution.

<sup>4</sup>As discussed in the SMV Study, the Manhattan Valley neighborhood already provides more than 40% of the affordable housing on the entire Upper West Side (which such computation doesn't even include the transitional shelters, supportive special needs housing, and social service facilities for the homeless, drug addicted MICA and other special-needs populations). And, as of 2014, there were at least 28 operating community-based facilities in Manhattan Valley. Thus, the Project is in serious jeopardy of violating the New York City Charter if it does not conduct a Fair Share Hearing to consider whether there is a fair distribution of city facilities among communities. *See* New York City Municipal Code, Charter and Rules, 62 R.C.N.Y. 6, Appendix A, Art. 2.

- halting the plan by the Metropolitan Museum of Art to extend further into Central Park;
- stopping the conversion of the landmark First Church of Christ, Scientist into luxury condominiums;
- blocking a plan to remove the rare Carnegie-Steel book-stacks and millions of volumes of research materials from the New York Public Library;
- obtaining an injunction and a stay to halt the demolition and/or reconfiguration of two historic market buildings in the landmark-protected Gansevoort Market Historic District;
- preventing the interior-landmarked Clock Tower at 346 Broadway from being converted into a private luxury penthouse, and preserving the historic mechanical clock therein – the only mechanical tower clock of its kind left in the world today – from being electrified; and
- blocking plans for development at 827-831 Broadway – two buildings that were among the first to serve as artists-in-residence spaces in Greenwich Village – by securing landmark designation status by the Landmarks Preservation Commission.

As with our opposition to the projects listed above, we believe that the Project at West 108<sup>th</sup> Street (the “Proposed Site”) must be stopped, not only for the sake of our clients, but for the sake of the City.

It is also worth noting that, without the involvement of our law firm and the community activism of SMV, an environmental assessment never would have been prepared for this Project. Two years ago, we were told by the City that such an assessment wasn’t necessary. We then submitted the SMV Study, which included an independent environmental study (“IES”) prepared by GHD Consulting (“GHD”) (a renowned environmental firm with offices in 130 countries and six continents across the globe), showing that the Project threatened severe adverse environmental impacts. Upon receiving the IES, the City reversed course and directed that the DEIS be prepared. The City was then forced to acknowledge, despite prior denials, that the threats of environmental harm proposed by this Project are real.<sup>5</sup>

Unfortunately, the DEIS ultimately commissioned by the City is deeply flawed. As a

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<sup>5</sup>The IES prepared by GHD, dated February 2017, will be referenced herein as the “GHD Report.” The GHD Report is annexed as Exhibit 2 to the SMV Study.

preliminary matter, the DEIS was prepared by Philip Habib & Associates (“Habib”), a consulting firm that regularly performs these sorts of analyses *for developers in New York City*. Despite our longstanding involvement in land-use and zoning projects, we are not aware of a single instance in which Habib prepared a report which concluded that the threat of adverse impacts required a project to be withdrawn. Thus, it is hardly surprising that, after the reluctance of HPD and WSFSSH to commission an environmental assessment in the first place, Habib now concludes in the DEIS that, notwithstanding the environmental hazards that the City acknowledges exist, the Project should proceed. We contrast Habib with GHD, which issues environmental reports without regard to the agenda and without regard to their consulting fee, and which, despite the size of its business, has no major involvement in the NYC real estate market.

Below we address some of the major deficits in the DEIS, which are representative of the white-wash that was hastily produced by Habib to obtain approval of WSSFSH’s project, and which fail to adequately address major areas of concern for the community. We then turn to a discussion of viable alternative locations for the City’s proposed affordable housing plan, including a suitable option in the same community district.

One final point before proceeding: we note that this Commission may be taking into consideration the number of speakers that voiced their support for the Project at the hearing on January 31, 2018. However, those speakers are not indicative of the overwhelming opposition to the Project by the Manhattan Valley community. As mentioned above, we represent approximately 3,000 residents of the neighborhood that expressly oppose the Project for a variety of reasons addressed in this letter and in the SMV Study. And, as one of the representatives of SMV stated at the January 31 hearing, members of SMV in opposition to the Project could not attend the hearing because they were working at the time and could not afford to take off. The speakers in attendance in support of the Project however, were filled by WSFSSH to create the false appearance that the community is in favor of the Project; in reality, that is not the case at all. In our experience, WSFSSH has been known to send speakers to hearings from other neighborhoods to show support for their projects and to try to drown out the actual residents who would be most affected and most harmed by the projects.

## **I. THE DEIS FAILS TO ADDRESS SEVERE ADVERSE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

### **A. The Adverse Transportation/Traffic Impacts of the Project**

The loss of three parking garages at the Proposed Site would dramatically increase the number of vehicles on the street as drivers search for parking, thereby creating a high risk for traffic accidents in area populated with many children and filled with schools and playgrounds. The DEIS completely disregards the fact that, if the Project were to proceed, the community would be besieged with vehicular traffic, as drivers double park or slow to a crawl, forever looking for unavailable on-

street parking.<sup>6</sup> The DEIS ignores the evidence that this location is already identified as problematic by New York City's Pedestrian Safety Action Plan Vision Zero ("Vision Zero Plan"), designed to minimize significant pedestrian injuries and death. Specifically, Broadway, in the vicinity of the Proposed Site, is identified in the Vision Zero Plan as a roadway with a high number of automobile accidents and fatalities relative to other roads in Manhattan.<sup>7</sup> As explained in the GHD Report, the "high number of traffic accidents along Broadway would be exacerbated as residents who now park on the east side of Broadway would be forced to garages west of Broadway and would cross Broadway to return home" (GHD Report, at 4). Therefore, having been designated a high-risk area for pedestrian knock-downs in the Vision Zero plan, the neighborhood is likely to be the site of more car accidents, especially those involving the many children living and attending school nearby. Although this point is discussed in detail in the GHD Report, the DEIS fails to address it at all.

The DEIS further white-washes the transportation and traffic impacts by miscalculating the loss of parking facilities that would result if the three garages at the Proposed Site are demolished. Habib calculates the loss of parking spaces as only 675 spaces. In reality, however, there are as many as **785 vehicles** that use the three garages daily. Combined, approximately 685 of the parking spaces from the garages are used by monthly subscribers (a 95% utilization rate). On top of that, another 100 transient customers use the parking spots daily (either for work, school, or to visit the nearby Mt. Sinai-St. Luke's Hospital, the New Jewish Home, Columbia University or Central Park), when the monthly customers' vehicles are not parked in the garages. Therefore, a total of 785 vehicles per day would be at risk of not having parking spaces if the three garages were to be eliminated. See GHD Report, at 3-8 and Attachment A.

In addition, the DEIS understates the shortfall of available parking spaces that would result if the three garages were removed due to the Project. The DEIS projects a shortfall of approximately 472 spaces within a 1/4-mile of the Proposed Site and a shortfall of approximately 471 spaces within a 1/2-mile of the Proposed Site during the weekday midday peak period. However, the DEIS completely omits any mention of the parking study commissioned by WSFSSH (the Nelson/Nygaard Study), which analyzed the shortfall of available parking in the catchment area of 12 blocks of the Proposed Site ("Catchment Area"). The GHD Report explains in detail that, based on that Nelson/Nygaard Study, there would actually be a **shortfall of nearly 600 parking spaces** in the Catchment Area. See GHD Report, at 4 and Attachment A. The DEIS fails to address this much larger shortfall.

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<sup>6</sup>Donald C. Shoup, "Cruising for Parking," University of California, Los Angeles, 13 Transport Policy 479, 480 (2006).

<sup>7</sup>See Pedestrian Safety Action Plan Vision Zero, Manhattan (2015), [www.nyc.gov/html/dot/downloads/pdf/ped-safety-action-plan-manhattan.pdf](http://www.nyc.gov/html/dot/downloads/pdf/ped-safety-action-plan-manhattan.pdf).

**B. The High Risk of Releasing Hazardous Materials into the Air Near Playgrounds and Schools**

As shown in detail in the GHD Report, the Project poses a severe threat to the health of the residents, workers, visitors and others in Manhattan Valley, including any future residents of the proposed facility, due to the presence of hazardous materials in and underneath the current buildings at the Proposed Site. The proposed demolition of three parking garages would result in the release of a variety of these hazardous materials into the air, including gasoline, volatile organic compounds (“VOCs”), semi-volatile organic compounds (“SVOCs”) polychlorinated biphenyls (“PCBs”), lead and other heavy metals, asbestos-containing materials (“ACM”), and polycyclic aromatic hydrocarbon (“PAH”) compounds, which are highly toxic and can cause serious health issues. This is especially alarming given that the Proposed Site is directly adjacent to a playground and directly across the street from a middle school. The GHD Report explains in detail the risk of harm to the community from each of these materials, including to the particular risk to children.

Indeed, Habib acknowledges in the DEIS the startling fact that a necessary Phase II Environmental Site Investigation (“ESI”) “confirmed the presence of hazardous materials,” as well as “two open petroleum spills” and “ACMs and lead-based paint in the existing” buildings on the Proposed Site (DEIS, Page 6-2). The DEIS also explains that the results of the subsurface investigation of the Phase II ESA showed, *among other things*:

- VOCs detected in 12 of the 22 soil samples;
- Three VOCs (benzene, m,p-xylene, and toluene) detected at concentrations exceeding the Unrestricted Soil Clean Objective (“USCO”);
- Up to 18SVOCs detected in all 22 soil samples;
- Five SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, and indeno(1,2,3-c,3)pyrene) exceeding the USCO and Restricted Residential Soil Cleanup (“RRSCO”) detected in one soil sample;
- Two SVOCs exceeding the USCO detected in one soil sample;
- A number of target analyte list (“TAL”) metals detected in all 22 soil samples analyzed;
- Nine metals exceeded their respective USCOs, with four metals exceeding their RRSCOs;
- Up to four pesticides detected in four of the 22 soil samples; and
- VOCs associated with petroleum detected.

(DEIS, Pages 6-4, 6-5).<sup>8</sup>

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<sup>8</sup>Based on these results, AKRF, Inc., the firm that prepared the Phase II ESA recommended that “additional investigation and/or remedial activities be conducted” (DEIS, Page 6-5).



There is a direct correlation between the demolition of the garages and the risk of harm from these hazardous materials. Without demolition, such materials would be contained within the building materials beneath the garages and would not become airborne, posing no health threat. As GHD explained:

So long as these [hazardous] materials are contained within the building materials and beneath the parking garages, they pose no threat to public health. However, when the building materials are broken and removed from the site during demolition, these hazardous materials are released, become airborne, and cause significant health issues for nearby residents, workers, and others near the properties.

(GHD Report, at 8). Medical studies have shown that building demolitions can directly cause an increase in lead in children's blood.<sup>9</sup> Especially where older housing is involved, "settlement of lead dust following housing demolition can become an ambient pathway for lead exposure and a potential source of interior and exterior lead exposure through tracking, reaerosolization, and re-deposition."<sup>10</sup> Further, "being exposed to multiple demolitions on a residential block was associated with a significant increase in children's blood levels."<sup>11</sup> A recent study concluded:

As urban renewal efforts take place across the country, consideration should be given to the potential impact that demolition of older structures has on children's risk for exposure to lead. In areas where multiple demolitions are planned, an emphasis on containment practices and efforts to inform the neighborhood of increased risk may be warranted.<sup>12</sup>

Despite the fact that the Project calls for the demolition of three buildings, all over 80 years old (*see* GHD Report, at 9), and all within feet of a playground and a school, the DEIS does not place an emphasis on the increased risk to the community, and especially children. Instead, Habib conclusorily contends in the DEIS that the asbestos, lead paint, gas, petroleum, and PCBs, which all cause cancer, can be remediated without risk of exposure to the children and families located literally a stone's throw away from the site. The risk of releasing hazardous materials into the air as a result

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<sup>9</sup>F.A. Rabito, *et ano.*, "The association between demolition activity and children's blood lead levels," *Environmental Research* 103 (2007) 345-351.

<sup>10</sup>*Id.*

<sup>11</sup>*Id.*

<sup>12</sup>*Id.*

of multiple demolitions to 80-year old buildings on West 108<sup>th</sup> Street is far too great to rely on such vague conclusions in a flawed DEIS. At the very least, the proposed remediation process must be much more thoroughly investigated and scrutinized.

**C. ADVERSE SHADOW IMPACTS OF THE 11-STORY BUILDINGS ON NEIGHBORING PLAYGROUNDS**

In the SMV Study, we addressed the fact that the Project proposes construction of 11-story buildings which would be directly adjacent to the Anibal Aviles Playground and directly across the street from the MS 54 School Playground, including its sports fields (collectively, the “Playgrounds”). The Playgrounds are considered Sunlight-Sensitive Resources of Concern, defined by New York City as “those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource’s usability or architectural integrity.”<sup>13</sup> As shown in the GHD Report, the Project, among other things, would curtail the use and enjoyment of the Playgrounds by substantially reducing the amount of sunlight they receive. It is estimated that the proposed 11-story buildings, with approximately 10 feet per floor, would be over 110 feet tall and would each cast tremendous shadows across both Playgrounds, subjecting them to darkness for extended periods throughout the day. With increased shadows and darkness, the use and enjoyment of the Playgrounds would be largely diminished, if not eliminated (GHD Report, at 16-17).

In the DEIS, Habib astonishingly concludes that the extent and duration of the incremental shadows on the Playgrounds would: (i) not significantly reduce or completely eliminate direct sunlight exposure on any sunlight sensitive features found within these two open spaces; and (ii) would not significantly alter the public’s use of the playgrounds or threaten the viability of vegetation or other elements located within the open spaces. However, buried within the 30 pages that are devoted to reaching this conclusion, Habib makes some startling admissions.

First, the DEIS states that “the proposed project would cast incremental shadows on portions of Anibal Aviles playground for a total of 7 hours and 10 minutes” during the day during the spring and autumn months (DEIS, Page 4-7). Habib acknowledges that shadows would cover **62.4%** of the playground area (*Id.*). Thus, while the Anibal Aviles Playground enjoyed approximately 12 hours of direct sunlight during the day on March 21, 2017, after this project, 62.4% of the playground would be covered in shadows for most of the day.

Second, the DEIS alarmingly states that the number of hours of shadow impacts increases to 9 hours and 52 minutes during the months of May and August, and over 11 hours in June (DEIS, Pages 4-8 and 4-9). Habib acknowledges that this darkness would cover one-fifth of the Anibal Aviles Playground. This isn’t surprising, as the 11-story buildings would abut the playground on each side – book-ending the playground with 108 and 112 foot buildings. And yet, the Habib report

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<sup>13</sup>New York City, [www.nyc.gov/html/oec/downloads/pdf/2014\\_ceqr\\_tm/08\\_Shadows\\_2014.pdf](http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/08_Shadows_2014.pdf).

would attempt to pass these impacts off as “insignificant.” This not only contradicts the GHD Report, but it also defies logic and common sense.

## **II. ALTERNATIVE LOCATIONS FOR THE CITY’S AFFORDABLE HOUSING PLAN**

Above, we discussed some of the reasons why the Project is not viable at the Proposed Site on West 108<sup>th</sup> Street. But that doesn’t mean that the City’s plan to create more affordable housing should be abandoned altogether. Instead, the City should do its due diligence and seriously consider alternative City-owned land which would be more suitable for such a plan. In the SMV Study, we listed ten (10) such potential alternative locations.

One potential alternative is located at 20 Amsterdam Avenue (at 60<sup>th</sup>-61<sup>st</sup> Streets) (“Amsterdam Avenue Alternative”). This location is in the same community district as the current Proposed Site (CD 7). The Amsterdam Avenue Alternative offers a considerable advantage because it is in a R8 zoning designation that does not have the same restrictions as those in the R8B zoning district of the Proposed Site. It is also located in a transit-rich area, conveniently located near Columbus Circle and the 66<sup>th</sup> Street/Lincoln Center subway stations. While the Amsterdam Avenue Alternative was recently slated for use as another school (PS 452), our review of the site has confirmed that it is large enough to accommodate both uses simultaneously. And there is precedent for such an arrangement. For example, a plan for a 241-unit affordable housing tower to be built on top of a three-story base consisting of a school and other community amenities at the former site of PS 31 in the Bronx was recently approved and supported by Mayor de Blasio and other city officials.<sup>14</sup> Indeed, Mayor de Blasio is quoted in the aforementioned article as pointing out the PS 31 Plan is “a model for all housing development in New York’s future.”<sup>15</sup> In fact, Dattner Architects, the architect for the PS 31 plan in the Bronx, is the same architect that was hired by WSFSSH on this Project.

Last year, we raised the prospect of the Amsterdam Avenue Alternative and other potential sites with New York City Councilman Mark Levine. However, we never received a response that addressed the suitability of alternatives or that showed any genuine consideration for other options. Before a final decision is rendered on the Project, the City must thoroughly investigate the viability of the Amsterdam Avenue Alternative and the other possible alternatives. Given all the risks and costs involved in proceeding at the Proposed Site, including public health and safety that could be completely eliminated if affordable housing were built in another location, the City has every reason to make such an effort.

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<sup>14</sup> See <https://cre.nyrej.com/nyc-hpd-hdc-select-dev-team-425-grand-concourse-joint-venture-trinity-financial-mbd-dattner-architect>.

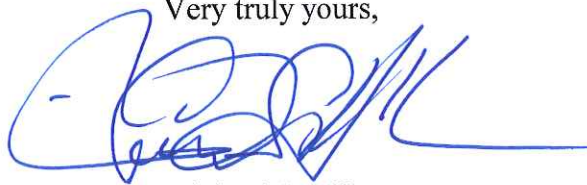
<sup>15</sup> See *id.*

City Planning Commission  
February 12, 2018  
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Based upon all of the issues raised above, and in the SMV Study and GHD Report, if this Project is not rejected outright, the Commission should hold a special hearing to address in detail: (i) the transportation/traffic impacts of the Project; (ii) the shadow impacts of the two proposed 11-story buildings on the Playgrounds; (iii) the risk of the release of hazardous materials into the air due to the demolition of three old buildings on West 108<sup>th</sup> Street; and (iv) the viability of alternative locations for the City's affordable housing plan, such as the Amsterdam Avenue Alternative.

We appreciate your concern and attention to this important matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael S. Hiller", with a large, stylized initial "M" and a long horizontal flourish extending to the right.

Michael S. Hiller

MSH:me

c: Save Manhattan Valley

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 10:48 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Paul Himmelstein**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

The demolition of the three existing buildings will cause immediate and irreparable harm to the residents of this area. Despite statements to the contrary, the release of substantial toxic materials will

have serious health effects. In addition, the loss of over 700 parking places will lead to a large increase in air pollution, and increased traffic accidents in the neighborhood, as so many cars circle (for HOURS!) to find street parking. We have already lost many dozens of spaces for Citibikes, which has resulted in pollution increases. Personally, I park on the street, and sometimes have already circled for two hours to find a space. The use of my car is essential for my professional life. There is another, more appropriate location on Amsterdam Avenue for the housing, which would not cause the disruption that the 108 Street site would. I support subsidized housing, but I urge you to stop this project in its current location!

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 11:04 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Patricia Ireland**

Zip: **10025**

I represent:

- **Myself**
- **A local community group or organization**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am a parent of 4 young children and a decades long resident on W 108 St. I am disturbed by the use

of City Parks land to aid in the private development of housing. This site will "borrow" 30 feet of public land from Anibel Aviles playground for construction egress for at least 2 years. The toddler swings and two adult sitting areas will be sacrificed. Regardless of Mark Levine's grant to refurbish this park in the future, there should be no quid pro on the use of the land now. This playground is used daily by 3 day care facilities comprised mostly of low income families - they have been largely ignored and uninformed about the impact of this project except for the offer of a storage room for equipment. Many do not want the proposed bathroom due to the safety of their kids in spite of WSFSSH's representation. This park land belongs to the people of NYC and they have not been properly considered. Additionally, the environmental impact on the children of NYC represented by Anibel Aviles playground users and the middle school Booker T. Washington playground across the street SHOULD BE PUBLICLY DEBATED by the City's environmental firm and the community's private environmental firm PRIOR TO COUNCIL APPROVAL. Please slow down and oppose this project and the impact of its size until more is known. Thank you.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 2:03 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Jan Jericho**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

**Additional Comments:**

I am writing to you to express my strong discontent with the plan to tear down the public garages on West 108th street and urge and beg you to not vote in the favor of this project. Please take the time

to read my comments in attached pdf.

— Attachments:

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WEST 108TH STREET WSFSSH DEVELOPMENT project.pdf

32.5 KB

New York, NY 2/10/2018

Dear City Council

My name is Jan Jericho and I am a resident of 108th Street.

I am writing to you to express my strong discontent with the plan to tear down the public garages on West 108th street and urge and beg you to not vote in the favor of this project.

I don't even own a car myself but I am required to use one for work about 2/3 of the year. We, the residents of Manhattan Valley will lose valuable parking spots in the garages and, during construction of the project, about 75% of available street parking on the north side of 108th street between Columbus and Amsterdam. This is happening after the city placed almost all Citibike stations in our neighborhood deliberately on former street parking spots in order to eliminate parking, regardless if there was space or not for these stations on the sidewalk.

Making the already hard lives of so many people who depend on their cars harder and harder is a step in the wrong direction.

I have not used any of the garages myself because I can't afford spending the money on it. But these garages have made it at least possible for the people who can't afford it to find street parking at some point of the day. Manhattan Valley is not an affluent neighborhood and people who try to save money in order to pay for garage and therefore keep their car off the street are not ignorant gentrifiers who put their own comfort over the needs of the poor. It is working and middle class people who have to use their cars for work, who are dependent on mobility and who also have been a part of our community for a very long time.

The argument "affordable housing is more important than the luxury of parking" which I have heard at multiple Community Board - and townhouse meetings is so utterly unfair and misrepresenting the real issue. The fact that there are parking spots keeping cars OFF the street is not a luxury. It is in the interest of every person, car driver, bike cyclist and pedestrian. Several hundred more cars will have to find parking on the streets of Manhattan Valley and make it even more unbearable for the people who couldn't afford the "luxury" of a rented parking spot. There will be more traffic, more exhaust and more built up aggression on the streets. This project doesn't harm the CEO with an SUV, it harms the plumber with an old station wagon.

Besides the parking situation, I also have friends whose children attend and will attend Booker T. Washington Middle school.

The idea that they will have to spend all their years at school, being tormented by the sound of construction all day long, disturbed by jackhammering while they try to learn algebra, harmed by lead and asbestos dust from the destruction while they play football is appalling. I know that the

developer claims they will coordinate with the school. But seriously, what does that mean? There will be no construction on school days between 8AM and 4PM? We all know that that is nonsensical.

I also don't understand how the Community Board can be in favor of losing important shelter space of the Valley lodge for several years until construction of the new site is completed. You eliminating shelter spots for years. The fact that there will be more shelter space in the distant future, won't help the people who need it now.

I also think that rezoning has done so much harm to New York in the past decade and I strongly disagree with rezoning more and more neighborhoods. You are opening the doors for the developers in the future that will destroy our neighborhoods even more.

Please take these arguments into consideration and don't vote in favor of Applications #C180112ZMH and #C180114HAM

Sincerely  
Jan Jericho

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 5:20 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **BRIDGET JOHNSTON**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am opposed to the project on the grounds of removing a resource that is important to our community: the housing of several hundred cars that belong to residents. And I am shocked by what

is known about the toxicity of this development.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 3:14 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Laurence Karst**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

Dear Sir or Madam - I am a long time resident of West 108th Street in Manhattan. I strongly oppose the proposed development project - WEST 108th STREET WSFSSH. This project will not only cause

serious environmental damage, but it further diminishes a scarce resource in the community. Obviously forcing 700+ cars on to the streets of the neighborhood is not a good idea. Moreover, Manhattan Valley already maintains and supports a disproportionate number of affordable housing projects. I have attached a white paper prepared by Miller, PC, which describes additional reasons to oppose this project. I implore the CPC to consider the needs of the local community and to vote to cancel this project. Laurence Karst

— Attachments: —

---

West 108th St Project Save Manhattan Valley White Paper.pdf

360 KB



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 5:04 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Kim Katz**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

The community would be losing a key service, the zoning changes are inappropriate and the environmental impact of this plan is simply untenable. Save Manhattan Valley.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 4:49 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Glory Ann Kerstein**

Zip: **10025**

I represent:

- **A local community group or organization**

Details for "I Represent": **DEBNA: Duke Ellington Blvd. Neighborhood Association (West 106 St.) in Manhattan Valley, UWS**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

- Since 2007, the 8A-8B rezoning for north of W. 96th St. has not only remained intact, but has been

strengthened by the conversion of the Jewish Home Life Care's carved-out parcel to the same protective zoning in 2012. • Now the West Side Federation for Senior and Supportive Housing (WSFSSH), seeks a variance of the 8A-8B protective zoning to build overly tall housing, even though their original plan was to build a seven-story structure that would comply with 8B. • The City is pushing for an eleven-story structure on a small side street in Manhattan Valley (West 108th) that will plunge the entire row of Old Law buildings on West 109th Street into perpetual darkness and cold during the winter months. • • This represents the first violation of the hard-won 8A-8B rezoning since it passed City Council in 2007. The fact that this first violation is sought in Manhattan Valley, which comprises the poorest census districts of the entire Upper West Side, is troubling. The fact that this facility is overly large because the Collegiate School abandoned its promise to build low-income housing on West 61st Street, the richest census district on the UWS, with a buy-out which funds the project on West 108th Street, is also troubling. Manhattan Valley does not have \$50 million dollars to help preserve the law. • We urge the members of the City Planning Commission to remember their original intent in approving a victory for rational and contextual zoning in Community Board 7, now the envy of other Manhattan communities that face billionaire towers, and vote for WSFSSH's original seven-story plan that will keep our protective 8A-8B zoning intact and avoid setting a precedent that will ease the way for future violations both of the law and the community's will.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 1:25 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Phyllis Kubey**

Zip: **10025**

I represent:

- **Myself**
- **A local business**

Details for "I Represent": **I live at 255 W 108th Street and also operate my own home-based business (tax consultant) out of this location.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

PHYLLIS JO KUBEY, EA CFP® ATA ATP Tax Preparation & Consultation 255 West 108th Street #8D1 New York, NY 10025-2926 (212)866-8385/Fax: (212)932-2395/E-mail: PKubey@nyc.rr.com February 10, 2018 City Planning Commission Via website submission As a long-time resident of 255 W 108th Street – and also part of a family that regularly uses the W 108th Street garages - I vehemently protest Applications #C180112ZMH and #C180114HAM by West Side Federation for Senior and Supportive Housing for the disposition of property located at 103-107, 137-143, and 151-159 W 108th Street to facilitate the development of affordable housing and community facility space and to change zoning from R8B to R8A. The property currently is occupied by garages that provide essential and beneficial services to our W 108th Street community. These garages serve local residents, local businesses, visitors to our community, and local service providers. The availability of this garage space gets cars off the streets and cuts down on congestion and traffic in our neighborhood - promoting safety to other motorists and pedestrians living, working, and visiting in the neighborhood. While some may think having a car in Manhattan is a luxury, for many it is not a luxury but a necessity. The availability of safe and secure parking is an essential service and eliminating it would be inadvisable. • If you approve these applications you will be destroying a valuable resource used by working-class residents and businesses. • If you approve these applications you will be breaking our hard-earned zoning. • If you approve these applications you will be decreasing the ability to safely navigate our neighborhood on foot and in vehicles. • If you approve these applications you will be increasing traffic congestion in our neighborhood. • If you approve these applications you will be subjecting residents and school children to environmental hazards. In addition, the potential environmental hazards to our neighborhood are unacceptable and dangerous. Please consider the following: • Increased risk of traffic accidents • Hazardous materials introduced and released into a densely populated residential neighborhood (including neighborhood schools for children) • Undermining of commercial districts designed to create and promote active retail establishments • Undermining use and enjoyment of neighborhood playgrounds The WSFSSH Project does not comply with fair share criteria. Manhattan Valley already provides significant affordable housing opportunities. No one is against senior and supportive housing, but there are other alternatives. Please do not destroy the well-being of our residents and businesses by endorsing and approving this ill-considered change. Thank you very much for your consideration. Sincerely yours, Phyllis Jo Kubey (resident at 255 W 108th Street since 1993)

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 8:39 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Ronald Lamprecht**

Zip: **10026**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am against this project due to the following: its environmental impact, inappropriate re-zoning, community impact, loss of a key resource, and lack of consideration of alternate sites. I urge you to do

the right thing and not displace the hard working staff at 137 West 108th street. My family has gotten to know this great group of attendants, who live in the area and have kids of their own (Jorge, Virgilio, Juan). Please don't put these guys out of work.

— Attachments: 

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West 108th St Project Save Manhattan Valley White Paper.pdf

360 KB



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT  
**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>  
**Date:** 2/11/2018 10:42 AM  
**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Jean Lerner**  
Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**  
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

Removing the parking garages in this neighborhood would be very bad for our environment, and for the well being of everyone. Parking is already a problem, and with the removal of 700 spaces, all

those cars will be driving around looking for places to park. This puts lots of CO2 into the air, and lots of other exhaust products. Also, all the hospital workers who use the garage will have no place to park, and the teachers as well. Instead of tearing down parking garages, the city should be building more and more of them. With more places to park, congestion pricing would not be necessary. Congestion pricing is going to force even more cars into the neighborhoods outside the boundaries.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 11:06 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Walter Lipkin**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am concerned about the impact of the project on the school, and the increase in traffic congestion and pollution as people search for parking. Double parking is already a challenge to visibility and

pedestrian safety.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/9/2018 2:19 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **LiveOn NY**

Zip: **10024**

I represent:

- **A local community group or organization**

Details for "I Represent":

**My Comments:**

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

**Additional Comments:**

LiveOn NY supports WSFSSH at West 108. This project would support the entire community and aligns with our mission to make New York a better place to age. WSFSSH is member of LiveOn NY, and an

active member of our Affordable Senior Housing Coalition. New York City faces an unprecedented affordable housing crisis, one that effects every community throughout the five boroughs. As found in LiveOn NY's 2016 study, more than 200,000 low-income seniors in New York City languish on wait lists for affordable housing, and that is just within the HUD 202 senior housing system. This affordable housing crisis is intensified as the cost of renting or purchasing apartments and the cost of living continues to rise, which is particularly detrimental to seniors who often live on a fixed income. LiveOn NY recently released an update to the 2016 study, finding there to be at least 19,700 seniors on waiting lists in Community Districts 7 and 9. At an overall response rate of 44% of the HUD 202 buildings, it is estimated that an astounding 44,028 seniors are on waiting lists in these buildings, with an average wait time of 10.6 years. Of the buildings that responded, only a total of 45 units on average turnover each year making the odds of receiving affordable senior housing in Community Districts 7 and 9 increasingly bleak, a trend that is likely representative of the need citywide. For seniors, the dire need affordable housing cannot be overstated, as rent-burden often leads to adverse life choices such as skipping meals or medicine to afford rent. Not only will WSFSSH at West 108 serve the eldest among us, but the development will be a vibrant and necessary resource for the entire community as it provides numerous opportunities for communal use. Services to support seniors aging in place, as well as open space, public bathrooms and other services, can be enjoyed by residents and the surrounding community. WSFSSH has a long history of helping seniors with housing and community development, consistently working to promote safe residential blocks and communities. WSFSSH has proven dedicated not only to improving the community at-large, but to providing quality services to the senior tenants to ensure each individual can age with dignity and respect. We know there are many important factors to consider when making decisions that affect the community and we greatly appreciate you keeping the needs of seniors in mind when making these policy considerations. Thank you for the opportunity to testify in support of WSFSSH at West 108.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 5:39 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Judith Lynn**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **Myself , my husband and all the families in my building & the neighborhood and am part of the Save Manhattan Valley organization**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

We have more Sr housing & shelters than any other neighborhood in Manhattan. Our organization's

attorney worked with a leading environmental agency to evaluate the 60 yr old garage buildings & plot of land to diagnose the environmental impacts of the project on W 108th. The study enlightened us that we all , including the children that attend the school & are in the playgrounds across the street will be exposed to very bad toxins causing cancer and other medical problems. Additionally , we were advised that there is alternative spot to build on requiring no demolition at 20 Amsterdam Ave. Or why not the East side, or Tribeca, or Chelsea, or Battery Park, or Chinatown where there is no Sr. housing . Yes we are the Westside , and we care about people...the homeless, seniors, our neighbors, our community , but enough is enough. I am sure alternate spaces exist without demolition that will cause severe illnesses to our children and neighborhood .



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 12:57 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Edward Marritz**

Zip: **10025**

I represent:

- **Myself**
- **A local business**

Details for "I Represent": I represent my decades long business as a documentary cinematographer/**Filmmaker. The garage at 151 W 108th St. has been a mainstay of my business, as it affords me a reasonable rate for parking and the ability to maintain my gear there between projects. It's been crucial to the evening of my business to have this affordable option. Further, the disruption the new proposal makes would cause havoc in the near and short term, very likely unleashing environmental hazards.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

Your appetite for social engineering will seriously disrupt a currently smooth, efficiently run social ecosystem. Our neighborhood has absorbed more than its share of such projects. Don't underestimate the value, indeed power, of leaving well enough alone. Don't undermine the value that these garages serve.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 8:47 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Dan McGuire**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am concerned about environmental issues (toxins, shadows) and about pedestrian safety issues having 700 cars driving around looking for parking.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 3:18 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Lucille Murovich**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am Lucille Murovich, a 28 year MVT Condo resident, 11 W. 104 St. (1A). I was the original Board Chair of MVT back to 1986 and have seen the 'progress' of on street parking going from quite good to

nearly impossible. It is now a mild nightmare and certainly will gain full status if the 108 St. Parking Facility is closed. In my opinion, this is largely due to CB7's denial of parking garages in new construction during this time - thus interfering with the natural process. Apparently the CB7 Sevens are not affected and therefore can indulge in esoterica. In fact, we fought to keep the 104 St. Gardens from being overtaken for more housing in 1990 and remaining under Parks. Please, Please, Please No, No, No! /// LM

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 5:28 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Leonard Pack**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **My wife and myself.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

Dear City Planning Board Members, I write to urge you not to approve the razing of the buildings containing the three parking garages on West 108th Street between Amsterdam and Columbus

Avenues. My wife, Adele Weisman, and I live on Broadway and 105th Street. Adele's office is in Jersey City, NJ. She uses our car almost every working day for her commute. We are in our 70s, and taking public transportation to Jersey City while carrying heavy files and papers is difficult for her. We also use our car to visit our son and grandchildren, who live on Long Island. We need to have a place to park, and we have been monthly customers of the E&G Garage on West 108th Street since the year 2000. There are hundreds of other people like us in the community who need a safe and reasonably close place to park their cars. We believe that affordable housing is vital for the health of our City. But destroying three garages and then not having a plan to replace them will deal a major blow to longtime community residents. Finding street parking is difficult at any time, but imagine what it will be like in lost hours and public safety risks when hundreds of additional vehicles are competing for the unavailable parking spots. Would it not be preferable to locate the project on a block where the current housing stock is decrepit so that the new housing will be an improvement for everyone in the community instead of an injury to many, or to require the project to include-parking spaces to replace those being destroyed? Please do not approve this damage to our community. Thank you for your consideration, Leonard B. Pack 924 West End Avenue New York, NY 10025 Tel: 212-847-7903



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 4:25 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Linda Prudhomme**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **Manhattan Valley Resident 45 years Park on the street**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

**Additional Comments:**

Opposed: The West 108th Street WSFSSH Development would require the demolition of 3 garages and Valley Lodge. This means that a total of 4 buildings would be demolished. The 3 garages are Toxic

with at least one of them having been designated as a "Brown Field". Please find below the abstract  
 The association between demolition activity and children's blood lead levels" Here is a quote from the  
 section 4.1 findings in study. ...."After controlling for known risk factor, being exposed to a single  
 demolition was not related to an increase in blood lead level. However, being exposed to multiple  
 demolitions on a residential block was associated with a significant increase in children's blood lead  
 levels"..... The current demolition/construction proposal will utilize NON UNION labor. With NON  
 UNION labor, what protections against TOXIC LEAD can you promise to the following constituents?  
 1.Middle school children/staff at IS54 2.The children who utilize the large Parks Department  
 playground 3.The young children who play in the Anibal Aviles Playground 4.The community at large I  
 urge you to vote AGAINST this project at this location,

\*\*\*\*\*

[https://www.sciencedirect.com/science?\\_ob=ShoppingCartURL&\\_method=add&\\_eid=1-s2.0-S0013935106002209&originContentFamily=serial&\\_origin=article&\\_ts=1512464178&md5=1b08913c654f00d873b58aa5129044cc](https://www.sciencedirect.com/science?_ob=ShoppingCartURL&_method=add&_eid=1-s2.0-S0013935106002209&originContentFamily=serial&_origin=article&_ts=1512464178&md5=1b08913c654f00d873b58aa5129044cc) The association between demolition activity and  
 children's blood lead levels Original Research Article Environmental Research, Volume 103, Issue 3,  
 March 2007, Pages 345-351 F.A. Rabito, S. Iqbal, C.F. Shorter, P. Osman, P.E. Philips, E. Langlois, L.E.  
 White Abstract Urban renewal efforts are a priority for many American cities. As efforts to  
 reconstitute urban centers increase, the demolition of old, deteriorated structures has accelerated.  
 Recent studies have identified demolitions as a potential source of environmental lead exposure. We  
 conducted a study examining the relationship between demolition activity and blood lead levels of  
 children residing in neighborhoods where demolition activity occurred. A retrospective cohort study  
 was conducted in St. Louis City, Missouri. The study period was January 1, 2002 to December 31,  
 2002. Data were obtained from the Missouri Childhood Lead Poisoning Prevention Program's (CLPPP)  
 lead surveillance system and St. Louis Demolition Permit Database. Children were considered exposed  
 to a demolition if they had a blood lead test within 45 days of any demolition on a census block.  
 Exposure was classified as both a dichotomous (yes/no) and a categorical (none/one/multiple)  
 variable and was analyzed separately. Linear regression models were developed to determine effects  
 of demolitions on blood lead levels. A total of 1196 children 6–72 months of age living in 395 census  
 blocks were included. 314 (26.3%) were exposed and 882 (73.7%) were unexposed to a demolition. In  
 an adjusted model, exposure to multiple demolitions was found to have significant effects on children  
 blood lead levels (coefficient=0.281; 95% CI=0.069, 0.493; P-value=0.010). Age of the child, race, and  
 age of housing where children's resided were also significant predictors. This study suggests that  
 multiple demolitions within a census block may significantly increase children's blood lead levels. The  
 findings may be useful to municipal planners in older cities where demolitions are being used as an  
 urban renewal tool.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 11:12 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Joseph Rappaport**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I oppose the proposal for this development because it will unnecessarily break the zoning regulations for my community, passed recently after years of consideration and debate. Zoning is important

because it sets the tone for how a neighborhood looks, how much light we get, how we interact with each other and our environment. The current zoning partially came about because a developer built two oversize buildings a few blocks away from this development. The city did nothing to stop those towers and the community realized it was time to use its power to prevent other buildings that would destroy the neighborhood's fabric. Unfortunately, now the City is pushing to build another oversized building, with little consideration of the impact on the neighborhood and the zoning that represents our view of what the neighborhood should look like. We want light. We want buildings that keep to the rules the city itself agreed to. We do want more affordable housing, but we also want a process that takes into consideration some of the major drawbacks the WSFSSH development presents. The City of New York should move very hesitantly in destroying buildings, especially those in active use, especially when there are likely to be toxic emissions that will be difficult to mitigate, in spite of claims to the contrary. It should move as cautiously when deciding to put hundreds of vehicles on the street, at least some of them used by people who must drive to work outside of New York City because of limited transit options. And it should make sure that it has considered other locations for housing, rather than decreeing this spot is the only one available. But the city and WSFSSH seems to be moving quickly to make this decision, without looking at other options. I'm concerned as well that some of the funding for the WSFSSH development appears to come from a fine imposed on Collegiate School when it neglected to build affordable and transitional housing as part of its new school. While this took place in Community Board 7, it certainly didn't take place near 108th Street. I urge you to reject this proposal until the zoning rules are respected, until a real solution to the vehicle displacement is proposed, and a broader, fairer search for housing locations has been conducted.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 5:13 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
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**Submitted by:**

Name: **Carl Riskin**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

The garages to be eliminated are the only affordable ones left on the Upper West Side and vital to the community. I am a 79 year old professor who commutes to Queens College to teach and I rely on my

car for a 30 minute trip instead of two unreliable subways and a bus taking one and 1/2 hours or more. Affordable housing is important, but should be fairly located and minimally disruptive to essential services, not all crammed into one community. Thanks.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 5:36 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
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- Borough: **Manhattan**
- Community District: **7**

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**Submitted by:**

Name: **Richard Rosenblum**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am opposed to the WSSFSH project for West 108th Street for several reasons.: 1. Parking in this neighborhood is already difficult. This project will remove over 700 indoor parking spots, about 20

percent of the parking in this area. None of the current vehicle owners are likely to give up their cars, so there will be cutthroat competition for spaces. 2. Limited parking will increase both vehicle and pedestrian collisions, as motorists look for parking, and will increase emissions. 3. The buildings will violate the current zoning restrictions that the neighborhood worked very hard to achieve. It will be totally out of character with the surrounding buildings, and will cast shadows on the surrounding areas, including existing park and playground areas. 4. The existing garages are old, and have buried tanks for gasoline, which will produce Hazmat problems when foundations are dug. The buildings also contain lead and asbestos, which will become friable when demolition begins. 5. Traffic will be seriously hampered when construction begins, placing school children in harms way. Construction noise will seriously impact instruction in the JHS 54 building. 6. At present, the transportation infrastructure in the neighborhood is already stretched to capacity, and adding more residents on the scale of the WSSFSH project will not be easily accommodated. 7. Lack of parking will drive out some of the small business in the neighborhood when owners and workers cannot find parking for their cars when they come to work. Many of the current middle class car owners will be forced to move to find parking, resulting in a decline in the neighborhood, which is currently a mixture of middle, working, and relatively poor classes. 8. No one here does not believe that affordable housing should be built, but Manhattan Valley already has more than it's fair share of this type of residence, and we all feel that adding more to this neighborhood would place an undue burden on Manhattan Valley. Other sites should be investigated before this project is forced upon us. 9. Finally, has anyone bothered to figure out how much money the City will lose when these garages stop paying rent, and when the New York City Garage Tax income stops coming in? Seven hundred plus monthly parkers and probably 300 day parkers contribute a considerable amount of money in parking taxes. 10. For these reasons, (and probably some more that I cannot at this time think of,) I feel that the WSSFSH 108th Street project, while admirable in principle, is very bad for this neighborhood, and should not be approved.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 5:53 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
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**Submitted by:**

Name: **Monique Rothman**

Zip: **10706**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am opposed to the demolition of the only cheap parking facilities in the neighborhood. As a commuter I rely on the garages on West 108th Street. Parking on the street is almost impossible to

find. Moreover, I understand that the environmental impacts caused by the demolition and subsequent building construction would be deleterious to residents' health.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 10:18 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
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- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Hugh Rowland**

Zip: **10025-3439**

I represent:

- **Myself**

Details for "I Represent": **I have been a resident at 340 Riverside Dr Apt.12B for 20 years.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

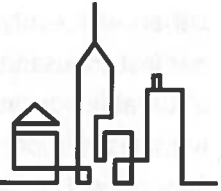
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am severely disabled and wheel chair bound.Having my own car and parking it near my home in the 108th Street parking garage is essential for me.Public transportation is totally undependable (subways

have no lifts, are too crowded to use in a wheel chair, the same is true for buses).Wheel chair accessible cabs are difficult to find and when ordered in advance they do not show up three times out of four.I use my car to see doctors and therapists in Manhattan as well as out of town.Visits with family out of town are impossible trying to use trains - they are either inaccessible or booked so far in advance that it is impractical to use them.Often there is not even a train station near where I have to go. In addition - using public transportation - how would I carry my necessary additional equipment and personal items etc?I cannot park in the street with a disabled tag either - how would I shovel my car out of the snow in winter? Depriving me of my car due to no parking space means driving me out of my home.Having my own car is an essential life line for me to which there is no alternative.



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**TESTIMONY IN SUPPORT OF WEST SIDE FEDERATION FOR SENIOR AND SUPPORTIVE  
HOUSING'S PROPOSED AFFORDABLE/SUPPORTIVE HOUSING RESIDENCE, WEST 108**

**Presented by Rebecca Sauer, Director of Policy and Planning  
Supportive Housing Network of New York  
January 31, 2018**

My name is Rebecca Sauer, I am the Director of Policy and Planning at the Supportive Housing Network of New York, the membership organization that represents more than 200 nonprofits that develop and operate 50,000 units of supportive housing across New York State. Supportive housing is permanent, affordable housing with support services and ends homelessness among the most vulnerable by providing both a respectful, affordable place to live and person-centered support to help tenants stay housed and healthy. I would like to speak in support of West Side Federation for Senior and Supportive Housing's proposal for West 108 from both these perspectives.

WSFSSH is one of the founders of the supportive housing model, having come to the mission of creating affordable housing with embedded services in order to serve the people who were, in the late 70s, just then appearing on the Upper West Side with all their belongings in shopping carts. WSFSSH's founder, Reverend Laura Jarvis decided to do something about the problem, learning the complexities of housing development along the way. Today, the organization has created 1,800 apartments mostly on the Upper West Side of Manhattan but in other neighborhoods as well. In the first ten years, WSFSSH took over dilapidated Single Room Occupancy hotels, gutted them and turned them into small efficiency apartments. It's hard to believe now, but there was even more community opposition in the early 90s when WSFSSH proposed turning Euclid Hall -- a dangerous Single Room Occupancy building that was then housing more than 1,000 people -- into 300 supportive apartments for homeless seniors. So fierce was the opposition, in fact that Scott Stringer says he was hit over the head with an umbrella during a march down Broadway to oppose the project. WSFSSH promised the renovation would not lead to increased crime, and that has been the case. WSFSSH promised the renovation would improve the neighborhood, and anyone who has shopped at neighboring *Victoria's Secret* or enjoyed a smoothie at *Juice Generation* can attest to how true that has been. WSFSSH has always been a good neighbor, has always fulfilled their promises, and, for the past more than 30 years, has had the staunch support of their neighborhood...because they *earned it*.

I can speak to the need for the West 108 project with great certainty. The Supportive Housing Network of New York, along with our government partners, and our members, looked at the hard numbers as to who was living in the city's shelters, with special emphasis on people who had lived there for more than a year. Shockingly, just under a third of the chronically homeless single adults in NYC shelters were over 55. West Side Federation is the only provider exclusively dedicated to serving this population.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 5:38 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
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- Community District: **7**

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**Submitted by:**

Name: **Louise Shelton**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **Louise Shelton resident who would be losing parking space**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

**Additional Comments:**

Hello, I am opposed to the new building - 800 people will lose there parking, it will create pollution in the area will lots of circling cars looking for parking spots on the street.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 1:35 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

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**Submitted by:**

Name: **Paula Slatkin**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **I and my husband are residents of 200 W 108th St**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

108th St already has three schools a MH-homeless clinic etc. Not opposed in principle just too much on the one block.





My statement speech letter to address the need for Senior Shelters and safe  
Safe affordable housing.

My name is Donald Smith, my place of residence is: Valley Lodge, 149 West 108 Street. And I support WISHFISH. The major reason why, people in their twenties, thirties, even in their early and mid-forties lack the patience to bear with the slow mobility of seniors whether, this factor makes it extremely hard for younger people to co-exist with seniors. Example: Some of the younger people will say "Let me go first, you move too slow.!" Or they may say "Move out of my way I'm late, and you slowing me down."

Most of the time seniors use the bathroom longer, and the younger people will curse and start complaining about the older people. These behaviors are sadly aggravating and oppressive to seniors. These behaviors make It hard for younger people to co-exist with seniors. It will cause hatred to grow.

These are some of the reasons why more senior housing are needed.

#### Family Housing Are Needed

So many families are separated due to homelessness: The Father may live in a Single Room Occupancy where the kitchen, bathroom and showers are shared, while the child or children live with the mother.

And the father has to spend extra carfare to visit his wife and child/children. This makes it hard for the father to support the family when he has to pay his rent, and buy food for himself; while the mother has to pay her own rent and buy food for her and child/children. It would be a better functional family if they could live under one roof and support each other.

**Subject:** Fw: Parking Garages

**Date:** Friday, November 17, 2017 at 2:36:34 PM Eastern Standard Time

**From:** Adriana C

**To:** info@savemanhattanvalley.org

---

**From:** Adriana C <adriana480@msn.com>

**Sent:** Friday, November 17, 2017 2:32 PM

**To:** office@cb7.org

**Subject:** Parking Garages

As a resident of this community I believe that closing of the garages will be not only an inconvenience to the families and resident of this west side community but in some cases deadly. My son, who is a double lung transplant and liver cancer patient living on W. 111 St will be affected by these closings. His caretakers, nurses, medical suppliers, and family care visitors will have NO Parking available. It already is a hassle with alternate side street regulations, I can imagine how difficult is this proceed with this inhuman decision. I am ready to give live testimony to any city agency and provide a written affidavit as to how it will affect my son and our family.

Contact: **adriana480@msn.com**

**917-532.4755 cell.**

Adriana Cipullo

Massimiliano Cipullo



**Subject:** Garages

**Date:** Friday, November 17, 2017 at 12:18:09 PM Eastern Standard Time

**From:** Mark Gabor

**To:** office@cb7.org

**CC:** District7@council.nyc.gov, info@savemanhattanvalley.org

Dear Community Board --

My wife & I have recently moved to the UWS. One of the more compelling reasons for leaving our previous residence in the West Village is that street parking there had become a nightmare. We learned from various friends living uptown that parking was far better on the UWS. And that has turned out to be true for the year we have spent uptown. Parking still is not without some stress, but is relatively easier on the UWS.

I am 78 years old, my wife is turning 70. As time passes, it becomes more difficult for us to get around, more difficult to find available parking spaces. The removal of the 3 garages on W 108 St will force hundreds more cars to compete for space in the neighborhood -- and will result in very unwelcome hardships for me and my wife.

Please do whatever you can to maintain the 3 garages at issue.

Sincerely -- Mark Gabor

**Subject:** Save Manhattan Valley  
**Date:** Friday, November 17, 2017 at 11:23:24 AM Eastern Standard Time  
**From:** Hanson, Valerie  
**To:** 'office@cb7.org'  
**CC:** 'District7@council.nyc.gov'  
**Attachments:** image001.jpg, image002.png, image003.png, image004.png, image005.png

Hello,

I NEED THE PARKING GARAGES . There's hardly parking garages in NYC as it is and we use this parking garages for work. The majority of people who park there mostly workers who need the parking garage to come to work in order to feed their families. Employees are coming from all over the tri-state.

PLEASE DO NOT DEPRIVE US OF THIS BASIC NEED.

Thank you.  
Best regards,  
Valerie.



**Valerie Hanson, MBA**  
Project Manager  
120 West 106th Street, New York, NY 10025  
T 212-870-5030  
[jewishhome.org](http://jewishhome.org)



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**Subject:** Parking garage demolition

**Date:** Friday, November 17, 2017 at 11:07:47 AM Eastern Standard Time

**From:** davidtaylor2004@aol.com

**To:** Office@cb7.org

**CC:** info@manhattanbp.nyc.gov, Info@savemanhattanvalley.org, District7@council.nyc.gov

**To the members of Community Board 7:**

**My name is David Taylor and I am the board President of the 107 West 106<sup>th</sup> Street Apartment Corp.**

**I am writing to express my extreme opposition and dismay at the proposal to tear down 3 parking garages on West 108<sup>th</sup> Street.**

**As a local resident for 8 years and a car owner who already has to at times wait 2 hours for a street parking spot, I cannot imagine the difficulty there will be after demolishing these parking garages. We in the community already have to "battle" with employees from the Jewish Home, the Red Oak Nursing Home and the Veritas single mother residences, who hold street spots for their colleagues on subsequent shifts. I have personally been threatened with physical violence by workers from these places who feel they are entitled to hold street parking and get angry when I don't move to allow them to take spots they feel they are entitled to. We also have an inordinate number of yellow taxi drivers who frequent several restaurants on Columbus Ave, between West 106 and West 107 and not only take up all the meter spots on Columbus but also park on West 106, 107 and 108<sup>th</sup> Streets. This usually happens all day from 10AM until about 2AM.**

**In addition to these parking concerns, it is my understanding that the city plans to replace these garages with a nearly half block long homeless shelter, which has been given some euphemistic name. This proposed homeless shelter would be an increased burden on the area which already has a homeless shelters at W108/Broadway (The Bridge) and W104/Broadway with several family shelters west of Broadway. These have caused an exorbitant number of aggressive panhandlers on Broadway between W108th and W103th. I have also observed residents of "The Bridge" shelter smoking crack within 10 feet of the shelter entrance on several occasions. I am sure with this new Mega-Shelter we will have the same blight on Columbus Ave between W106th and W110th Street, which as I'm sure you are aware is in the immediate vicinity of the Booker T Washington Middle School.**

**Once again, I cannot adequately stress enough how much I and the residents of my coop object to this plan.**

**Thank you for your attention to this matter.**

**Respectfully,**

**David Taylor**

**President – 107 West 106<sup>th</sup> Street Apartment Corp**

**Subject:** Upper Westside Parking

**Date:** Friday, November 17, 2017 at 1:20:34 AM Eastern Standard Time

**From:** Lawrence Kingsley

**To:** info@savemanhattanvalley.org

You are right about protesting removal of the parking garages. The builder should be required to add as many underground parking places as those "destroyed" above ground. Indeed, the City Council should make this provision part of the permitting process for all new construction.

I have another comment about nearby parking, which you might want to include as a way of broadening your protest. You may have noticed that parking also is lost 1-3 days at a time (or longer) when film and TV crews take over 106th Street, West End Ave., and adjoining streets. Legally parked cars have to move for the film/TV trucks, whereby we become less important in our own neighborhood than outsiders. Although the film/TV industry is important to NYC, other neighborhoods, offering similar views and buildings, should get similar recognition, as well as the trickle of shopping dollars from off-duty cast and crew members.

The Mayor's Office of Media and Entertainment, which grants the "priority" parking permits, is institutionalizing racism by automatically granting permits for productions in our nearly all-white neighborhood, when black and Latino neighborhoods rarely get film/TV productions unless there is a storyline about gangsters. A FOIL request to the Mayor's Office of Media and Entertainment, asking for a list of neighborhoods where permits were granted, should show this disparity. Moreover, the location scouts who choose 106th Street are not doing their job, which is to find interesting locales, if the same tired choice, our neighborhood, is made time and time again. I would think that you could get black and Latino leaders to articulate this point of view. What is needed is a cap on the number of permits that can be issued in one neighborhood until other neighborhoods receive their share of permits and productions.

Lawrence

**Subject:** Proposal re: City owned garages-West 108th St.

**Date:** Thursday, November 16, 2017 at 11:48:47 PM Eastern Standard Time

**From:** laurence karst

**To:** office@cb7.org

Dear Mark Levine:

I am a long time resident of your district and I am opposed to the proposal to raze the City owned garages on West 108th Street (bet. Amsterdam and Columbus Aves.).

As you know, these garages provide a fairly essential community resource. I understand the need for affordable housing, but Manhattan Valley already hosts almost one-half of all the affordable housing on the Upper West Side.

I urge you to consider the needs of your constituents for reasonable parking, and I urge you to stand against this proposal.

I hope to attend the upcoming CB7 meeting on Monday, Nov. 20 in order to show my strong opposition to the proposal to demolish an urgently needed community service.

Very truly yours,  
Laurence Karst  
301 West 108th St.



**Subject:** Fwd:

**Date:** Thursday, November 16, 2017 at 12:24:06 PM Eastern Standard Time

**From:** Dan

**To:** [info@savemanhattanvalley.org](mailto:info@savemanhattanvalley.org)

Sent from my iPhone

Begin forwarded message:

**From:** Dan <[hochmantrading@gmail.com](mailto:hochmantrading@gmail.com)>

**Date:** November 16, 2017 at 12:22:36 PM EST

**To:** [office@cb7.org](mailto:office@cb7.org)

**Cc:** [District7@council.nyc.gov](mailto:District7@council.nyc.gov)

Dear community board 7- I have been a lifelong city resident. I did not flee often evacuating from the 83 rd floor of wtc1. Neither did my family born raised at great public schools. Being a middle aged resident with declining income it is getting harder and harder to rationalize staying in nyc. Rents are outrageous ( just moved into smaller apartment). One of my last pleasures is my 2009 Subaru. I park on the street to save money. I already compete with the movie industry-street parking is important to me and my family. As is having a garage to park my car in an emergency. You are squeezing the middle class by taking away their ability to own a car in the city. The Bentley's don't care much - they will just pay up and have chauffeur double park!

Daniel Hochman

Sent from my iPhone

**Subject:** Parking garages on West 108th St.

**Date:** Thursday, November 16, 2017 at 10:17:52 AM Eastern Standard Time

**From:** Bob Makofsky

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org, District7@council.nyc.gov

CB-7 -

I am writing to you in objection to the proposal to demolish the three parking garages on West 108th Street between Columbus and Amsterdam. I live in the neighborhood (107th and Broadway) and park my car in one of those buildings. Destroying those facilities will have a terrible impact on my neighborhood. I lived on West 80th street until 2010. Street parking in that area was much more difficult and parking garage spaces were far more expensive - in excess of \$700/month. The lack of parking lead to a lot more street traffic - specifically, cars circling looking for parking. This lead to aggressive driving, street fights over spaces, double parked cars blocking streets, and excessive ticketing for double parking. Moving up to 107th street was a big relief.

I rely on my car. I use it for my work in sales, and my family depends on it on the weekends - I have two young children. If the current lots are destroyed there will be a significant shift in our neighborhood. Turning out 800 parked cars onto the street will dramatically increase current parking lot pricing and force many residence to sell there cars.

I implore CB7 to look further to find other sites for senior living, or modify the design of the proposed project. Those three parking structures represent a vital asset to my neighborhood.

Best Regards,

Bob Makofsky  
VP & GM  
Conformer Products, Inc.

**Subject:** 108th St Development

**Date:** Wednesday, November 15, 2017 at 8:47:35 PM Eastern Standard Time

**From:** David Solis-Cohen

**To:** office@cb7.org

To whom it may concern,

I have lived on W 106th St for over 30 years and have been to practically all of the CB7 public meetings when this project was discussed.

I would be in favor of this project if there was a way to preserve parking for at least 500 of the 700 cars currently using the 3 garages on W108th St between Amsterdam and Columbus Avenues. The garage closet to Columbus Avenue holds approximately 100 cars, leaving 400 spaces to be incorporated into the project.

After spending over 30 years in commercial real estate I believe that this project could easily accommodate this number of cars by having parking one level below grade and two levels above grade with the housing built on top of the garage. The subterranean and above grade air rights needed to build the garage could be sold to a Garage developer and the proceeds could be used to help pay for part of the housing. The Garage would be a separate condo unit.

It was very clear to me that the City essentially directed the developer to say that the cost of this parking would be prohibitively expensive. I know, from experience, this would not be the case if the time was taken to actually design and cost out such a project by experienced professionals.

I would urge CB7 to vote against this project until an impartial design firm and developer is hired to design and cost out the addition of the parking as mentioned above to determine its feasibility. Keeping this minimum amount of parking in this neighborhood is critical to those who rely on their cars for work. If accommodation for at least 500 vehicles can not be made as part of this project, then it should not be allowed to go forward at all.

Sincerely,

David Solis-Cohen

Sent from my iPhone

David H. Solis-Cohen

[dsoliscohen@gmail.com](mailto:dsoliscohen@gmail.com)

[917.495.4193](tel:917.495.4193)

**Subject:** letter to Mark Levine opposing 108th St. development

**Date:** Wednesday, November 15, 2017 at 5:54:34 PM Eastern Standard Time

**From:** Janice Billingsley

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org, David Solis-Cohen

This is a copy of the letter I mailed to Mark Levine and Gail Brewer, Borough President.

11/15/17

Mark Levine

District 7 Council Member

500 West 141<sup>St</sup>.

New York NY 10021

Dear Mark Levine:

You may remember me as a friend of Edes Gilbert and a supporter for your first run for office. I'm a nearly 30-year resident of the neighborhood and I strongly oppose the low-income housing development being suggested for West 108<sup>th</sup> St.

My opposition is based on urban planning. Our neighborhood already has the highest percentage of affordable housing on the upper west side, housing primarily aimed at a needy population. This existing housing comes at the expense of housing opportunities for moderate and middle-income families, which are the lifeblood of Manhattan Valley. We residents here do our part, far more, in fact, than residents in almost any other neighborhood.

The choice of West 108<sup>th</sup> Street site for yet another low-income project seems to lack any rigorous assessment of how it would impact this neighborhood. This is not one of those slam-dunk choices between cars and housing, but a decision on how to encourage upwardly striving, middle class people, including those who need cars for work, to stay here. If the neighborhood had little or no low-income housing it would be one thing. But since we already do, the city should recognize the importance of amenities in keeping middle-class families and the taxes they provide in our neighborhood. A city's future is built on the accumulation of many small, good decisions. Please think of that future in this neighborhood's honorable efforts to balance the needs of the neighborhood's already numerous low-income residents with its middle class aspirations by allowing the parking garages to stay where they are.

I urge your opposition to this project.

Sincerely,

Janice Billingsley

**Subject:** Save Manhattan Valley!

**Date:** Wednesday, November 15, 2017 at 5:44:54 PM Eastern Standard Time

**From:** Steven Morvay

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org, district7@council.nyc.gov, info@manhattanbp.nyc.gov

Dear Community Board,

Please consider the needs of the dwindling Middle Class in New York City!

Specifically, I am emphatically opposed to the proposal by WSFSSH and partners to raze the three CITY owned garages on West 108th St., bet. Amsterdam & Columbus Aves.

The garages offer what would be considered a relatively affordable (if you consider \$400+/month affordable) option to park our cars versus other garages we would be forced to use. Many people in the neighborhood that park in these garages use their cars as part of their livelihood. Finding another garage would cost at least an additional \$200/month or more.

Mayor de Blasio CLAIMS that he is a fighter for the middle class in our City. We should all fight for the Middle Class. Removing these garages and adding significant expense to those of us who would need to find a replacement garage would just be one more nail in the coffin of driving us out of NYC.

I obviously support the need to continually find new housing for those in need. That said, we working class people in the neighborhood are no more in less need of support than those that would benefit from the proposed construction.

Trying to survive in NYC as a middle class citizen is an everyday struggle. My family loves living in this neighborhood. We want to stay. But if you and others continue to throw more and more obstacles (like unaffordable parking) in front of us, we will have no choice but to move out. Then this neighborhood will eventually be inhabited by the very rich and very poor. I am sure this is not your intent as leaders of our community.

Please be fair to ALL of us. Find another win/win solution that does not penalize us hard working and contributing neighborhood citizens.

Thank you,

Steven Morvay  
914.282.6317

**Subject:** WSFSSH Proposed 108th Street Building

**Date:** Wednesday, November 15, 2017 at 1:26:57 PM Eastern Standard Time

**From:** Albert Bergeret

**To:** office@cb7.org

**BCC:** info@savemanhattanvalley.org

I appreciate that the current New York City administration has placed a high priority on the development of affordable housing, but Community Board 7 has a responsibility to advocate for the rights and needs of all the existing residents in its district. The fact that WSFSSH felt the need to bus in people from other districts to deliver impassioned personal support for their proposed project indicates their recognition of community opposition, but this tactic does not provide a forum for fair and nuanced consideration of their plan and its impact on the neighborhood. The loss of a vital community resource such as the garages on 108<sup>th</sup> Street, without any plan for their replacement, especially with a development not in line with legal zoning requirements, is irresponsible and unfair to the residents who have built businesses and personal lives which rely on that resource. I both live and work in the area and require a place to park a vehicle on which I rely for the transporting of goods and personnel for the not-for-profit theater company that I founded here over 40 years ago, with a warehouse and truck rental facilities in New Jersey and performances outside of Manhattan – none of which can be accomplished with bicycles or public transportation. I urge Community Board 7 to seek locations for affordable housing that would not require the loss of a valuable community asset or that would accommodate the relocation of that asset. I plan to attend the November 20<sup>th</sup> hearing and to voice my opposition to the WSFSSH plan.

Regards,

Albert Bergeret

Resident 345 Riverside Drive at 107<sup>th</sup> Street

Founder/Artistic Director/General Manager

New York Gilbert & Sullivan Players

225 West 99<sup>th</sup> Street

New York, NY 10025

Phone: 212-769-1000

FAX: 212-769-1002

Cell: 917-821-5818

**Subject:** West 108 Parking

**Date:** Wednesday, November 15, 2017 at 9:42:21 AM Eastern Standard Time

**From:** P.c. Brandt

**To:** info@savemanhattanvalley.org

I sent 3 emails; CB7, Brewer & Levine !

**Mayor Bill de Blasio** wrote in the *New York Daily News* (May 4, 2016): "[The late author and city activist] Jane Jacobs argued [in the 1960s] that no one knows a neighborhood better than the people who live there, and so residents should always play a major role in deciding its future. **These ideas seem obvious now....**"

Dear Elected

I am a resident of Manhattan Valley/ Morningside Heights.

The garages located on W. 108 St. are essential to my livelihood and to our neighborhood and should not be 'sacrificed' in favor of additional supportive housing, of which Manhattan Valley already has far more than its fair share. These garages house close to 800 cars, and many garage tenants have depended on them for over 30 years. Taking them away, that would be robbing the community of an important and necessary resource. There is be a better solution.

It's easy to be in favor of new housing, but harder to evaluate the impact that housing will have on a neighborhood. Please work with our community to look at how more people/ more cars and the garages will impact our area. DO YOU NEED TO CREATE ANGER; REMEMBER WE VOTE !!!

The garages absorb much overflow parking from Columbia University, St. John the Divine, St. Luke's, several public and private schools, and other institutions in the area, as well as local residents and the many essential service providers. No garages--what a disaster! There are few if any other affordable garages, street parking is becoming more and more limited to due to new bike lines, new CitBike ports, constant construction and street/electric/cable/pipe repairs and Movie Making. Where are 800 cars going to go? The traffic from hundreds of additional cars circling for street parking, added air pollution, accidents and stress will be horrific.

It is simply unfair, unethical and unnecessary to take from one community to give to another.

\*\*\*And you have an obvious alternative across the street; that big empty lot where children play.

Use that 'acreage' and build up; an enclosed playground on the street level and a pay parking on top.

As a New Yorker you need to think BIG and with HEART to help everybody, the residents as well the homeless.

Sincerely,

Peter C. Brandt

370 Riverside Drive, apt 10A / 109St

NYC 10025



**Subject:** SAVE garages on West 108th St!

**Date:** Wednesday, November 15, 2017 at 9:25:22 AM Eastern Standard Time

**From:** Edward Marritz

**To:** info@manhattanbp.nyc.gov

**BCC:** info@savemanhattanvalley.org

I write to you to explain why the three garages on West 108th St between Amsterdam and Columbus are so important to our neighborhood.

Let me use my story as an example.

I'm a documentary cameraman by profession. I employ freelancers to work with me. No less important, an integral part of my small, but vital, business revolves around rental of my equipment to my clients: PBS, HBO, and independent producers who hire me for my skills and services.

I park my Honda Pilot at 151 West 107th St. While I keep the bulk of my gear at a Mini Storage on West 29th Street. I leave some gear in my car between projects. My vehicle and it's proximity to my residence on West 107th St. are crucial to the efficient operation of my company.

I've been a striving, middle class resident of the Manhattan Valley community since 1970.

The proposed destruction the the garages on West 108th Street will impact my ability to do business.

PLEASE, I URGE YOU to deny the proposed experiment in housing&social engineering, and let me and my fellow, hard-working, middle class neighbors continue to be vital, socially and economically contributors to our community.

Thanks,

Edward Marritz

Edward Marritz

m 917 880 7839

[Website](#) | [IMDB](#)

<https://goo.gl/vYs5hK>

**Subject:** (none)

**Date:** Tuesday, November 14, 2017 at 10:10:11 PM Eastern Standard Time

**From:** Camille Colon

**To:** office@cb7.org

To my elected officials:

I am writing to express my concerns over the WSFSSH project of emptying the city owned buildings on W. 108 Street between Amsterdam Ave and Columbus Ave on the Upper West Side which currently act as three parking garages.

As a voter and tax paying citizen, in general, I have no objection to the placement of shelters and alternative housing for those less fortunate than I am. What I do object to is the complete disregard by the city, the mayor and other elected officials to obviate the needs and concerns of the local area citizenry. Of late, despite the city's plans to build many more housing units, certain districts have been completely avoided or there are strong objections by well funded and influential neighborhoods, such as the Upper East Side below 86th Street, Chelsea and Greenwich Village, Brooklyn Heights and so forth. This, in and of itself, sends a clear message that money equates to power and that equates to 'not in my neighborhood.'

Additionally, WSFSSH will not even entertain keeping one of those garages open for the elderly, disabled, local commercial vehicles who are not allowed to park on the street overnight, etc. Again, this message is 'its all about the money', not the people who live in the neighborhood.

I actually live near Riverside Drive and 103rd Street, NYC. I drive my car to work on a daily basis; I am a contractor for a federal narcotic agency and cover two states as part of my job description. In order to end my day, at a time which allows me to park in the street, and usually on Riverside Drive, I have to leave my home by 5am. This allows me to depart my job at 1pm (and I nearly always never take a lunch break so that I can actually be in my car by 12:45pm.) I rush home and hope to find a space, any space, to park. Given that alternate side parking on Riverside Drive changes from 11:30am to 1PM, one would think that getting uptown from the financial district would afford me a choice of spaces. NOT SO. By 1:15pm, if I am very lucky, I might be able to park 3 to 6 blocks from my home. And this occurs day after long day.

Of course, since the news of the garage closures has been out, more and more people are trying to get used to the idea of parking out in the street. In the ordinary course of events, I now have to contend with those drivers who are used to parking in an assigned space or having someone park for them. Every day I see cars with way too much space between each car, reducing the number of available spaces, another frustration to contend with for those of us who might be more considerate.

Added to all of this is, of course, the film shoots, construction along West End Avenue, Con Edison and delivery vans, plumbers, and oil truckers.

The most stressful thing in my life is trying to park. At 69 years old, going to work is a must; at 69 years old, parking shouldn't be the most encompassing issue in my life but it is.

I will be contributing to Save Manhattan Valley as someone needs to protect the rights of the tax payers. As former law enforcement, I wish I could audit WSFSSH. I'm sure that the money spent on

this project will exceed estimates which could be better spent on finding some transportation alternatives.

Camille Colon  
concettafaciabella@hotmail.com

I will give you my work address due to my employment. Colon, 99 Tenth Avenue, NY 10011

**Subject:** Fwd: Public Comment Submission re West 108th St. Garages Demolition for WSFSSH Project  
**Date:** Tuesday, November 14, 2017 at 6:03:28 PM Eastern Standard Time  
**From:** Elizabeth Kellner  
**To:** David Dubin, Jill Freeman, Meryl Zegarek

FYI, just sent this in. Share with whomever you like.

----- Forwarded message -----

From: Elizabeth Kellner <[kellnerelizabeth@gmail.com](mailto:kellnerelizabeth@gmail.com)>  
Date: Tue, Nov 14, 2017 at 6:02 PM  
Subject: Public Comment Submission re West 108th St. Garages Demolition for WSFSSH Project  
To: penelope ryan <[pryan@cb7.org](mailto:pryan@cb7.org)>

Please include in the public record and provide to the relevant CB#7 members.

This email is to supplement the in person comments I stated at the October 30, 2017 CB7 public joint committees meeting concerning HPD's plans to give three sites on West 108th St. to West Side Federation for Senior and Supportive Housing for development as transitional homeless housing, permanent affordable housing and senior housing which would result in the elimination of approximately 700 off street parking spaces within the Manhattan Valley community. Having lived in Manhattan Valley for 41 years, I feel confident in defining the neighborhood boundaries as 100th Street to 110th Street, Central Park West to Broadway.

I have recently seen an email from WSFSSH touting the fact that "32 community organizations" support this project. My question is this -- how did these community organizations decide to support the project -- what information was provided to them and by whom, was it their staff, membership, governing boards who voted or decided". How many of those people live or work in Manhattan Valley? Have they or do they send their children to school in Manhattan Valley? Do they shop for groceries here, get their nails done, hair cut, shoes repaired, eat out, clothes dry cleaned, shop for anything in Manhattan Valley? With respect to the impact on Manhattan Valley of the loss of 700 off street parking spaces and the environmental contamination risks of the construction, I respectfully submit that the appropriate definition of "community" should be a hyper local one, especially given that per resident, this neighborhood of CB7 has overwhelming been a hospitable home to dozens and dozens of residential supportive housing programs, many run by WSFSSH, and 40% of all the existing affordable housing in CB#7. We are ten blocks of mostly low rise low income and working class housing. CB#7 is 60 blocks with many acres of luxury market rate real estate.

The final point I wish to make is a question which I hope CB#7 Board members will pose to WSFSSH and HPD. Given the tremendous uncertainty concerning tax reform legislation currently before the House and Senate, and in particular the various affordable housing tax credits, what does this mean for the financial viability of this project? What is the harm is postponing a CB#7 vote until there is greater certainty from Washington? This project is far from shovel ready. It would indeed be a tragedy for the valuable community resource of the garages to be lost by demolition and then have the construction stall for years. If HPD has funds from Collegiate or NYC'S budget available for this affordable housing project, it could certainly be reallocated to affordable housing preservation or the Douglass Houses NYCHA project in Manhattan Valley where for decades residents have complained of and documented deplorable living conditions.

Thank you for consideration of my comments.

Elizabeth Kellner  
132 Manhattan Avenue  
New York, NY 10025  
646-286-5285

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Elizabeth Kellner  
132 Manhattan Avenue  
New York, New York 10025  
212-866-0752

--

Elizabeth Kellner  
132 Manhattan Avenue  
New York, New York 10025  
212-866-0752

**Subject:** Fw: Against proposed project on West 108th Street  
**Date:** Tuesday, November 14, 2017 at 3:03:10 PM Eastern Standard Time  
**From:** Jill Freeman  
**To:** info@savemanhattanvalley.org

----- Forwarded Message -----

**From:** Jill Freeman <jillenyc@yahoo.com>  
**To:** "office@cb7.org" <office@cb7.org>; "chaircb7@gmail.com" <chaircb7@gmail.com>  
**Sent:** Tuesday, November 14, 2017 2:58 PM  
**Subject:** Fw: Against proposed project on West 108th Street

Dear Ms. Ryan, Ms. Semer and members of CB 7:

I'm writing to let you know that I am against the project WSFSSH is hoping to build on West 108th Street. My objections are based on the environmental information I've read as well as my concerns about the environmental impacts that haven't been disclosed by the City and the developer.

I'm a lifelong Manhattan resident. Growing up on the East side, I remember the fear we had when our landlord sold the building where we lived and we were evicted and forced to move. That happened more than 40 years ago but it made a permanent impression on me and my mother, who is alive and in her 80's, still lives in daily fear of her current landlord.

So I understand that having a secure place to live is critical.

I'm also influenced by my experience as a survivor of the Sept 11 attacks. So many of us had lingering respiratory conditions after being exposed to the pile for many months in spite of the government's insistence that the air was safe. I've been suspicious of the City's assessment of environmental impacts ever since.

I now live on West 108th and the environment is already toxic with the neighboring public school (PS 165) in the midst of a multi-year construction project that doesn't seem safe for any of us -- neighbors, students, staff and workers. And the work is done at all hours of the day and night which isn't good for the community and those of us who need to sleep.

There's a project going on across the street from the proposed WSFSSH site as well. Like the school project down the block, the project seems to go on endlessly, stirring up dust, dirt and rats and at odd hours. I hear it's simply the repair of a handball court and if that's the case, I can't imagine what will happen when the block is torn up for multiple years to build the behemoth project the developers and the City have in mind.

I fear the disruption, the toxic substances that will be emitted during demolition, the poisons that will leech into the soil that the building will sit on and the resulting noise, traffic and pedestrian risk. Plus the shadow impacts of these outsize buildings will cast a pall over many blocks.

Why is it necessary? And why is our community forced to endure more construction and density after we fought to get it clean and habitable so recently? Is there no unused land that would be easy to build on?

I hate the fight we're in and wish it wasn't necessary. As you continue to consider the merits of the land transfer and the zoning changes, I urge you to require WSFSSH and HPD to share their environmental studies with you and the public -- we all have the right to know what further dangers we face. And as public servants, we need you to protect the interests of many members of your community and especially those of us who have lived here for a long time. Although we don't vote for you directly, we need to trust that you have the best interests of your neighbors in mind at all times.

While several members of CB7 appear to be in conflict-of-interest situations about this project, I hope that everyone else will take the time to look at all sides of this issue. I urge you to consider that hundreds of thousands of your neighbors are counting on you to do the right thing and vote against moving the project on West 108th Street forward.

Thank you for your attention.

Sincerely,  
Jill Freeman

**Subject:** Re: MCB7: Important CB7 Meeting on WSFSSH 108th Street proposed project.

**Date:** Monday, November 13, 2017 at 11:37:24 PM Eastern Standard Time

**From:** gloryny@aol.com

**To:** mikihome@aol.com

**CC:** Meryl Zegarek, jillbfreeman@gmail.com, ronhoffman\_nyc@yahoo.com, siobhanjoan@icloud.com, ddubin@att.net, kellnerelizabeth@gmail.com

Thanks, Miki!

-----Original Message-----

From: Miki <mikihome@aol.com>

To: pryan <pryan@cb7.org>

Sent: Mon, Nov 13, 2017 11:33 pm

Subject: Re: MCB7: Important CB7 Meeting on WSFSSH 108th Street proposed project.

Penny,

Could you please enter my email re the WSFSSH project which I sent to Jessica Katz earlier. It is copied below. While it seems there have been some minor modifications to the plan since my email, my objections still stand.

Thanks!

Miki

---

Dear Jessica,

I have read your response to the serious concerns stated by the community of Manhattan Valley and other Upper West the Community Board and I must say I am staggered by it. Nowhere do you answer the question of Fair Share. There are drug addicted, MICA and other needy populations within CB7 as you well know but seemingly want to ignore. Yes, our Up is welcoming but we are saturated by these populations. Your own agency has been the driving force that reduced our housing individuals and have displaced countless thousands in order to place NY/NY populations. This is a tragedy which you will ignore. Your proposal which will result in the degradation of the Manhattan Valley Community.

The garages are exceptionally important to the community. Local people who need their cars to get to their jobs will lose them and safely. Local business people who need their cars in order to supply their businesses will be unable to do so. To do so will be homeless. Your survey of other garages interestingly leaves out the economic piece that is vital to actually looking at 600+ garage spaces. It ignores the importance of having a close to home garage space for so many. A 12 block radius is a community depends on affordable and safe parking. The price of this parking is appropriate to the economic profile of the neighborhood. The garage cost will have a crippling effect on those who need these spaces. Again, this community's needs are ignored.

On top of the chaos of losing parking, you do a great disservice to the families who have labored long and hard to reclaim their neighborhood from drug addicted and the criminal element which filled those streets. Now that the labors of the community have been successful, nothing to support that revitalization and aid the young members of the community who wish to stay close to their close to home housing because whatever might be "affordable" is being given away to needy populations. A few "affordable" units do not understand that this is a proposal of "affordable housing" is your agency's attempt to prove you are doing something new. It will hurt the community. This is just flat wrong.

And then, there is your proposal to ignore the zoning and build a totally out of scale building. This, again, is an affront to the City Planning, CB7, community groups such as Westsiders for Responsible Development, Inc., Duke Ellington Block Tenants Parks Democratic Club, numerous block associations and our elected officials. We carefully rezoned this area and for your proposal and the zoning that is the law for this development, is an affront to all of us who know and understand the best use of the area.

We are asking that you dramatically change your proposal to destroy the garages and build an out of scale project to a :



respecting the will of the community and its representatives.

Sincerely,  
Miki

26.07 GB (26%) of 100 GB used

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**Subject:** Object to 108th Street garages project

**Date:** Sunday, November 19, 2017 at 9:43:51 AM Eastern Standard Time

**From:** JAMES STECKMAN

**To:** office@cb7.org

Dear Community Board 7,

I have lived on the upper west side my entire life, over 55 years. Born and raised here. I don't drive, and have never owned a car. But I am firmly against the destruction of the garages on 108<sup>th</sup>. This community depends on these garages. I can only imagine the disaster waiting to happen to our streets with traffic, cars driving around and around looking for spots, continually honking and accidents. Don't let our neighbor become a congestion zone. There must be ways to replace the parking, or find a better location for this project. Please consider all the alternatives – and don't fall prey to politicians who are using this project to align their political career goals with the current administration. The city needs more low-income housing, and MV has absorbed more than any other community on the UWS. Now is the time to think about what will improve the lives of the people living here.

Sincerely,

Jim Steckman  
255 West 108<sup>th</sup> Street.

**Subject:** Save garages in Manhattan Valley

**Date:** Sunday, November 19, 2017 at 9:45:29 AM Eastern Standard Time

**From:** Elizabeth Skog

**To:** office@cb7.org

**CC:** district7@council.nyc.gov

Our neighborhood needs garages! Please save the 3 garages on West 108th street. Our community has already seen street parking cut drastically through new citibike stations and extensive construction. We cannot afford to have 700 more cars parking on the streets of our neighborhood.

Thanks,  
Elizabeth Skog  
Manhattan Valley resident &  
Public School teacher (District 3)

**Subject:** SAVE OUR STREET

**Date:** Monday, November 20, 2017 at 10:07:02 AM Eastern Standard Time

**From:** Amy Anders Corcoran

**To:** info@savemanhattanvalley.org

To Whom it May Concern:

We are residents on W. 108th with a 3 year old. We park. We breathe. We are VERY concerned about the possibility of having construction on our street and having no parking. We would request that the involved parties consider the current neighbors in their adamant desire for this building not to happen. We have a great neighborhood, and would like to keep it that way. I don't want to have to move because I am worried about what my 3 year old is breathing in when she walks out the door every day.

Thank you for your consideration!

Sincerely,  
Amy and Scott Corcoran

**Subject:** Re: Manhattan Valley

**Date:** Monday, November 20, 2017 at 10:11:39 AM Eastern Standard Time

**From:** DeLeon, Yolanda

**To:** office@cb7.org

**CC:** District7@council.nyc.gov, info@savemanhattanvalley.org

**Priority:** High

To whom it may concern,

It is no surprise for anyone living in New York City that there is a shortage of parking spots. The added bike lanes and Citi bike initiative has not helped the parking fiasco. In our neighborhood it can take at ½ hour to an hour to find a parking spot and usually it's not on the right alternate side parking day or it's a curbside garbage spot where bags of garbage will be catapulted over your car. We need the garages in Manhattan Valley to remain open. We need our vehicles to commute to work, take our children to school and get around without having the added worries of the MTA as unpredictable and full of delays as they are it would disrupt our day to day living significantly. I speak for myself and many that live in the neighborhood whose voices are seldom heard that the removal of the parking garages on 108 street will cause major stress and arguments over parking spots. It is not unusual to see a car already waiting for a soon to be vacant parking spot or 2 cars rushing for the same available spot. I urge you to reconsider. Do not take my word for it. Drive through the neighborhood especially after work hours and late hours when looking for a parking spot for an hour or more is very common.

Thank you,

**Yolanda DeLeon**

Postdoctoral Programs Manager

College of Dental Medicine

Admissions & Student Affairs Office

630 West 168th Street/PH 7 West 318H

New York, NY 10032

(212) 305-4986

**P** Please consider the environment before printing this e-mail.

**Subject:** Please Do Not Vote For the 108th Street WSFSSH/Parking Garage Removal Project - Follow up  
**Date:** Monday, November 20, 2017 at 10:18:24 AM Eastern Standard Time  
**From:** Shinwon Kim  
**To:** [info@savemanhattanvalley.org](mailto:info@savemanhattanvalley.org)

Dear Save Manhattan Valley,

Here is the cc: of the note I sent to CB7 and to Councilmember Mark Levine. I had cc:ed you at [savemanhattanvalley.com](http://savemanhattanvalley.com) and it never made it to you

SWK

Dear CB 7,

I wrote and sent you an email on Nov. 15th about this subject but it was inadvertently sent through my husband's email (he also sent an email to you about this subject earlier today) and not through my own Gmail account.

Below, I am re-sending my note to you via my Gmail account so that you can keep an accurate count of discrete letters detailing each individual's observations and complaints about this project. This is not an attempt to be counted twice, I was concerned that my letter would be lumped together as a single testimonial if the email came from the same email address as my husband.

Also, since I am cc:ing this to Councilmember Mark Levine, I would just like to congratulate him on his recent win at the polls and know that our family voted for him. We hope that he will seriously continue to consider our eminently reasonable point of view in this matter and, if we can continue to hope, that he will come to side with our very sensible and heartfelt position. We have been encouraged this past year by his not immediately hopping on the development bandwagon in the way that some unquestioningly have, like Ms. Brewer. His office has actually responded to our calls and letters, which is quite remarkable, and it is good to know that we are being listened to and that our position is worthy of his serious consideration. We believe that he understands the undue and unfair hardship the destruction of these garages would bring to his constituents and we hope he will act accordingly to locate this project elsewhere and leave West 108th Street alone as is.

All best,

Shinwon Kim

Community Board 7  
250 W 87th St # 2  
New York, NY 10024

November 15, 2017

Dear Community Board 7,

I am writing to ask you in the strongest terms to not allow the development on 108<sup>th</sup> Street to proceed.

The Mayor has made a lot of promises regarding affordable housing, which is fine, there is of course a need for that in the city. He has accepted enormous bundles of campaign contributions from developers and others who seek easy rezoning to build their projects. It is difficult to go up against such powerful people. That is why we are counting on you to be a voice that will speak up for long term residents of this neighborhood like myself who actually live here and don't want to lose this valuable resource, the garages, to an ill conceived, disproportionate, long term, toxic construction project.

The problem with this particular project is that is just simply the wrong place for it. There are many other sites that have been outlined at our public meetings that are far more suitable and don't take so much away from a neighborhood as this proposed development does.

My husband and I are freelance musicians, living on the NW corner of 108<sup>th</sup> Street and Amsterdam Avenue since 1983. We work full time in the city as much as possible but have always had to have a car because our work can often take us out of town for rehearsals and concerts. These typically finish at hours late enough that there is no public transportation running back home, if there is even a train or bus that goes where we need to be. We parked on the street for 13 years. We had a VW Rabbit, two Honda Civics and an Acura Integra, all used cars, ultimately torn to shreds by garbage trucks, snow plows, delivery trucks, neighbors, vandals and rats.

For 21 years we have parked in the garages on 108<sup>th</sup> Street and they are a godsend. We were happy to find that the garages closest to our apartment were also some of the most reasonable. We did not know they were city owned, we thought the manager, Roy, somehow kept the prices relatively affordable. We have recently found out that this is essentially the truth. I am amazed that there is such resentment from people who don't even live in this neighborhood, complaining that we pay only a mere \$5000 a year to park, that we should be paying far more. Do they have the slightest idea as to how difficult it is for a free-lance family of 3 to come up with that money every month? It is more than anything a demonstration of how vital and essential these garages are to our quality of life that we do manage to pay for it every month.

We also spend a fortune on the subway and buses, easily \$3000 a year on monthly Metrocards and cards for visitors and family. We spend years of our lives on subway platforms. We rarely drive a car in the city proper but we do own one. We need it. To hear people speaking at these meetings denigrating us for having a car and not being "real city people" without understanding many city resident's genuine need for a car is maddening, totally infuriating and we haven't been able to speak back.

We work in the city constantly but also drive to work outside the city all the time. Stamford CT, Reading, Scranton, Allentown, Harrisburg PA, Red Bank, Princeton, Morristown, NJ, Poughkeepsie, Annandale-on-Hudson, Caramoor, NY just to name a few. Very far flung places where concerts end near 11 pm and then we drive home often hundreds of miles. Those garages are the most welcome sight imaginable at 1 or 1:30 am. They are secure and professional, I feel safe when I park, the car is protected and I only have a half block walk home to the corner. I have so much less fear now since we have the garage than when I used to park on the street many blocks away in the middle of the night and hoped that whoever was following me didn't know the value of my violin.

My parents live in Riverdale not near the subway. They are in their 70s. My Mom is fighting cancer, she loves to come and babysit our 7 year old son. They drive down and when there is no street parking (which is most of the time) they use the garage. In a pinch, with a last minute call for work, we drive up to their apartment quickly to drop our son off, come back, park in the garage and hop the subway to Lincoln Center. This happens all the time. The car is not a frivolous luxury item, it is indispensable when we have to get something extraordinary done immediately in a hurry. We visit family way upstate as often as we can. There is no train that goes there. When my husband's parents were dying upstate from lymphoma and dementia we drove the 300 mile round trip 30-50 times a year. Because of that experience we consequently have some serious first-hand experience with affordable senior and supportive housing and understand it very well. Which brings me back to the subject at hand –

We understand the need for what this proposed project offers but as has been said at these meetings, there are too many good reasons not to use this site. There is so much our neighborhood does already to support people in need and the numbers do bear this out. We are very proud of that here. The people who deny this are not telling the truth. We bear our fair share, and then some, of supportive and affordable housing. All one has to do is walk throughout this neighborhood and compare it to nearly any other Manhattan neighborhood where I work - the East Side or Hudson Yards or Midtown, 57<sup>th</sup> Street, Hell's Kitchen, the Theater District, the new developments on the West Side, Riverside South - all new massive developments with not much if anything in the way of senior, affordable or supportive housing. Why are we supposed to give up 700 indoor parking spots and put those cars on the street to make room for yet another when we already have huge city owned and operated housing projects here that help people a lot? Because we are vulnerable and underrepresented and politically negligible and easily railroaded? This kind of overwhelming unfair assault on our neighborhood by very powerful, wealthy, organized juggernauts is what we rely on our Community Board to recognize and stand up against. We have here so much Section 8 housing, SROs, The Regent, The West Side Cluster, The Bridge, The WSFSSH Lodge just for starters. WSFSSH appears to gain only 18 additional transitional beds from this deal, why are they so overtly gung-ho about this development? They are an enormous disappointment and have run a very ugly powerful steamroller campaign against our neighborhood and the residents here. It turns out they are not nice people at all. I used to admire them and had musician friends who they helped when they needed it. But the way they have artificially affiliated themselves with churches and religious groups in an attempt to make us look bad and appear as uncaring heathens, that they have organized and bused in people who don't live here to speak at CB7 meetings, shutting us out, reveals that they are not able to make a valid case for this development in our neighborhood on its own merits. Recently WSFSSH seems to have sunk to a new low by encouraging people to follow after neighborhood residents opposed to this development, taking flyers off of cars as fast as we can put them on. This kind of behavior is incredibly revealing. It is a disgrace. If their project is so noble and wonderful for our neighborhood then why are they afraid to have any opposition to it be heard and why do they go to such absurd childish lengths to stifle any legitimate opposition to it? To pick a fight with a 7 year old because his Mom and Dad want to keep their parking space? I submit it is because they know it is 100 percent wrong to do this to us here.

These are the measures of the quality of life that these garages give us: the security and convenience, and the ability, by having the car option, to squeeze in more valuable work and earnings and to keep as many accounts as possible alive in addition to our Broadway shows and Operas and Carnegie concerts here in town to make enough money to continue living in the neighborhood and city we love. The biggest advantage of all is the extra amount of time they afford us. The car is paid for. The garage is an expense we budget for and feel we come out ahead after we pay the bill, especially when we figure in the extra time we get spend with family and to keeping our lives together and under control. That time is a priceless commodity and in this tough town where it increasingly feels that we have to fight tooth and nail for every single comfort, for any advantage. It would be a travesty to tear away something that really helps us live a decent life here.

Thank you for your time. Again, I implore you - please don't approve this project when you vote on December 5<sup>th</sup>. West 108<sup>th</sup> Street is the wrong site for this development. It couldn't be more wrong.

Sincerely,

Shinwon Kim

201 West 108<sup>th</sup> Street #62

New York, NY 10025



Sunday, November 19, 2017 at 9:17:01 AM Eastern Standard Time

**Subject:** Please do not vote for the 108th Street WSFSSH/Parking Garage Removal Project  
**Date:** Friday, November 17, 2017 at 12:29:16 PM Eastern Standard Time  
**From:** jeff@basstrombone.com  
**To:** Community Board 7

Community Board 7  
250 W 87th St # 2  
New York, NY 10024

November 15, 2017

Dear Community Board 7,

I am writing to ask you in the strongest terms to not allow the development on 108<sup>th</sup> Street to proceed.

The Mayor has made a lot of promises regarding affordable housing, which is fine, there is of course a need for that in the city. He has accepted enormous bundles of campaign contributions from developers and others who seek easy rezoning to build their projects. It is difficult to go up against such powerful people. That is why we are counting on you to be a voice that will speak up for long term residents of this neighborhood like myself who actually live here and don't want to lose this valuable resource, the garages, to an ill conceived, disproportionate, long term, toxic construction project.

The problem with this particular project is that is just simply the wrong place for it. There are many other sites that have been outlined at our public meetings that are far more suitable and don't take so much away from a neighborhood as this proposed development does.

My husband and I are freelance musicians, living on the NW corner of 108<sup>th</sup> Street and Amsterdam Avenue since 1983. We work full time in the city as much as possible but have always had to have a car because our work can often take us out of town for rehearsals and concerts. These typically finish at hours late enough that there is no public transportation running back home, if there is even a train or bus that goes where we need to be. We parked on the street for 13 years. We had a VW Rabbit, two Honda Civics and an Acura Integra, all used cars, ultimately torn to shreds by garbage trucks, snow plows, delivery trucks, neighbors, vandals and rats.

For 21 years we have parked in the garages on 108<sup>th</sup> Street and they are a godsend. We were happy to find that the garages closest to our apartment were also some of the most reasonable. We did not know they were city owned, we thought the manager, Roy, somehow kept the prices relatively affordable. We have recently found out that this is essentially the truth. I am amazed that there is such resentment from people who don't even live in this neighborhood, complaining that we pay only a mere \$5000 a year to park, that we should be paying far more. Do they have the slightest idea as to how difficult it is for a free-lance family of 3 to come up with that money every month? It is more than anything a demonstration of how vital and essential these garages are to our quality of life that we do manage to pay for it every month.

We also spend a fortune on the subway and buses, easily \$3000 a year on monthly Metrocards and cards for visitors and family. We spend years of our lives on subway platforms. We rarely drive a car in the city proper but we do own one. We need it. To hear people speaking at these meetings denigrating us for having a car and not being "real city people" without understanding many city resident's genuine need for a car is maddening, totally infuriating and we haven't been able to speak back.

We work in the city constantly but also drive to work outside the city all the time. Stamford CT, Reading, Scranton, Allentown, Harrisburg PA, Red Bank, Princeton, Morristown, NJ, Poughkeepsie, Annandale-on-Hudson, Caramoor, NY just to name a few. Very far flung places where concerts end near 11 pm and then we drive home often hundreds of miles. Those garages are the most welcome sight imaginable at 1 or 1:30 am. They are secure and professional, I feel safe when I park, the car is protected and I only have a half block walk home to the corner. I have so much less fear now since we have the garage than when I used to park on the street many blocks away in the middle of the night

and hoped that whoever was following me didn't know the value of my violin.

My parents live in Riverdale not near the subway. They are in their 70s. My Mom is fighting cancer, she loves to come and babysit our 7 year old son. They drive down and when there is no street parking (which is most of the time) they use the garage. In a pinch, with a last minute call for work, we drive up to their apartment quickly to drop our son off, come back, park in the garage and hop the subway to Lincoln Center. This happens all the time. The car is not a frivolous luxury item, it is indispensable when we have to get something extraordinary done immediately in a hurry. We visit family way upstate as often as we can. There is no train that goes there. When my husband's parents were dying upstate from lymphoma and dementia we drove the 300 mile round trip 30-50 times a year. Because of that experience we consequently have some serious first-hand experience with affordable senior and supportive housing and understand it very well. Which brings me back to the subject at hand –

We understand the need for what this proposed project offers but as has been said at these meetings, there are too many good reasons not to use this site. There is so much our neighborhood does already to support people in need and the numbers do bear this out. We are very proud of that here. The people who deny this are not telling the truth. We bear our fair share, and then some, of supportive and affordable housing. All one has to do is walk throughout this neighborhood and compare it to nearly any other Manhattan neighborhood where I work - the East Side or Hudson Yards or Midtown, 57<sup>th</sup> Street, Hell's Kitchen, the Theater District, the new developments on the West Side, Riverside South - all new massive developments with not much if anything in the way of senior, affordable or supportive housing. Why are we supposed to give up 700 indoor parking spots and put those cars on the street to make room for yet another when we already have huge city owned and operated housing projects here that help people a lot? Because we are vulnerable and underrepresented and politically negligible and easily railroaded? This kind of overwhelming unfair assault on our neighborhood by very powerful, wealthy, organized juggernauts is what we rely on our Community Board to recognize and stand up against. We have here so much Section 8 housing, SROs, The Regent, The West Side Cluster, The Bridge, The WSFSSH Lodge just for starters. WSFSSH appears to gain only 18 additional transitional beds from this deal, why are they so overtly gung-ho about this development? They are an enormous disappointment and have run a very ugly powerful steamroller campaign against our neighborhood and the residents here. It turns out they are not nice people at all. I used to admire them and had musician friends who they helped when they needed it. But the way they have artificially affiliated themselves with churches and religious groups in an attempt to make us look bad and appear as uncaring heathens, that they have organized and bused in people who don't live here to speak at CB7 meetings, shutting us out, reveals that they are not able to make a valid case for this development in our neighborhood on its own merits. Recently WSFSSH seems to have sunk to a new low by encouraging people to follow after neighborhood residents opposed to this development, taking flyers off of cars as fast as we can put them on. This kind of behavior is incredibly revealing. It is a disgrace. If their project is so noble and wonderful for our neighborhood then why are they afraid to have any opposition to it be heard and why do they go to such absurd childish lengths to stifle any legitimate opposition to it? To pick a fight with a 7 year old because his Mom and Dad want to keep their parking space? I submit it is because they know it is 100 percent wrong to do this to us here.

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Thank you for your time. Again, I implore you - please don't approve this project when you vote on December 5<sup>th</sup>. West 108<sup>th</sup> Street is the wrong site for this development. It couldn't be more wrong.

Sincerely,

From: **Irmela Florig-Rowland** <[imflorig@gmail.com](mailto:imflorig@gmail.com)>

Subject: Destruction of our parking garage

To: [helen@helenrosenthal.com](mailto:helen@helenrosenthal.com)

To Helen Rosenthal:

Ms, with great distress did we learn that our parking garage - E&B Operating Corporation at 143, W. 108th Street - is at risk of being torn down.

**We implore you to consider the needs of the elderly disabled AND TAX-PAYING neighborhood residents. My husband Hugh Rowland is severely disabled and wheel chair bound. He cannot get around in public transportation. The wheel chair accessible cabs are totally undependable, not showing up at all or waiting times for hours are quite frequent. Normal cabs often have no room to lift a disabled person inside (no grab bars or loops, no leg room). The only way for us to get around or escape to some destination out of town is our own car.**

With the little time I have as a 24/7 caregiver (I am 75 years old and have NO HELP) I cannot imagine taking on another burden such as making long trips to some other garage (where to find one?) at considerable distance.

**We ask you to kindly consider what the city is planning to impose on those who need help in their old age.** There will be a meeting of concerned residents on Monday, June 6th, at 7 p.m. at The Jewish Home Life Care, 120 West 106th Street between Amsterdam and Columbus Avenues. We would greatly appreciate your support.

Sincerely yours,

Irmela Florig-Rowland

Hugh Rowland

340 Riverside Drive

Apt.12B

New York, NY 10025 Tel.[212-7492838](tel:212-7492838)

**Subject:** Fwd: Oppose the UWS Garage demolition

**Date:** Monday, November 20, 2017 at 12:19:38 PM Eastern Standard Time

**From:** ebwnyc@rcn.com

**To:** Meryl Zegarek

---

**From:** ebwnyc@rcn.com

**To:** office@cb7.org

**Cc:** chaircb7@gmail.com, mail@cb7.org

**Sent:** Wednesday, November 1, 2017 3:29:34 PM

**Subject:** Oppose the UWS Garage demolition

Dear Members of Community Board 7,

I live in this neighborhood and OMG I just looked at the impact report for the 108th Street garage demolition and it is horrendous. Please - DO NOT ALLOW this to go through! It will destroy the local environment and hurt the kids in the nearby schools, will allow builders to violate height limits, put over 700 more cars out on the street, decimate local businesses -- and we already have the highest percent (over 40%) of affordable housing on the UWS. SAY NO! Do the right thing and please build, but build where it won't ruin an entire neighborhood. Thank you.

Eileen Weiss  
243 West 107th Street  
New York, NY 10025

**Subject:** Objection to Housing Development Project on West 108th St.

**Date:** Monday, November 20, 2017 at 12:36:18 PM Eastern Standard Time

**From:** Lisa Litt

**To:** office@cb7.org

Unfortunately I will be unable to attend this evening's meeting, although I have been present for most of the last several meetings that have been held. I am a long time upper west side resident, living on West 108th Street for 20 years. I object to the plan to raze the structures on West 108th Street in order to expand Valley Lodge and add additional housing on that block. I support many of the arguments that have been made against this project, but most notably that our neighborhoods above 96th street continue to be asked to bear the burden of these projects disproportionately. The list of shelters and low income housing in these areas is lengthy, and I believe well documented as to the high percentage of this kind of housing in this area relative to comparable areas elsewhere in Manhattan. Surely this project can be accomplished in another location. I also object to the disregard given to the parking situation. Evicting 600 to 700 cars onto the local streets and limited existing garage spaces, which can not absorb this volume of cars is also troublesome. These parking spaces are also more affordable parking than many other garages in the neighborhood, and the garages are able to accommodate larger vehicles than many other garages can accommodate.

Having affordable parking is important to many of us who live here and need to be able to use our vehicles, as well as individuals who work in the neighborhood and also need to be able to park affordably.

Thank you.

Lisa Litt  
241 West 108th St.

**Subject:** Parking Garages on W. 108th Street

**Date:** Monday, November 20, 2017 at 12:31:28 PM Eastern Standard Time

**From:** Maryann Quinn

**To:** office@cb7.org

**CC:** District7@council.nyc.gov, info@savemanhattanvalley.org

Dear Council Member Levine,

I object to the demolition of the parking garages on West 108th Street. We need these types of services in the neighborhood.

I am a long time resident of Morningside Heights. Having a reasonably priced, safe and nearby place to park has made it possible for me to be a car owner. I used my car for years to go to New Jersey to care for my elderly mother, who died last year. She had low vision and mobility issues, so I bought a car her issues in mind, so it would be easy for her to get in and out of my vehicle. I could not reach where my mother lived without a car and I could not take her anywhere without a car, so for me it has been hugely important. The months after my mom died, my car was essential to emptying out her home.

I've noticed the trend in Manhattan that gas stations have gone out of business, for example, the one at the corner of Central Park and 110th Street. It is getting harder and harder to even find a place to get my car inspected or serviced. Please don't take the parking away as well. I know housing is important, but there must be other sites for it.

Thank you.

Respectfully,

Maryann Quinn

----- Forwarded message -----

From: **Patricia Ireland** <pnireland@gmail.com>  
Date: Sat, Nov 18, 2017 at 5:55 PM  
Subject: 108 St Development does not house our seniors in CB7  
To: [office@cb7.org](mailto:office@cb7.org)  
Cc: [district7@council.nyc.gov](mailto:district7@council.nyc.gov)

To: Community Board 7  
CC: Councilmember Mark Levine

Dear Community Board 7,

It is important to call out that WSFSSH's *Valley Lodge* is ear marking the new proposed senior housing for their tenants - many who have been brought in from other boroughs and some of whom are recently from out of state - not from NYC. ***That means that the elderly in CB7 are not being given priority for this housing.*** The *Valley Lodge* places them in their transitional housing, and then calls them CB7 residents and earmarks the permanent affordable housing on W 108 Street for them. I personally know two women who just arrived from other states (PA and CA) and landed in the shelter system in the last 6 months - only to shortly thereafter get Valley Lodge housing - and now they are on track for the new permanent housing on W108 St. What about the 200,000 person wait list of seniors in NYC who have been waiting? It is noble that WSFSSH is housing homeless people regardless of their origin HOWEVER they are glossing over that this housing is not for the elderly who are getting squeezed out of affordable housing in our neighborhood or in CB7. It needs to be called out and carefully analyzed since it has NEVER been mentioned at any of the public meetings until Paul Freitag was directly asked at the last CB7 meeting. And this data dupes the seniors attending the CB7 meeting speaking for WSSFSH who are concerned about their local friends and neighbors and access to housing in Manhattan Valley.

This is just one example of many as to how this proposed development is ignoring the context of Manhattan Valley and its specific needs. Thank you for taking this point into serious consideration. The project in its current form SHOULD NOT BE SUPPORTED OR APPROVED by our Community Board.

Sincerely,  
Patricia Ireland  
20 year resident of W 108 Street

--

Patricia Ireland  
[917-575-5343](tel:917-575-5343)

**Subject:** Fwd: Do not tear down the garages on West 108th Street  
**Date:** Monday, November 20, 2017 at 10:44:35 AM Eastern Standard Time  
**From:** Andrea Zuckerman  
**To:** info@savemanhattanvalley.org

----- Forwarded message -----

**From:** Andrea Zuckerman <alz.zuckerman@gmail.com>  
**Date:** Sun, Nov 19, 2017 at 1:23 PM  
**Subject:** Do not tear down the garages on West 108th Street  
**To:** office@cb7.org

As a resident of Manhattan Valley, I am writing to urge you to vote against allowing the garages on 108th Street to be torn down and replaced with Senior housing. Being a Senior myself, I have no objections to there being more housing, but it does not have to be at the expense of the health and safety of our neighborhood, including the school across the street from the proposed development.

Tearing down the garages and building the proposed development will have 4 very negative effects:

1. Raising the allowable height of a building in the neighborhood and thereby breaking the zoning laws that we count on to protect us from over-development.
2. Release of toxins into the atmosphere from the demolition and increased air pollution from drivers looking for parking.
3. Elimination of off-street parking which is vital for any neighborhood, but especially ours, where there are few options. I am not a car owner but I recognize that some people who live and work in the neighborhood need cars for their livelihoods.
4. Increased traffic leading to increased safety hazards and noise stemming from more cars circling or double-parking.

There are other buildings/lots in the city that can be used for Senior housing. This is not a case of NIMBY - this neighborhood already has the highest concentration of Senior and other government-sponsored housing in the city and I have no problem with that, but other neighborhoods can benefit from more diverse populations.

I was unable to attend the hearing on October 30th because the room was full and I understand that the majority of those in the room were NOT RESIDENTS OF OUR NEIGHBORHOOD or even the UWS! As a Community Board, I feel you should be listening to the community that will be effected by development, not the developers or others from outside the community.

Thank you for your attention,  
Andrea Zuckerman  
255 W. 108th Street  
New York, NY 10025



**Subject:** Garage/Housing on West 108th Street

**Date:** Wednesday, November 29, 2017 at 10:41:25 PM Eastern Standard Time

**From:** Susan Wilson

**To:** office@cb7.org

**CC:** Mark Levine Council Member

Dear Community Board Members:

Can it be that CB7 is actually making it harder for people to live in our New York neighborhood, instead of making things better? Unfortunately, the answer is yes.

I am concerned about the proposed destruction of the garages on West 108th Street and the proposal to build a huge apartment building on its site. I do not own a car so I do not use the garages, but I know that these garages are incredibly important to our neighborhood residents who need their cars for work (they work in the Bronx, NJ, Long Island, etc., and it is impossible to use public transportation to their work sites). Where are they supposed to park? Are they supposed to park on top of the bikes on the street that CitiBank rents to tourists who do not wear helmets, who do not ride in the bike lanes but on the sidewalks where we pedestrians are trying to walk? So much space has been transmitted to CitiBanks that there are hundreds of fewer parking spaces in our community.

I live on the 3rd floor in my building and face West 106th Street; I sit at my table and look out the windows to see the same cars circling the block looking for parking spaces. Also, the workers at the New Jewish Home on W. 106th Street and at Mt. Sinai-St Luke's Hospital and Verizon (Manhattan Ave/W. 108th) can't find parking spots when they report to work (many of them do NOT live in our neighborhoods, work night time hours and need street parking). If the garages are destroyed, that will put even MORE cars circling the blocks looking for parking spaces. This causes more traffic and more pollution and makes it harder for neighborhood residents to find spots for their cars. It also lowers the quality of life for everyone here.

Additionally, why isn't this housing being built in the neighborhoods of the 60s, 70s and 80s? Isn't there already enough public-subsidized housing (Frederick Douglas Houses) and nonprofit groups (from unwed mothers to juvenile offenders to ex-drug offenders) in our neighborhood? Every block has a public service organization while other neighborhoods have none. All neighborhoods should share this responsibility to help the unfortunate. I am glad that our public funds can support these services but NOT all in the same neighborhood. Why aren't they being built on the East Side? Our neighborhood is already crowded and congested and there are other areas within the city (Manhattan and outer boroughs) that can accommodate this type of construction.

Finally, but no less important, is the fact that this construction will cause all kinds of environmental damage to our health by releasing dangerous toxins into the air. This is a danger to the children in the school on West 108th along with the entire neighborhood.

I simply do not understand why CB7 would even consider a proposal like this. I also don't understand how two high rises were built on Broadway near West 100th Street or on Columbus between W. 97-100. These are bad decisions that CB7 has been approving and I hope it stops now with this counterproductive proposal to increase the traffic and people congestion in our community.

The fact that there is no public testimony before the CB is even more shocking. It reminds me of the Trump/Republicans hurrying their tax bill through Congress without testimony and public scrutiny. Please stop making poor decisions. Please do not approve this proposal.

Thank you.

Sincerely,

Susan E. Wilson  
50 West 106th Street, #3B  
NY, NY 10025

**Subject:** Save Manhattan Valley

**Date:** Wednesday, November 29, 2017 at 10:38:06 PM Eastern Standard Time

**From:** Gila Lipton

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org, District7@councilnyc.gov

Wishing to protest the removal of the garages on W.108th St. Gila Lipton

Gila Lipton gilead1966aol.com

November 30, 2017

Dear CB7,

I am **VEHEMENTLY opposed to the proposal** by West Side Federation of Senior and Supportive Housing (WSFSSH) and partners to **raze the three CITY owned garages** (West 108<sup>th</sup> St., bet. Amsterdam & Columbus Aves.) along with the current Valley Lodge Shelter and replace them with a new Valley Lodge and an affordable housing project. I know of no other instance when WSFSSH has demolished an already essential community resource to build a new project. I find this unacceptable.

**Therefore, I urge you to advocate for a plan that insures:**

FAIR SHARE: This plan **violates fair share principles**: Manhattan Valley already host 40% of the affordable housing on the UWS. We have our fair share and the neighborhood needs other resources.

PARKING: 800 hundred parking garage tenants; local residents, Columbia professors, merchants, St. Luke's Hospital workers, and others will be **robbed of their current parking security**. With little available street parking, and highly prohibitive costs at the few non-city owned garages in the vicinity, families and business owners will be hit hard. Parking alternatives must be available to protect the livelihoods of this varied and valuable collective. Parking provides an important service for our community.

LOCAL DECISION-MAKING/ FAIRNESS & TRANSPARENCY: The community must be a participant in the design of the project, including its height, and in guaranteeing that existing community services and resources are preserved. If the project moves forward, it must add to the community, not take away from it.

A SAFE ENVIRONMENT: With schools right across the street, construction noise, dust and other environmental hazards (lead) must be mitigated so students, teachers and their families are protected, not endangered.

Sincerely,

Tobias Picker

255 West 108<sup>th</sup> ST. Apt12F

Phone: 914-388-7678

Email: Tobiaspicker@mac.com

**Subject:** WSFSSH / Demolition of garages on West 108th Street  
**Date:** Thursday, November 30, 2017 at 2:04:39 PM Eastern Standard Time  
**From:** Charles E. Schmidt  
**To:** Community Board 7, Hon. Mark Levine, Hon. Gale Brewer  
**CC:** Save Manhattan Valley

Dear Community Board Members, Councilman Levine and Borough President Brewer:

I write as a concerned neighborhood resident to oppose the proposal to demolish the garages on West 108<sup>th</sup> Street and to build a high-rise low-income housing complex there.

I have resided on West 108<sup>th</sup> Street since 2000, and, in the interest of full disclosure, I have been a monthly customer of one of the garages since 2004.

I attended hearings 12 years ago when re-purposing the garage sites was discussed in the Community Board, and, at that time, the Board was sensitive to the fact that both on- and off-street parking is so limited in the area. Since then, that situation had been exacerbated with the arrival of Citibike and bicycle lanes in our neighborhood. The 700+ monthly parking spaces comprise a significant percentage of all available area parking. Their loss would adversely affect the quality of life in Manhattan Valley.

One-third of WSFSSH's facilities are already located in zipcode 10025. If one also considers zipcodes 10024, 10026 and 10027, over half of its facilities are located within a radius of approximately 1 mile of the garages.

The established character and amenities of this neighborhood should not be sacrificed to add additional burdens on its residents. I urge you do reject this proposal, and thank you for your consideration.

Sincerely,  
Charles E. Schmidt  
255 W. 108<sup>th</sup> Street  
New York, NY 10025

**Subject:** Proposed elimination of parking garages/ new housing development

**Date:** Sunday, December 3, 2017 at 4:14:39 PM Eastern Standard Time

**From:** Lenore

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org, District7@council.nyc.gov, Lenore Migdal

To Whom It May Concern.

As a resident of Manhattan Valley at 245 West 107th St for over 50 years, my husband and I strongly object to the 108th St. Development which will do away with garages and parking space. We need these very badly. In addition, we do NOT want the toxic environmental impacts this project presents.

Please vote NO against this proposed development.

Most sincerely,

Lenore H. Migdal, PhD, Psychologist  
& William B. Lloyd, MD

Sent from my iPad

**Subject:** 108th Street Garages

**Date:** Saturday, December 2, 2017 at 10:42:02 AM Eastern Standard Time

**From:** Leonard B. Pack

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org, District7@council.nyc.gov

Dear Community Board 7 Members,

I write to urge you not to approve the razing of the buildings containing the three parking garages on West 108th Street between Amsterdam and Columbus Avenues.

My wife, Adele, and I live on Broadway and 105th Street. Adele's office is in Jersey City, NJ. She uses our car almost every working day for her commute. We are in our 70s, and taking public transportation while carrying heavy files and papers is difficult for her. We also use our car to visit our son and grandchildren, who live on Long Island.

We need to have a place to park, and we have been monthly customers of the E&G Garage on West 108th Street since the year 2000. There are hundreds of other people like us in the community who need a safe and available place to park their cars.

We believe that affordable housing is vital for the health of our City. But destroying three garages and then not having a plan to replace them will deal a major blow to longtime community residents. Finding street parking is difficult at any time, but imagine what it will be like when hundreds of additional vehicles are competing for the unavailable parking spots. Would it not be preferable to locate the project on a block where the current housing stock is decrepit so that the new housing will be an improvement for everyone in the community instead of an injury to many, or to require the project to include parking spaces to replace those being destroyed?

Please do not approve this damage to our community.

Thank you for your consideration,

**Leonard B. Pack**

924 West End Avenue  
New York, NY 10025

Tel: 212-847-7903

**Subject:** Destruction of West 108 Street parking garages  
**Date:** Sunday, December 3, 2017 at 9:33:31 PM Eastern Standard Time  
**From:** carats24@aol.com  
**To:** office@cb7.org, district7@council.nyc.gov  
**CC:** info@savemanhattanvalley.org

Dear CB 7 Members and Mr. Levine:

It's remarkable that developers are able to find parcels for luxury condo towers like those popping up all over Manhattan Valley, and Columbia U is able to find parcels to expand and expand, yet NYC can't find a parcel for a needed housing project without displacing another needed facility, a place where PEOPLE who depend on cars (and those who visit and work in the area) are able to park their vehicles in an increasingly crowded area. Suggests that those moderate income residents of The Valley, like myself, and those who work at St. Luke's Hospital, St. John the Divine, Columbia, etc., aren't as high on the pecking order as others. To borrow a phrase from a famous figure, "sad".

Though I pay taxes as a NYC resident and have loved living on West 110 St. for 24 years, I work on Long Island, and depend on my car for what is an ugly daily commute. Parking upon my return home is becoming increasingly difficult with bike lanes, dedicated turn lanes, expanding delivery zones, etc., as well as an increase in population. Sadly as I return so late (and need to park!) I will again be unable to attend the upcoming community board meeting, but do not mistake that for a lack of interest or commitment to attempting to dissuade the CB from voting to substantially and tangibly reduce my quality of life.

**THERE IS NOT SPARE ROOM IN THE AREA TO PARK CARS THAT WOULD BE DISPLACED IF THE 108 STREET GARAGES ARE CLOSED.**

I think of the couple who's lived in my building since the 1960's. He's 92. She is in her 80's and is now the driver. They maintain an old Toyota which they park on the street. I don't know if they will be able to attend a meeting, at night, 40 blocks away, and I worry what they will do if Elaine has to work even harder to park their car than she already does.

I spoke with the longtime manager of my neighborhood mom 'n pop pharmacy, who's commuted by car for years 6 days a week from his family's home in Rockland County. As his store closes at 7:30, he can't attend either... but is very concerned about a decreased availability of parking. He uses the garages when he has to, but whether in the garage or on the street, his workday will be made that much harder without the garages.

I spoke with Tony who was parking near me yesterday. He is a maintenance man at Columbia who drives in from the JFK area daily for work. He wasn't aware of the misguided plan to destroy the garages but was alarmed when I informed him. As his shift ends at 3 and he had a difficult trek home to begin with, and he is an older man, he won't be attending the Dec 5 meeting. He thought his English is too poor to compose an email, but I gave him the info and he said he would try to have his daughter write on his behalf. I hope she does.

Folks, real people need to park their vehicles. Most Manhattanites, and those who enter the area to work, don't maintain costly vehicles for thrills. I would not own a car if I didn't work outside the city. Without exaggeration, if my commute becomes any more difficult I may have to change jobs or relocate, 5 years from retirement. It's a good 90 minutes from the Jones Beach area back to 110 Street Mon - Fri, and if I have to spend another 30 minutes circling to find a space many blocks from home... that may just be the final straw.

Have you considered how much the amount of available street parking has already decreased, and how much the population of the area has increased?

A couple of months ago I thought the garages must have already closed, as parking had markedly become more difficult. Alas, it was just "the new normal" hitting another peak. I have resorted to using the garage (\$32/night!) in the monstrosity building on the St. John the Divine property on West 110 from time to time. Guess what? Maybe 1/3rd of the few times I've tried to do so, THE GARAGE HAS BEEN FULL.

Do you hear what I am saying? Do you understand that an existing garage 2 blocks from those in question is ALREADY full some nights? If 700 more cars are competing for parking, will it ever have a vacancy?? And to park their monthly is about \$400. Not in my budget.

Those who oppose the destruction of the garages are a grass roots group of residents that has grown by word of mouth, and a few of those who come to work from outside who happen to have heard about it. We are not part of an organized special interest group. Those in favor of the project seem to be part of an organized special interest group. To whom will our City Councilman and CB members listen? WE LIVE (AND WORK) HERE, NOW. You are supposed to represent US.

As stated, I've been on West 110th for 24 years. I am politically active. I vote. I'm not generally a single-issue voter, but I am on this issue. I cannot support anyone politically who votes to detract from my quality of life by destroying needed parking spaces on which I depend.

In closing, I'll just say that, if the correct decision is made and NYC continues to provide this valuable resource to the residents and workers of the area, my life won't improve. It just won't get worse. The decision as to which way it goes, whether it worsen or stays the same, is yours. That is the reality.

Respectfully,  
Michael F. McGinn, Psy.D.  
412 West 110 Street #83



**Subject:** West 108th Street garages

**Date:** Monday, December 4, 2017 at 2:15:10 AM Eastern Standard Time

**From:** Richard A. Rosenblum

**To:** office@cb7.org

**CC:** District7@council.nyc.gov, richrose@nyc.rr.com, savewest108st@gmail.com

I am a senior citizen, living in an apartment on West 107<sup>th</sup> Street since 1959. I have seen this neighborhood become more and more crowded with newer, bigger buildings and more cars. I have a car which I need, as I conduct business upstate several days a week, but need off-street parking on other days. I currently park in the garage at 135 West 108<sup>th</sup> Street, and have done so since 1976.

I was unfortunately away on family business for the last CB7 meeting, but when I returned, I saw a note that the committee leaders had all shown support for the WSFSSH project, and that one had noted that there were fewer people speaking for keeping the garages than the previous time this was presented. Perhaps he did not notice that at the November 20<sup>th</sup> meeting, WSFSSH had bussed in dozens of their residents from all over the city to occupy seats and speaking slots. Most of these people do not live in this community, and have no knowledge of the wants and needs of its current residents. Many of us came to watch and speak, but could not even get into the room, so many left.

This is a mixed income neighborhood, with income levels from very high to near poverty level. We have many cars, some of which park in the garages, while many others require on-street parking. NYCDOT has eliminated many of these on-street spaces when they installed bike lanes and pedestrian bump-outs, and Citibike docking stations have removed more. People who can't afford garage space are finding it more and more difficult to find parking for their cars, and if the destruction of the garages becomes reality, they will be competing with 700 more vehicles.

I, for one, need to have secure off-street parking for the car that I need, but don't use every day. Many others also need the garages. Some use their cars to commute to jobs out of the neighborhood. Others need the garages to hold their vehicles while they go to jobs in the neighborhood. Street parkers need the garages to reduce competition for spaces.

Manhattan Valley already has its fair share of supportive and affordable housing. The Upper West Side and Manhattan Valley have about 51 percent of this type of residence, and we should not be forced to take what the rest of the city will not. The WSFSSH project will require a zoning change from R8B to R8A. We fought long and hard in this community to get the R8B zoning, and now the will of the people in the neighborhood is about to be overturned by a collusion of WSFSSH and CB7, without any input from the neighbors.

I have no doubt that affordable housing is a necessary thing. I also recognize that WSFSSH has a good reputation for providing this. I just feel that this project is in the wrong place, and in violation of the wishes of the community. I fear that the elimination of the garages will force me to move out of the home which I have occupied for 58 years.

Richard A. Rosenblum  
245 West 107<sup>th</sup> Street,  
Apartment 7F

**Subject:** Re: Save the garages on west 108th street  
**Date:** Monday, December 4, 2017 at 8:17:56 AM Eastern Standard Time  
**From:** Ronald Lamprecht  
**To:** office@cb7.org  
**CC:** info@savemanhattanvalley.org, Susanne Mei

Dear Community Board 7,

I urge you to do the right thing and not displace the hard working staff at 137 West 108th street. My family has gotten to know this great group of attendants, who live in the area and have kids of their own (Jorge, Virgilio, Juan). Please don't put these guys out of work.

Thank you.

Ron Lamprecht

321 West 110th street, apt 8A

New York, NY 10026

646-242-5414

On Nov 19, 2017, at 4:58 PM, Ronald Lamprecht <rgl201@yahoo.com> wrote:

Dear Community Board 7,

I urge you to do the right thing and not displace the hard working staff at 137 West 108th street. My family has gotten to know this great group of attendants, who live in the area and have kids of their own (Jorge, Virgilio, Juan). Please don't put these guys out of work.

Thank you.

Ron Lamprecht

321 West 110th street, apt 8A

New York, NY 10026

646-242-5414

**Subject:** West 108th Street Parking Garage Demolition

**Date:** Wednesday, November 15, 2017 at 12:22:57 PM Eastern Standard Time

**From:** lucille murovich

**To:** office@cb7.org

CB7; I have resided on W. 104th for 28 years. In that time of have seen the street parking go from quite good to nearly impossible. In my opinion, this is largely due to CB7's denial of parking garages in new construction during this time - thus interfering with the natural process. Apparently the CB7 Sevens are not affected and therefore can indulge in esoterica. STOP!

Lucille Murovich 11 W.104th St.

**Subject:** West 108th Street Parking Garage Demolition  
**Date:** Monday, December 4, 2017 at 4:23:26 PM Eastern Standard Time  
**From:** Verizon-L  
**To:** Undisclosed-Recipient;;  
**CC:** info

Ms Semer, I am here adding to my previous email of 11/15 – repeated below.

I believe I'm basically correct in remembering that CB7 has been instrumental in denying underground garages to almost all new hi-rises in Manhattan Valley for 30 odd years to prevent a relatively few commuters from using the Valley as a Parking Lot. Now you wish to dump Hundreds more cars onto the streets + the additional from the 'low income' new resident 'development' you're pushing into the traditional 'Upper West Side dumping ground'.

Finally, I'm dismayed to learn that You do not know, intuitively, what is right/wrong ; proper/improper ; good/bad ; progress/destruction without - in the modern idiom – the influence of a rabid protest mob.

Please, Please, Please No, No, No! ///

++++  
++++

Ms Semer, I am Lucille Murovich, MVT resident, 11 W. 104 St. (1A). I was the original Board Chair of MVT back to 1986 and have seen the 'progress' of on street parking. It is already a mild nightmare and certainly will gain full status if the 108 St. Parking Facility is closed. In fact, we fought to keep the 104 St. Gardens from being overtaken for more housing in 1990 and remaining under Parks. Please, Please, Please No, No, No! /// LM

EILEEN DONOHUE and JOHN RANDO  
245 West 107th Street, #12G  
New York, New York 10025  
212-865-2583

October 29, 2017

Dear Community Board 7,

We are writing to express our concerns regarding the demolition of 3 parking garages on West 108th Street. Unfortunately, we are unable to attend any of the public hearings and see writing as a way for our voices to be considered.

The UWS has been our home for over 30 years. Periodically we have owned a car out of necessity to get to work. When we first started parking on the streets, before huge high-rises went up, we could always find a space on the street within 15 minutes. When the search for a spot turned into an hour without success, renting from one of the garages on west 108th street was our only option. The cost of renting garage space is expensive, but it is a necessary expense when time is money. Would we rather sit down and eat dinner with the family or drive around the neighborhood for hours looking for a spot?

We care about affordable housing and services for disadvantaged people. When a woman's shelter moved into the former SOR on our block, we embraced it. Our building works with the shelter and offers volunteer services.

We believe the city needs more affordable housing, but not on 108th street due to the unacceptable cost to the community. Has anyone thought about the middle school children at Booker T Washington? They have had to endure the construction of yet another high priced condo development on West 107 and Columbus. There is now a part of their playground under construction. School children in NYC are already stressed enough by living in a dense urban environment. Middle school is intense for city kids as they have to work very hard to get into a good high school. It is reprehensible that these children will be subjected to this construction which will go on for years. Furthermore, this project violates protective zoning on side streets and will set up dire environmental impacts including toxic air and noise from the construction, excessive pollution from double parked cars, idling cars, and honking cars.

The garages are an essential resource for this neighborhood. Please vote against this development.

Sincerely,

Eileen and John

**Subject:** Save Manhattan Valley - 108th Street Garages

**Date:** Tuesday, December 5, 2017 at 2:44:43 PM Eastern Standard Time

**From:** Julie and Adam Lurie

**To:** office@cb7.org

**CC:** Save Manhattan Valley, District7@council.nyc.gov

We are writing as we are **opposed to the proposal** by West Side Federation of Senior and Supportive Housing (WSFSSH) and partners to **raze the three CITY owned garages** (West 108<sup>th</sup> St., bet. Amsterdam & Columbus Aves.) along with the current Valley Lodge Shelter and replace them with a new Valley Lodge and an affordable housing project. I know of no other instance when WSFSSH has demolished an already essential community resource to build a new project. I find this unacceptable.

**Therefore, I urge you to advocate for a plan that insures:**

**FAIR SHARE:** This plan **violates fair share principles**: Manhattan Valley already host 40% of the affordable housing on the UWS. We have our fair share and the neighborhood needs other resources.

**PARKING:** 800 hundred parking garage tenants; local residents, Columbia professors, merchants, St. Luke's Hospital workers, and others will be **robbed of their current parking security**. With little available street parking, and highly prohibitive costs at the few non-city owned garages in the vicinity, families and business owners will be hit hard. Parking alternatives must be available to protect the livelihoods of this varied and valuable collective. Parking provides an important service for our community.

**LOCAL DECISION-MAKING/ FAIRNESS & TRANSPARENCY:** The community must be a participant in the design of the project, including its height, and in guaranteeing that existing community services and resources are preserved. If the project moves forward, it must add to the community, not take away from it.

**A SAFE ENVIRONMENT:** With schools right across the street, construction noise, dust and other environmental hazards (lead) must be mitigated so students, teachers and their families are protected, not endangered.

Sincerely,

Julie and Adam Lurie

340 Riverside Drive, Apt 9B

New York, NY 10025

**Subject:** Opposition to WSFSSH Proposal

**Date:** Tuesday, December 5, 2017 at 4:52:38 PM Eastern Standard Time

**From:** Beverly Love

**To:** Team Levine

**CC:** info@savemanhattanvalley.org

Dear Councilman Levine and team,

I am opposed to the proposal by West Side Federation of Senior and Supportive Housing (WSFSSH) and its partners to raze the three CITY owned garages (West 108th St., bet. Amsterdam & Columbus Aves.) along with the current Valley Lodge Shelter and replace them with a new Valley Lodge and an affordable housing project. I know of no other instance when WSFSSH has demolished an already essential community resource to build a new project. I find this unacceptable.

Therefore, I urge you to advocate for a plan that insures:

**FAIR SHARE:** This plan violates fair share principles: Manhattan Valley already hosts 40% of the affordable housing on the UWS. We have our fair share, and the neighborhood needs other resources. This plan would rob local small businesses of critical parking, most likely raise current parking costs and ZipCar rates, and increase trash, dog feces, rodent problems, and most likely provide more territory to Danny the Drug Lord who already runs drugs out of the affordable housing buildings on 109-110 (that's not a joke, I just don't know the guy's last name).

**PARKING:** 700-800 hundred parking garage tenants; local residents, Columbia professors, merchants, St. Luke's Hospital workers, and others will be robbed of their current parking security. With little available street parking, and highly prohibitive costs at the few non-city owned garages in the vicinity, families and business owners will be hit hardest. These are tax payers. Parking alternatives must be available to protect the livelihoods of this varied and valuable collective. Parking provides an important service for our community. My husband has lived in this neighborhood for over 3 decades. He is a conductor and vocal coach, and several of his clients drive in from Long Island and the outer burrows. This will dramatically negatively impact his business.

**LOCAL DECISION-MAKING/ FAIRNESS & TRANSPARENCY:** The community must be a participant in the design of the project, including its height, and in guaranteeing that existing community services and resources are preserved. If the project moves forward, it must add to the community, not take away from it. Please see former comments on trash, dog feces, and rats. Those of us who pay taxes and pick up after our dogs really do not want to see more refuse on the street.

**A SAFE ENVIRONMENT:** With schools right across the street, construction noise, dust and other environmental hazards (lead) must be mitigated so that students, teachers and their families are protected, not endangered. See previous comments on drugs and rats as well. While I'm sure these students are already subjected to overtures from our neighborhood dealers on a daily basis, do we really need to make it worse? I don't think pot smokers should be locked up either, but ever since the City Council decided to bar the police from enforcing some of these drug laws, it is almost impossible to find a street corner that doesn't smell like pot -- especially near affordable housing buildings. I'm surprised my dog doesn't come home high every night from our walks.

Additionally, there is already a disgusting rat infestation at Booker T. Washington as well as at Anibal Aviles Playground. The construction at the school has only made this problem worse. These rodents are already a health hazard to anyone in the area -- especially the school children, and given the re-emergence of bubonic plague, I would rather CB7 deal with the rat issue before starting additional construction that will just give the rodents more places to hide and more food on which to feast.

Finally, I and many other women already deal with a huge amount of street sexual harassment from some of the omnipresent dealers on our streets or from the homeless who frequent our neighborhood in increasing volume during the warmer months. Do we really need to subject middle school girls to the harassment that will undoubtedly

come their way from whoever will end up dealing out of the new complex? I do not mean to imply that all affordable housing complexes end up drug dens or that our homeless denizens are criminal or violent. However, I have been followed to my building twice by homeless and chemically altered men who were ironically run off by my friendly neighborhood dealers. Let's try to insure that the next generation of young women at Booker T. Washington don't have to deal with this.

In closing, I am a tax paying community resident. Please take my comments into consideration as you deliberate on this proposal. I do want our seniors and lower income residents to have safe and affordable housing, but in this instance, I urge you to find an alternative that does not negatively impact Manhattan Valley.

Sincerely,  
Beverly Love

412 West 110th Street, Apt. 51  
New York, NY 10025



**Subject:** West 108th St garages vs. supportive housing  
**Date:** Tuesday, December 12, 2017 at 3:57:13 PM Eastern Standard Time  
**From:** Janet Leuchter  
**To:** office@cb7.org  
**CC:** District7@council.nyc.gov, info@savemanhattanvalley.org

To Community Board 7 and Councilman Mark Levine,

I live on West 107th and Broadway, right around the corner from the two garages that are slated for demolition to make way for new senior and supportive housing by WSFSSH. I regret not being able to make the last CB meeting on December 5. Contrary to what you might think, **my absence, and that of many of my neighbors, does NOT mean that the community doesn't oppose the current plan.** I attended a previous CB meeting within the last year, in a neighborhood school, that was well attended.

**I am writing to express my grave concern about replacing these two garages with a greatly reduced parking capacity,** as was presented at that meeting. Here's my experience, which I believe is typical: I lived in the neighborhood for 25 years happily without a car. Then I embarked on a new career (clergy) and workplaces (suburbs) that necessitated my having a car. At first I used one of the two garages, and **their moderate daily and monthly costs were (and ARE) a godsend.** When my hours and those of my husband's changed, we switched to street parking, which we've used for the past 15+ years. Parking has become more difficult due to the Citibikes program. At certain times of the weekday, it is literally impossible to find street parking. At night and certain weekend days/times, one can circle for 45 minutes looking for a spot. **So without these garages, there will certainly be a spike in cars circling and worrisome air pollution and traffic, which have significantly increased already in the last few years with the arrival of Uber and the like.**

On the other hand, I recognize the great need for more senior and supportive housing in this city. I am not a NIMBY person and support in principle the building of more such housing, even in Manhattan Valley. Why can't you find a **fair compromise so that some more housing can be built but a meaningful number of parking spaces can be saved? What about a deal with Douglas Houses to open up their unused parking spaces to the community at reasonable rates? What about other creative ideas?**

I don't see that the present offer is fair or will work for our neighborhood. You all seem to be washing your hands of finding solutions, as if this problem is being invented by a bunch of heartless and hysterical NIMBYites—which is certainly not the case.

Sincerely,

Janet Leuchter  
245 West 107th St. #10H  
New York, NY 10025  
h: 212-864-4574  
c: 917-837-6247  
[jbleuchter@gmail.com](mailto:jbleuchter@gmail.com)

Cantor Janet Leuchter  
Greenburgh Hebrew Center  
515 Broadway  
Dobbs Ferry, NY 10522  
o: 914-693-4260  
[cantor@g-h-c.org](mailto:cantor@g-h-c.org)  
*member, Cantors Assembly and American Conference of Cantors*

**Subject:** Proposed 108th Street Developement

**Date:** Tuesday, December 5, 2017 at 5:26:08 PM Eastern Standard Time

**From:** Pete Smith

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org, District7@council.nyc.gov

Dear Community Board 7,

I am a full-time resident at 245 W 107th Street, and have been parking at HRF Operating Corp's 108th Street garage (the one closer to Amsterdam) since August 2008. I have been living in the neighborhood since 1993.

As a full-time musician, I use my car at all hours of the day: early morning as a visiting artist teaching workshops to outer borough public schools (for the 92nd Street Y), midday for children's concerts and recording sessions that require special equipment, and evening/late night for gigs in all 5 boroughs and throughout the tri-state area. I have performed in 30 countries worldwide, at NYC's Town Hall and am a regular member of Michael Feinstein's Jazz at Lincoln Center Big Band. I am a successful musician, but I don't make a lot of money.

Many of the people who use these 2 garages on 108th Street are the same as me: they've lived in the neighborhood a long time, they don't make a lot of money (even though they work very hard) and they need a car for their business. Affordable garages with 24 hour access are very few in our neighborhood. I know of only 1 other within a 10-block radius that is even close in price. The others are at least \$100 to \$150 more per month, and not all of those allow you to roll up at 2 am after a gig in Brooklyn. After parking on the street for 15 years, and as my travel schedule grew, I could no longer take the time to play the alternate side game, and can't go back to that now.

I want to talk to you too about the people that work in my garage. They are good people, with families, who live in the neighborhood, and who've lived here for a long time. They have shown great devotion to their jobs, are always heads-up, and keep an eye out for all of us--making our neighborhood safer. 90% of them have been working in my garage since 2008 or before. These 2 garages provide solid employment for people in the neighborhood, and in turn these employees bring the neighborhood up with their professionalism and eyes and ears on the street.

Please vote no on the proposed 108th Street Development, as it will take away a vital service that the city provides to the community of working people in Morningside Heights as well as important community jobs. To my understanding the proposed development has no plan in place to provide a substitute option for affordable parking in the neighborhood, or employment for the people who currently work in these garages. In my estimation, this lack of replacement planning makes this proposal a huge failure, and the city should have nothing to do with it.

Thanks for your time,

Sincerely,

Pete Smith  
245 West 107th St, 10E  
NYC 10025

**Subject:** 108st St. Garages

**Date:** Thursday, December 7, 2017 at 1:18:38 PM Eastern Standard Time

**From:** Carl Riskin

**To:** office@cb7.org

**CC:** District7@council.nyc.gov

**BCC:** info@savemanhattanvalley.org

Dear Community Board 7,

I am writing to urge you not to let these garages disappear, whatever the good intention of those who want to replace them. I am a 79 year old professor, still teaching at Queens College. I use my car to get to the College because the public transportation alternative - which I would prefer - involves two to three subways (depending on the route) and a bus, and would take more than twice as long as the 25 minute drive. Moreover, as everyone knows, the subway system is no longer reliable.

I used to keep the car in what became the Rapid Park garage on 101st St. until it got very expensive. The 108th St. garages are about the only halfway affordable ones left on the Upper West Side. Some ordinary middle class people still need to have cars in the city and it is no fairer to eliminate all reasonably priced garage parking than it would be to eliminate all dry cleaners or all drug stores. If there is a good case to be made for the housing that is proposed to replace the garages, then let it be located where it won't displace several hundred parking spaces, putting those cars out on the street looking for non-existent street parking. Manhattan Valley has done more than its share of welcoming such projects.

Respectfully,  
Carl Riskin

**Subject:** Parking on W 108 Street and WSFSSH  
**Date:** Thursday, November 30, 2017 at 12:36:11 PM Eastern Standard Time  
**From:** Paul Freitas  
**To:** District7@council.nyc.gov  
**CC:** info@savemanhattanvalley.org, office@cb7.org  
**Attachments:** image003.jpg

Council Member Levine,

I wish to express dissatisfaction with the proposed development under consideration which removes the garages situated at 108<sup>th</sup> Street. As a voting resident of the area for over 15 years I cannot tell you how important it is to have paid parking available to people who do not have the time to self-park in the ever-decreasing public spots afforded in our neighborhood. While I can understand the need to affordable housing in NYC, I feel that we, as tax payers and community members, have been marginalized by this proposed development, in so far as our needs take a back seat to those who do not even reside here yet. Isn't it enough that over 50% of the 108-109 street block is already slated as affordable housing? I ask that everyone reconsider this development and safeguard a neighborhood service that provides parking for over 800 residents use daily. If it should be passed, which I am entirely against, I feel that the development should provide parking services that can accommodate all those displaced by it, rather than turn a cheek on the residents of the neighborhood, saying "this is your problem now go figure it out."

I have attached a land use image of the area in question (Oasisinyc.org), which shows in pink all buildings in the area that are NYCHA or other subsidized housing. Isn't this enough for one neighborhood?

Neighborhoods are what they are based upon their diversity and the services afforded to it. I agree that people are more important than cars, and that affordable housing is also vital, but removing much needed services in an area also effects your constituents (people) and creates an undue burden on preexisting residents who work, pay taxes, and help make the Manhattan Valley what it is today. I implore you to help us stop this development and appreciate your time in reading this letter.





Sincerely,

Paul Freitas, AIA  
375 Riverside Drive Apt 8D  
New York, NY 10025

**Subject:** W 108th Street garages - Applications #C180112ZMH and #C180114HAM

**Date:** Tuesday, December 5, 2017 at 1:15:11 PM Eastern Standard Time

**From:** Jan Jericho

**To:** office@cb7.org, District7@council.nyc.gov

**CC:** info@savemanhattanvalley.org

Dear Mr. Levine

Dear members of the Community Board 7

My name is Jan Jericho and I am a resident of 108th Street.

I am writing to you to express my strong discontent with the plan to tear down the public garages on West 108th street and urge and beg you to not vote in the favor of this project.

I don't even own a car myself but I am required to use one for work about 2/3 of the year. We, the residents of Manhattan Valley will lose valuable parking spots in the garages and, during construction of the project, about 75% of available street parking on the north side of 108th street between Columbus and Amsterdam. This is happening after the city placed almost all Citibike stations in our neighborhood deliberately on former street parking spots in order to eliminate parking, regardless if there was space or not for these stations on the sidewalk. Making the already hard lives of so many people who depend on their cars harder and harder is a step in the wrong direction.

I have not used any of the garages myself because I can't afford spending the money on it. But these garages have made it at least possible for the people who can't afford it to find street parking at some point of the day. Manhattan Valley is not an affluent neighborhood and people who try to save money in order to pay for garage and therefore keep their car off the street are not ignorant gentrifiers who put their own comfort over the needs of the poor. It is working and middle class people who have to use their cars for work, who are dependent on mobility and who also have been a part of our community for a very long time.

The argument "affordable housing is more important than the luxury of parking" which I have heard at multiple Community Board - and townhouse meetings is so utterly unfair and misrepresenting the real issue. The fact that there are parking spots keeping cars OFF the street is not a luxury. It is in the interest of every person, car driver, bike cyclist and pedestrian. Several hundred more cars will have to find parking on the streets of Manhattan Valley and make it even more unbearable for the people who couldn't afford the "luxury" of a rented parking spot. There will be more traffic, more exhaust and more built up aggression on the streets. This project doesn't harm the CEO with an SUV, it harms the plumber with an old station wagon.

Besides the parking situation, I also have friends whose children attend and will attend Booker T. Washington Middle school.

The idea that they will have to spend all their years at school, being tormented by the sound of construction all day long, disturbed by jackhammering while they try to learn algebra, harmed by lead and asbestos dust from the destruction while they play football is appalling. I know that the developer claims they will coordinate with the school. But seriously, what does that mean? There will be no construction on school days between 8AM and 4PM? We all know that that is nonsensical.

I also don't understand how the Community Board can be in favor of losing important shelter space of the Valley lodge for several years until construction of the new site is completed. You eliminating shelter spots for years. The fact that there will be more shelter space in the distant future, won't help the people who need it now.

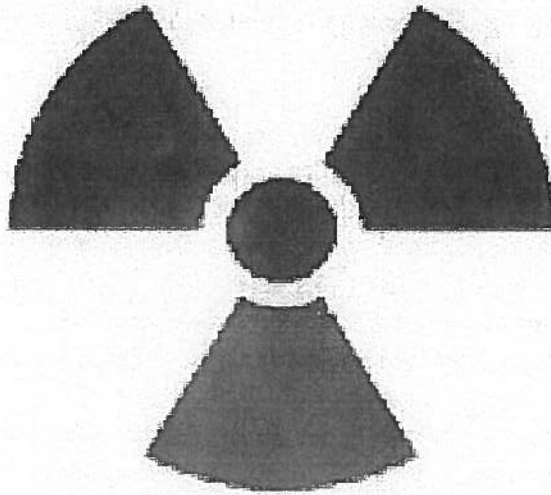
I also think that rezoning has done so much harm to New York in the past decade and I strongly disagree with rezoning more and more neighborhoods. You are opening the doors for the developers in the future that will destroy our neighborhoods even more.

Please take these arguments into consideration and don't vote in favor of Applications #C180112ZMH and

#C180114HAM

Sincerely  
Jan Jericho

## **SAVE MANHATTAN VALLEY:**



**A Study of the Adverse Impacts of Yet Another  
Burdensome City Project on the Upper West Side, and  
Alternate Sites Where it Can Be Relocated**

**HILLER, PC**  
600 Madison Avenue  
New York, New York 10022  
(212) 319-4000



## INTRODUCTION

*"[N]o one knows a neighborhood better than the people who live there, and so residents should always play a major role in deciding its future."*

On May 4, 2016, Mayor de Blasio wrote those words as he quoted Jane Jacobs in an Op-Ed for the New York Daily News, assuring New Yorkers, not only that he would listen to their concerns, but that he would carefully consider them in the context of urban and city planning. Today, the Mayor's commitment to this promise is in substantial question. Among the many contentious programs on the Mayor's land-use agenda is a major City project ("Project") on West 108th Street between Amsterdam and Columbus Avenues ("Proposed Site") in the Manhattan Valley section of the Upper West Side. The Project would result in the demolition and permanent loss of three parking garages on West 108th Street. But more important than the loss of parking spaces, which play a particularly significant role in this neighborhood, are the potential environmental hazards to the neighborhood threatened by the Project. Despite near-universal rejection of the Project by Manhattan Valley residents, the de Blasio Administration has refused to meet with them or offer an appropriate forum to express their views.

The purpose of this Memorandum is to create such a forum and begin a dialogue with respect to the Project. In particular, we present overwhelming evidence that: (i) the Project threatens the people of Manhattan Valley, including and especially its children, with substantial, environmental injury and other risks of harm; (ii) the City's effort to shoe-horn the Project into the Proposed Site, despite substantial and potentially fatal risks associated with environmental damage, is entirely unnecessary in view of the thousands of available, unused and/or under-utilized City properties throughout the Five Boroughs; and (iii) the Project would violate New York State and City law, including, without limitation, the New York City Zoning Resolution and Fair Share Criteria. In addition, by this Memorandum, we propose 10 alternate sites for the Project – examples of perfectly acceptable sites outside the already overly-burdened Manhattan Valley community.

Although cynical voices may occasionally be heard to cast this dispute as one involving "people vs. parking," the residents of Manhattan Valley – the people who actually live in the neighborhood – know better. This dispute is about their quality of lives, their safety, the well-being of their children, and their community, as well as their insistence that principles of fundamental fairness and compliance with New York law inform the policies of the Mayor's Office with respect to the distribution of municipal and related facilities in the City.<sup>1</sup>

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<sup>1</sup>The Mayor's Office is prone to suggesting that these issues should be addressed during the ULURP process -- a complex and disconnected administrative procedure during which communities are supposed to be afforded the opportunity to articulate issues and concerns. However, commencement of the ULURP process presupposes the City's pre-existent support for the Project – support which, as reflected in this Memorandum, is entirely unjustified. More importantly, although affording communities the opportunity to have their voices heard, the ULURP process does not require City officials to actually *listen*. And, unfortunately, in this context, they rarely do. Thus, ULURP would

## THE PROJECT AND PROPOSED SITE

The Proposed Site includes properties at 103, 143, 149 and 151 West 108th Street. The Project would require the demolition of three highly-used, near-capacity parking garages, and their replacement with three out-of-scale, zone-restriction-busting buildings, at least eleven (11) stories in height, that would unquestionably violate the Zoning Resolution. The Project is supposed to provide housing for seniors and low-income residents – a laudable goal which no one in Manhattan Valley opposes. The only questions are: where should the Project be sited and why has the City refused to consider more suitable locations, particularly in view of the extent to which Manhattan Valley is already over-burdened with such facilities?

The zoning for the Proposed Site is R8B, with a restriction against buildings in excess of 75 feet high (approximately seven (7) stories). The zoning restriction in question, adopted just nine years ago, was the product of an intense and competitive negotiation between the representatives of City and the community, with each side making concessions to reach a consensus and fair resolution. One can well imagine the frustration of community residents when the City recently announced its intention to support an already-unpopular plan by reneging on that zoning deal less than nine years after agreeing to it.

Adjacent to two of the proposed buildings to comprise the Project is the Anibal Aviles Playground (“Aviles Playground”); across the street from the Proposed Site is the Booker T. Washington Middle School and Adjacent Playground and Sports Fields (“MS 54” and “School Playground”).

## SAVE MANHATTAN VALLEY

A group of Manhattan Valley residents deeply concerned at the prospect of the City shoe-horning the Project into their community began to organize in the neighborhood. What they discovered was that the more people learned about the Project, the stronger their opposition was to it. A petition was drafted and almost immediately, more than 1,700 people had signed (*See Exhibit 1, Petition*). Today, the organization of residents, Save Manhattan Valley (“SMV”), includes more than 2,000 people, all of whom are dedicated to protecting their neighborhood.<sup>2</sup> Although recognizing the importance of supportive housing facilities, the people of SMV insist that placement of such projects follow existing laws and be more evenly distributed throughout the City rather than cramming yet another one into their neighborhood – particularly one which would violate the law.

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likely be of limited utility here.

<sup>2</sup>SMV is comprised of a coalition which includes the West Side Federation of Neighborhood and Block Associations, the North West Central Park Multi Block Association, the Duke Ellington Boulevard Neighborhood Association and the Dominican Sunday Group.

## INDEPENDENT ENVIRONMENTAL STUDY

SMV recently commissioned a study by GHD Services, Inc., a world-renowned environmental analytics and consulting firm (“GHD”). Founded in 1928, GHD has 200 offices all over the world and operates in 136 countries. Without any connection to City developers or other well-connected political actors, GHD was free to perform its own research, provide an independent analysis, and arrive at its own conclusions, whether favorable or unfavorable to SMV and its objectives. As such, GHD was afforded the opportunity to engage in a truly independent analysis of the expected environmental and other impacts associated with the Project.

As shown below, GHD’s Independent Environmental Study (“IES”) confirms that the environmental and other adverse impacts threatened by the Project would likely have catastrophic and fatal consequences to the people of Manhattan Valley.<sup>3</sup>

### I. THREATENED DANGERS POSED BY THE PROJECT

#### A. Increased Risk of Traffic Accidents

As reflected in the IES, the Project would undoubtedly lead to increased traffic accidents in Manhattan Valley, resulting in increased injuries and deaths, particularly by pedestrians (including and especially children) (GHD Report, at 2, 4). The three parking garages on West 108th Street currently accommodate as many as 785 vehicles on a daily basis (GHD Report and Attachment A). With the loss of these three highly utilized parking garages, there will be a sharp increase in the number of distracted drivers looking for on-street parking (GHD Report, at 2-5). On-street parking in Manhattan Valley is already at a premium within the Catchment Area (the area within 12 blocks of the three West 108th Street garages) (GHD Report, at 3-5 and Attachment A). A parking study considered by GHD concluded that “the additional available parking capacity in the Catchment Area Parking supply is insufficient to accommodate the displacement of monthly parking spaces as a result of the demolition of the West 108th Street Garages” (GHD Report, at 4, and Attachment A, at 2). More specifically, the study found that there would be a potential shortfall of 571 parking spaces in the Catchment Area (GHD Report at 4 and Attachment A, at 2).

The dangers of distracted drivers searching for on-street parking, even in the absence of the substantial reduction in available parking, are high (GHD Report at 2, 17). On-street parking “congests traffic, causes accidents, wastes fuel, pollutes the air, and degrades the pedestrian environment.” Donald C. Shoup, “Cruising for Parking,” University of California, Los Angeles, 13 Transport Policy 479, 480 (2006). Such dangers are especially acute in the neighborhood around the Proposed Site, as MS 54 is in close proximity, and young children are particularly at risk of being hit by vehicles (GHD Report at 2, 17). The conditions in the vicinity of the Proposed Site, which consists of a “high-density of pedestrians [and a] high density of motor vehicles and drivers distracted while looking for a parking space,” are similar to parking lots, where approximately 1 in

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<sup>3</sup>See Exhibit 2, GHD, Review of Existing Conditions and Effects Under the “With-Action” Condition (“GHD Report”).

5 of all traffic accidents take place (GHD Report at 4).<sup>4</sup>

Given this analysis, the Project is directly contrary to New York City's Pedestrian Safety Action Plan Vision Zero ("Vision Zero Plan"), designed to minimize significant pedestrian injuries and death (GHD Report, at 1-2).<sup>5</sup> Furthermore, the Vision Zero Plan specifically identifies Broadway (which is a neighboring thoroughfare) as a Priority Roadway – that is, a roadway with a high number of automobile accidents and fatalities relative to other roads in Manhattan (GHD Report, at 4).<sup>6</sup> With more than 8% of alternative parking spaces located west of Broadway, if the three parking garages were to be demolished, "the high number of traffic accidents along Broadway would be exacerbated as residents who now park on the east side of Broadway would be forced to garages west of Broadway and would cross Broadway to return home" (GHD Report, at 4).

Moreover, as there will be an increase in cruising and drivers circling the streets looking for parking, there also will be an increase in greenhouse gas emissions (GHD Report, at 2-4, 6-7, n.1 and accompanying text). *See also* Shoup, "Cruising for Parking," 13 Transport Policy at 480. "Increased driving means increased vehicle emissions, increased pedestrian exposure to vehicle emissions, and excess greenhouse gas emissions" (GHD Report, at 4). "Prolonged exposure to carbon dioxide emissions has been shown to cause health effects including the following: increased lung dead space volume; increased blood pressure; erratic and abnormal behavior; and, premature death" (GHD Report, at 2). The environmental concerns associated with this Project are discussed greater depth below.

## **B. Environmental Concerns: Risks of Release of Hazardous Materials**

The Project poses a severe threat to the health of the residents, workers, visitors and others in Manhattan Valley, including any future residents of the facility at the Proposed Site (GHD Report, at 8). The proposed demolition of three parking garages would result in the release of a variety of hazardous materials into the air, including gasoline, polychlorinated biphenyls (PCBs), lead and other metals, asbestos, and polycyclic aromatic hydrocarbon (PAH) compounds, which can cause serious health issues (GHD Report, at 8). Conversely, without demolition, such materials would be contained within the building materials beneath the garages and would not become airborne, posing no health threat (GHD Report, at 8).

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<sup>4</sup>*See also* Pierre LeLong, "Parking Lots Can Be Hazardous to Your Car and Insurance Rates," [www.usagencies.com/blog/parking-lots-can-be-hazardous-to-your-car-and-insurance-rates/](http://www.usagencies.com/blog/parking-lots-can-be-hazardous-to-your-car-and-insurance-rates/) (*citing* Independent Insurance Agents and Brokers of America).

<sup>5</sup>*See* Pedestrian Safety Action Plan Vision Zero, Manhattan (2015), [www.nyc.gov/html/dot/downloads/pdf/ped-safety-action-plan-manhattan.pdf](http://www.nyc.gov/html/dot/downloads/pdf/ped-safety-action-plan-manhattan.pdf).

<sup>6</sup>Pedestrian Safety Action Plan Vision Zero, Manhattan (2015), [www.nyc.gov/html/dot/downloads/pdf/ped-safety-action-plan-manhattan.pdf](http://www.nyc.gov/html/dot/downloads/pdf/ped-safety-action-plan-manhattan.pdf).

## 1. Gasoline Contamination

Historical maps of the properties reveal the presence of underground storage tanks (“USTs”) buried beneath the existing garages (GHD Report, at 9-10). “[USTs] hold toxic material, such as gasoline and waste oil, which contain dangerous substances that can cause cancer and harm developing children.”<sup>7</sup> Further, leaking USTs “pose a risk of explosion” (Sierra Club, “Leaking Underground Storage Tanks”). Construction projects and inadvertent drilling are among the top ten causes of UST leaks.<sup>8</sup>

Demolition of the garages and disturbance of the USTs could also result in the release of petroleum or other hazardous substances into nearby soil and groundwater (GHD Report, at 10). This risk is especially serious at the Proposed Site because the USTs there were used at a time prior to the EPA regulations of the 1980s, which makes the release of gasoline from at least one of the USTs “almost certain” (GHD Report, at 10). And based on U.S. Department of Transportation data, it is very likely that such gasoline contamination was never cleaned up (GHD Report, at 10).<sup>9</sup> Should the garages be demolished, a release of the gasoline from at least one of the USTs would result (GHD Report, at 10).

Soil contamination creates a number of exposure issues for the public (GHD Report, at 10). Vapors generated from gasoline contamination can seep into residential buildings and result in eye and respiratory irritation, headaches and/or nausea (GHD Report, at 10-11). Certain vapors associated with gasoline contamination include carcinogens such as benzene, toluene, MTBE, PCBs, lead and other cancer-causing agents (GHD Report, at 10-11; Sierra Club, “Leaking Underground Storage Tanks”).

Lead found in leaking USTs is a “recognized cause of cancer” and causes “adverse effects on developing children” (Sierra Club, “Leaking Underground Storage Tanks”). The gasoline used at the parking garages most likely contained organic lead, which is extremely toxic (GHD Report, at 11). One form, tetraethyl lead, targets important organs and systems such as the central nervous system, the eyes and the kidneys (GHD Report, at 11). Symptoms of exposure include insomnia and lassitude, anxiety, tremors, weight loss, confusion and hallucinations, or could lead those exposed to comas (GHD Report, at 11). Exposure, even at very low concentrations, has been shown to cause health issues (GHD Report, at 11).

Exposure to other carcinogens, such as benzene, increases the risk of developing cancer (GHD Report, at 10-11). Symptoms of benzene exposure also include anemia, drowsiness and

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<sup>7</sup>Sierra Club, “Leaking Underground Storage Tanks: A Threat to Public Health & Environment,” <http://www.csu.edu/cerc/documents/LUSTThreattoPublicHealth.pdf>.

<sup>8</sup>See Allan Blanchard, “Top 10 Causes of Underground Storage Tank Leaks,” EMS Environmental, <http://emsenvironment.com/2016/07/21/causes-underground-storage-tank-leaks/> (July 21, 2016).

<sup>9</sup>See also Sierra Club, “Leaking Underground Storage Tanks.”

dizziness, rapid heartbeat, headaches, unconsciousness and death (GHD Report, at 11; Sierra Club, “Leaking Underground Storage Tanks”).

## **2. Release of Other Hazardous Materials**

An environmental study commissioned by WSFSSH, the party that has been urging the City to proceed with the Project, itself shows that all three garages were historically used as automotive repair/servicing facilities, which are associated with certain chlorinated and carcinogenic volatile organic compounds (“VOCs”).<sup>10</sup> At the 103 West 108th Street garage, for example, there is evidence that 55-gallon drums, car batteries and waste oil were present throughout the building (GHD Report, at 11). Numerous chemicals were stored, used and disposed of in the servicing of vehicles, including fuels, hydraulic oils, brake fluid, coolant and waste oil (GHD Report, at 12). These substances include heavy metals, VOCs, semi-volatile organic compounds (“SVOCs”), and PCBs, all of which are highly toxic (GHD Report, at 12). Prior to use as an auto repair facility, evidence shows that the property at 103 West 108th Street was likely utilized to process iron ore, which also involved the use of heavy metals and fuels (GHD Report, at 12). It is likely that, over the time that the buildings have existed, discharges have impacted fill material beneath them (GHD Report, at 12-13). If the Project were not to proceed at the Proposed Site, there would be virtually no risk of exposure; however, as currently planned, the Project would almost certainly lead to release of these dangerous materials, threatening the health and lives of everyone in the community (GHD Report, at 12-13). These health hazards associated with the release of these various materials are explained in detail below.

### ***(a) Heavy Metals***

Exposure to fuel oils and the heavy metals (*e.g.*, copper, lead, and nickel) previously used at the Proposed Site, and that are likely still present beneath the garages, are known to cause severe health problems. Copper exposure can cause, among other things, irritation of the mucous membranes, dizziness, nausea, as well as cumulative lung damage (GHD Report, at 12).<sup>11</sup> Nickel exposure can cause chronic bronchitis, reduced lung function, and cancer of the lung and nasal sinus (GHD Report, at 12).<sup>12</sup> Exposure to fuel oils, depending on the petroleum product, can irritate mucous membranes and the respiratory system, and causes headaches, dizziness and/or drowsiness, among other serious medical issues (GHD Report, at 12).

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<sup>10</sup>GHD Report, at 8 (*citing* Phase I Environmental Site Assessment (“Phase I ESA”), prepared by AKRF, June 2015).

<sup>11</sup>*See also* United States Department of Labor, OSHA, [www.osha.gov/dts/chemicalsampling/data/CH\\_229300.html](http://www.osha.gov/dts/chemicalsampling/data/CH_229300.html).

<sup>12</sup>*See also* United States Department of Labor, OSHA, [www.osha.gov/dts/chemicalsampling/data/CH\\_256200.html](http://www.osha.gov/dts/chemicalsampling/data/CH_256200.html) (Sept. 6, 2012).

***(b) Lead and Lead-Based Paint***

WSFSSH's own Phase I ESA confirms that, based upon the ages of the buildings, lead-based paint may be present (GHD Report, at 12 (*citing* Phase I ESA)). Banned by the Toxic Substances Control Act of 1978, lead-based paint was in widespread use prior to and during the period of time when the buildings housing the garages were constructed (GHD Report, at 15 (*citing* Phase I ESA)). Some of the painted surfaces on the buildings were noted to be in poor condition (Phase I ESA). Therefore, there is a high likelihood of lead exposure that would result from demolition (GHD Report, at 15-16).

Lead exposure can have serious health effects, including seizures and death (GHD Report, at 15-16). Children under the age of six and fetuses exposed through lead in their mother's blood are most susceptible (GHD Report, at 15-16).<sup>13</sup> Given the proximity of the buildings to the Aviles Playground, MS54 and the School Playground, the risk of exposure is particularly acute and dangerous.

***(c) Asbestos***

Demolition of the buildings would cause exposure to asbestos-containing materials ("ACM") (GHD Report, at 13). Asbestos, a "Group A" human carcinogen, was specifically reported to be present in the furnace room at 103 West 108th Street, and based on the age of the existing buildings, is suspected to be present throughout all three buildings (GHD Report, at 13 (*citing* Phase I ESA)).

As the United States Environmental Protection Agency ("EPA") has explained, exposure to asbestos occurs "only when the asbestos-containing material is disturbed or damaged in some way to release particles and fibers into the air."<sup>14</sup> Such disturbance or damage is prevalent "during product use, *demolition work, building or home maintenance, repair, and remodeling*."<sup>15</sup> As is well known, exposure to asbestos is exceedingly dangerous and is known to cause severe and fatal effects, including lung cancer, mesothelioma, and asbestosis (GHD Report, at 13).<sup>16</sup>

***(d) PCBs***

PCBs, also likely to be present in the buildings given their age and previous use, must be removed very carefully and following strict procedures or they will cause serious health effects. This includes cancer, as well as dangers to various systems of the body, such as the immune system,

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<sup>13</sup>See also NYC Housing Preservation & Development, [www1.nyc.gov/site/hpd/owners/Lead-Based-Paint.page](http://www1.nyc.gov/site/hpd/owners/Lead-Based-Paint.page).

<sup>14</sup>EPA, [www.epa.gov/asbestos/learn-about-asbestos#asbestos](http://www.epa.gov/asbestos/learn-about-asbestos#asbestos).

<sup>15</sup>EPA, [www.epa.gov/asbestos/learn-about-asbestos#asbestos](http://www.epa.gov/asbestos/learn-about-asbestos#asbestos).

<sup>16</sup>See EPA, [www.epa.gov/asbestos/learn-about-asbestos#asbestos](http://www.epa.gov/asbestos/learn-about-asbestos#asbestos).

reproductive system, nervous system and endocrine system (GHD Report, at 14; *see also* Sierra Club, “Leaking Underground Storage Tanks”).

### **C. Economic and Cultural Effects**

The Project will certainly have adverse socio-economic impacts on the neighborhood (GHD Report, at 5). Socio-economic impacts are especially important in Manhattan Valley because the area immediate surrounding the Proposed Site is part of specially recognized commercial districts created to promote varied and active retail environments (GHD Report, at 5-6).<sup>17</sup> Removal of the three parking garages at the Proposed Site would grossly undermine the very purpose for which these Districts were established by reducing the availability of parking in these areas, resulting in substantial reduction in transient shopping opportunities (GHD Report, at 5-6). The resulting lack of parking would also cause a substantial inconvenience to the shopkeepers and merchants who drive to their small businesses in the area (GHD Report, at 5-6).

Separate and apart from retail losses, there would also be an impact on a major hospital located in the area (GHD Report, at 6). Mount Sinai St. Luke’s Hospital utilizes the public parking facility at 1090 Amsterdam Avenue, which has a capacity of 135 parking spaces (GHD Report, at 6). With the removal of the three parking garages at the Proposed Site, the Hospital’s lot would absorb the impact of the displaced parking spots used by local residents and workers in the area, including teachers at the local public schools, resulting in fewer available spaces for visitors (GHD Report, at 6 (*citing* Nelson/Nygaard Report)). This, in turn, would create a domino effect, resulting in distracted driving in the area around the hospital, leading to increased pedestrian knock-downs and other automobile accidents (Section I(A), above).

### **D. Reduced Enjoyment and Use of Nearby Playgrounds**

The Project would also curtail the use and enjoyment of playgrounds and sports fields in the area by substantially reducing the amount of sunlight they receive (GHD Report, at 16-17). The Project proposes construction of 11-story buildings adjacent to the Aviles Playground and across the street from the MS 54 School Playground, including its sports fields (collectively, the “Playgrounds”) (GHD Report, at 16-17). The Playgrounds are considered Sunlight-Sensitive Resources of Concern (GHD Report, at 16-17), defined by New York City as “those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource’s usability or architectural integrity.”<sup>18</sup>

It is estimated that the proposed 11-story buildings, with approximately 10 feet per floor,

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<sup>17</sup>Amsterdam Avenue at 108th Street is zoned as “Special Enhanced Commercial District 2” (EC-2), and Broadway at 108th Street is part of “Special Enhanced Commercial District 3” (EC-3) (GHD Report, at 5). *See* [www1.nyc.gov/site/planning/zoning/districts-tools/special-purpose-districts-manhattan.page](http://www1.nyc.gov/site/planning/zoning/districts-tools/special-purpose-districts-manhattan.page).

<sup>18</sup>New York City, [www.nyc.gov/html/oec/downloads/pdf/2014\\_ceqr\\_tm/08\\_Shadows\\_2014.pdf](http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/08_Shadows_2014.pdf).



would each cast shadows across both Playgrounds, subjecting them to darkness for extended periods throughout the day (GHD Report, at 16-17, and Figure 1). With increased shadows and darkness, the use and enjoyment of the Playgrounds would be largely diminished, if not eliminated (GHD Report, at 16-17).

\* \* \* \* \*

This assortment of environmental, economic and social ills and hazards threatened by this Project, which Manhattan Valley residents understandably have rejected, warrant its full re-evaluation by the City.

## **II. THE WSFSSH PROJECT DOES NOT COMPLY WITH THE FAIR SHARE CRITERIA**

Not only would the Project, as currently sited cause adverse environmental impacts, but worse, it would violate the law. Specifically, under the City Charter, whenever the City locates a new facility or significantly expands or significantly reduces the size or capacity for service delivery of existing facilities, it must conduct a Fair Share Hearing and consider the Fair Share Criteria.<sup>19</sup> The “Fair Share Criteria” require the City to:

- (a) site facilities equitably by balancing the considerations of community needs for services, efficient and cost-effective service delivery, and the social, economic, and environmental impacts of city facilities upon surrounding areas;
- (b) base its siting and service allocation proposals on the city’s long-range policies and strategies, sound planning, zoning, budgetary principles, and local and citywide land use and service delivery plans;
- (c) expand public participation by creating an open and systematic planning process;
- (d) foster consensus building;
- (e) plan for the fair distribution among communities of facilities providing local or neighborhood services in accordance with relative needs among communities for those services;
- (f) lessen disparities among communities in the level of responsibility each bears

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<sup>19</sup>*Silver v. Dinkins*, 158 Misc. 2d 550, 601, N.Y.S.2d 366, 369 (Sup. Ct. N.Y. Co. 1993); *Wallabout Community Association v. City of New York*, 2004 WL 2480017, at \*1-2 (Sup. Ct. N.Y. Co. 2004).

for facilities serving citywide or regional needs;

- (g) preserve the social fabric of the city's diverse neighborhoods by avoiding undue concentrations of institutional uses in residential areas; and
- (h) promote government accountability by fully considering all potential negative effects, mitigating them as much as possible and monitoring neighborhood impacts of facilities once they are built.<sup>20</sup>

The Fair Share Criteria are designed “to foster neighborhood stability and revitalization by furthering the fair distribution among communities of city facilities.”<sup>21</sup> The Fair Share Criteria assure that the City will:

further the fair distribution among communities of the burdens and benefits associated with city facilities, consistent with community needs for services and efficient and cost effective delivery of services and with due regard for the social and economic impacts of such facilities upon the areas surrounding the sites.<sup>22</sup>

Manhattan Valley already provides more than 40% of the affordable housing on the entire Upper West Side (which such computation doesn't even include the transitional shelters, supportive special needs housing, and social service facilities for the homeless, drug addicted MICA and other special-needs populations).<sup>23</sup>

In addition, as of 2014, there were at least 28 operating community-based facilities in the Manhattan Valley neighborhood. This includes sixteen (16) residential facilities, which consist of homeless shelters, mental health facilities, and chemical dependency facilities. Aside from the residences, there are also at least nine (9) clinics in Manhattan Valley, five (5) of which serve those with mental health issues, and four (4) of which serve those with chemical dependencies. In addition, there are at least two (2) walk-in soup kitchens and/or food pantries. When compared with other communities throughout the Five Boroughs, it becomes clear that Manhattan Valley already bears far more than its “fair share” of community supportive facilities. See Table 1 on the following pages.

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<sup>20</sup>New York City Municipal Code, Charter and Rules, 62 R.C.N.Y. 6, Appendix A, Art. 2. As one New York State Supreme Court Justice made plain, these factors must be properly evaluated and considered; “[t]o pay lip service to these factors is not enough.” *Silver*, 601 N.Y.S.2d at 369.

<sup>21</sup>*Silver*, 601 N.Y.S.2d at 369 (citing New York City Charter, §203(a)).

<sup>22</sup>*Silver*, 601 N.Y.S.2d at 369 (citing New York City Charter, §203(a)).

<sup>23</sup>See *Community Board 7 Affordable Housing Database*, [www.nyc.gov/html/mancb7/downloads/pdf/affordable\\_housing\\_db.pdf](http://www.nyc.gov/html/mancb7/downloads/pdf/affordable_housing_db.pdf).

**Table 1**  
**Comparison of Community Facilities**  
**in Manhattan Valley and**  
**Other Neighborhoods**

Manhattan Valley population 26,000								Fraction	Percent
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:	2	2	10	3	8	3	28	0.0011	0.11%

Sutton Place population 7,351								Fraction	Percent
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:			2			1	3	0.0004	0.04%

BK Heights population 20,256								Fraction	Percent
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:	4	3				1	8	0.0004	0.04%

Park Slope population 44,379								Fraction	Percent
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:	3	1	9	0	2	2	17	0.0004	0.04%

SoHo population 8,602								Fraction	Percent
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:			2			1	3	0.0003	0.03%

Todt Hill population 11,000								Fraction	Percent
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:			2			1	3	0.0003	0.03%

Battery Park City population 13,386								Fraction	Percent
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:			2			1	3	0.0002	0.02%

South Slope population 17,026								Fraction	Percent
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:	1		1		1		3	0.0002	0.02%

Community Facility figures from DCP "Selected Facilities and Program Sites: Shapefile;" population figures from 2010 census, the most recent available, aggregated by census tract.

**Table 1 (cont'd)**  
**Comparison of Community Facilities**  
**in Manhattan Valley and**  
**Other Neighborhoods**

Tribeca                      population    17,016								Fraction    Percent	
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:	0	0	0	0	0	0	0	0.0000	0.00%

Riverdale                      population    14,924								Fraction    Percent	
	Clinics MH	Clinics CD	Res MH	Res CD	Res Home	Other	TOTAL		
Totals:	0	0	0	0	0	0	0	0.0000	0.00%

**Key:**

Clinics MH	Outpatient mental health & developmental disability
Clinics CD	Outpatient chemical dependency, narcotics, substance abuse & methadone treatment
Res MH	Residential & inpatient mental health & developmental disability
Res CD	Residential & inpatient chemical dependency, narcotics, and substance abuse
Res Home	Residences for homeless individuals & families, including shelters, SRO's, transient housing
Other	Food pantries, Soup kitchens

Community Facility figures from DCP "Selected Facilities and Program Sites: Shapefile;" population figures from 2010 census, the most recent available, aggregated by census tract.

Indeed, as reflected in Table I, New York City includes many neighborhoods, including TriBeCa, Riverdale, and Sutton Place, that do not include any supportive community facilities. In other communities, the population far exceeds that of Manhattan Valley, and yet have far fewer supportive community facilities. *See, e.g.,* Park Slope (Population, 44,379 with 17 facilities, whereas Manhattan Valley has a population of 26,000 with 28 facilities).

Under the circumstances, a Fair Share Hearing is required, as is an alternative site analysis.<sup>24</sup> Further, in view of the alternate sites listed below, it would be advisable for the City (now) to reconsider its selection of the Proposed Site rather than subjecting the parties to the cost and inconvenience of the ULURP process and possible litigation.

### **III. MANY ALTERNATE SITES FOR AFFORDABLE HOUSING DEVELOPMENT PROJECTS EXIST**

Rather than the Proposed Site, there are many other City-owned properties that are suitable alternatives. The Municipal Arts Society (“MAS”) recently completed a study detailing City-owned and leased properties throughout the five boroughs of New York City to ascertain plot and land utilization and resources (*See* Exhibit 3, Excerpts of MAS, “Public Assets: City-Owned and Leased Properties” (“MAS Report”)).<sup>25</sup> The MAS Report shows that City-owned and leased properties account for almost one-third of New York City’s land area (MAS Report). Of the 14,003 City-owned and leased properties, there are more than 3,000 properties with no current use (MAS Report, at 16).

As part of the analysis contained in this Memorandum, we conducted a preliminary evaluation of City-owned properties rather than simply assuming that each would satisfy WSFSSH’s programmatic needs and objectives. Based upon that evaluation, and after taking into consideration the attributes of the Proposed Site, we have accumulated a list of the following 10 alternate project sites which should satisfy WSFSSH’s needs, while assisting the City in achieving its housing objectives – all without disrupting the surrounding community:

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<sup>24</sup>*Silver*, 601 N.Y.S.2d at 368.

<sup>25</sup>MAS is a well-established and highly-respected, non-partisan non-profit organization. Since 1893, MAS “has been dedicated to safeguarding the City’s past while advancing the best ideas for tomorrow.” (MAS Website <http://www.mas.org/ourwork/>). By “[l]everaging [its] network of urban planners, architects, elected officials, activists, and developers, MAS has helped shape the future of New York for over 120 years.” (MAS Website, <http://www.mas.org/ourwork/>).

<b><u>Alternate Project Sites</u></b> <sup>26</sup>					
	<b>Boro</b>	<b>Address/ Description</b>	<b>Lot Area (Sq. Ft.)</b>	<b>Zoning</b>	<b>Additional Information</b>
1	MN	20 Amsterdam Ave. (currently used as PS 191, scheduled for relocation and thus available for re-use in 2017) <sup>27</sup>	52,575	R8	Near Columbus Circle, 66th Street - Lincoln Center Subway Stations.  <u>Note:</u> An R8 zoning designation does not suffer from the same restrictions relative to building height as an R8B zoning district, where the Proposed Site is located. Accordingly, this property offers a considerable advantage over the Proposed Site.
2	BK	1555 Bedford Ave. (Bedford Armory)	122,180	R6	Near Franklin Ave. and Nostrand Ave. Subway Stations. If the property were to be designed with an appropriate "open-area" and the building were to be given due consideration to the sky-exposure plane, the facility could be built to a height of at least 13 stories, and include a substantial parking facility and garden.
3	BK	10th Ave. and 37th St. (Former South Brooklyn Railway ROW)	42,250	M1-2	Residential area on next block. Near 9th Ave. Subway Station.  <u>Note:</u> Although situated in an M1-2 zone, WSFSSH should be able to obtain a zoning variance. Certainly, the Board of Standards and Appeals has granted variances in manufacturing zones previously ( <i>see</i> , <i>e.g.</i> , 256-02-BZ, 160 Imlay St.), even with respect to for-profit businesses, for which the standard of proof is higher.

<sup>26</sup>This listing is intended to be representative, not exhaustive.

<sup>27</sup>We recognize that this facility was recently slated for use as another school (PS 452). However, our review of the site has confirmed that it is large enough to accommodate both uses simultaneously. And there is precedent for such an arrangement. For example, a plan for a 241-unit affordable housing tower to be built on top of a three-story base consisting of a school and other community amenities at the former site of PS 31 in the Bronx was recently approved and supported by Mayor de Blasio and other city officials. *See* <https://cre.nyrej.com/nyc-hpd-hdc-select-dev-team-425-grand-concourse-joint-venture-trinity-financial-mbd-dattner-architect>. Indeed, Mayor de Blasio is quoted in the aforementioned article as pointing out the PS 31 Plan is "a model for all housing development in New York's future." *See* <https://cre.nyrej.com/nyc-hpd-hdc-select-dev-team-425-grand-concourse-joint-venture-trinity-financial-mbd-dattner-architect>. It is noteworthy that Dattner Architects, the architect for the PS 31 plan in the Bronx, is the same architect that was hired by WSFSSH on this proposed Project.

4	BK	2327 Neptune Ave.	68,224	R5	Former Neptune Pumping Station. Near Coney Island Stillwell Ave. Subway Station.  <u>Note:</u> Although subject to a more restrictive height limit, the property benefits from a considerably larger lot-size which, coupled with the floor area ratio, allows for more square footage than the Proposed Site.
5	MN	2367 5th Ave. (369th Regiment Armory)	100,575	M1-1	5-story building suitable for partial conversion. Near 145th St. Subway Station.  <u>Note:</u> Although designated a landmark, the building may be suitable for adaptive re-use, while, of course, preserving its landmark features. Under the Landmarks Preservation Commission's recently relaxed standard for granting Certificates of Appropriateness, permission for such work should not be difficult to obtain.
6	BX	1250 East 229 <sup>th</sup> Street (Edenwald Community Center Complex)	327,284	R5	Six buildings presently occupy 10% of the property. Some of these were, in the past, used for a school. The site is suitable for redevelopment as combination of school and housing. Near Baychester Ave. Subway Station.
7	BX	1899 Needham Ave. (Open area south of Edenwald Community Center Complex)  Block 4890 Lot 2	96,642	R5	Suitable for redevelopment as combination of school and housing. Near Baychester Ave. Subway Station.
8	BX	2050 Bartow Ave.	148,000	C4-3	Co-op City. Existing senior housing on part of site. Express bus stops at Site (Bx6, Bx12).
9	QNS	Open area (between Albert Road and N. Conduit Ave.)  Block 11558 Lot 1	52,600	R4-1	Near Aqueduct-North Conduit Ave. Subway Station.
10	SI	Schley Ave. (Open Area between Sampson Ave. and Miles Ave.)  Block 4617 Lot 6	50,407	R2	Close proximity to local shopping center. Near SIR Station. Near local and express buses (X7, X8, S54).

## CONCLUSION

The people of Manhattan Valley believe in the development of supportive, low-income and senior housing facilities. As shown above, Manhattan Valley has already demonstrated a willingness to absorb such facilities and welcome their residents into the community. But the circumstances here reflect that, in this instance, adding the facility proposed by WSFSSH and supported by the de Blasio administration would result in serious environmental harm, pose health risks to community residents, cause adverse socio-economic impacts and create the sort of disruption that the State Environmental Quality Review Act, City Environmental Quality Review, the Zoning Resolution, and the Fair Share Criteria are designed to avoid.

We recognize that the Uniform Land-Use Review Procedure (ULURP) is intended to afford residents the opportunity to participate in the process of evaluating projects such as this one, but, as reflected above, New Yorkers are savvy enough to distinguish between making their voices heard and causing the City to listen. Participation in the ULURP process rarely, if ever, results in outcomes favorable to the community. And, in any event, commencement of the ULURP process would presuppose a level of support for this Project that this Memorandum and the proof annexed to it make plain would entirely inappropriate.

There are other more appropriate project sites available in New York City – particularly in areas which have fewer or, in several instances, no supportive community developments. It is time for the City to stop using Manhattan Valley and other Upper West Side communities as its “municipal basement,” and to begin applying the Fair Share Criteria to facilitate a more balanced distribution of supportive community development across the neighborhoods comprising the Five Boroughs. New York City law requires nothing less. And the people of Manhattan Valley, who have already repeatedly done their part and more, intend to insist on it.





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November 7, 2017


To Whom It May Concern,

I am very much in favor of restoring a parking garage on 12th Street and University Place. I have personal and professional reasons to support a garage.

I live on 12th Street and used to park my car in the Brevoort garage on 12th Street - I miss the convenience terribly.

I also own a residential real estate company devoted exclusively to coop and condo sales in the Village. In my professional opinion, it is essential to have parking facilities for residents - it is a "quality of life" issue. The Village has lost several garages - I hope that the garage proposed for 21 East 12th Street gets approval - it is really a restoration of a garage that many Village residents used and depended on.

Sincerely,



Ann Weintraub

To whom it may concern,

I am writing to express my strong support for the creation of a new parking facility at 21 East 12th Street in Manhattan.

My wife and I have been residents of the neighborhood for over 20 years. A few years ago, several buildings located along 12th Street and University Place were demolished to make way for a new development. Among the businesses that were dislocated was a great parking garage operated by Garage Management.

I understand that Garage Management would like to open up a new parking facility on 12th Street -- essentially to replace the one that they (and the neighborhood) lost to the new development.

In my view, restoring badly needed parking space would be a real benefit to the community. The number of parking spaces in this part of the Village has generally been declining in recent years. This is a great opportunity to address the current shortfall.

I say this as a car owner and occasional motorist who needs a safe, reliable place to park my car -- sometimes over extended periods of time.

But I also say it as an inveterate pedestrian who would enjoy walking around the neighborhood even more if the traffic congestion that results from a shortage of parking spaces could be relieved.

I hope that the creation of a parking facility along 12th Street is approved. I am sure that it would benefit the entire community.

Kurt Giesler  
30 Fifth Avenue, Apt. 9K

Dear Land Use Committee;

I am writing to support the application for additional parking at the mixed-use building currently under construction at 21 East 12<sup>th</sup> Street (corner of University Place). As a resident of the neighborhood, I parked my car at this site until the old garage and structure were demolished. Our neighborhood has lost over a thousand parking places in recent years. This has made the small number of parking spaces in the neighborhood hard to find and more expensive than ever. The 187 proposed parking spaces on the new 12th Street site would be noticeable improvement to our neighborhood.

I urge you and Community Board 2 to support the application for the additional parking spaces.

Sincerely,

Michael Bedrick  
33 Fifth Avenue, Apt. 10CD  
New York, NY 10003

**To Whom It May Concern:**

**I am writing to you regarding the application for additional parking at the mixed-use building at 21 East 12th Street (corner of University Place). As a resident of this neighborhood for the past 47 years, I parked my car at that garage until it was demolished. As you may know, our community has lost more than 1200 parking spaces which was a significant hardship for residents, businesses and visitors...The 187 new parking spaces would be a tremendous relief and are vital to this community.**

**I urge you and Community Board 2 to support the application for the additional parking spaces.**

**Sincerely,**

**Robert & Carole Harper  
51 5th Avenue  
New York, NY 10003  
(212) 929-0314**

To whom it may concern,

Having a son and daughter-in-law living in the Village, my wife and I used to make a practice of driving in and going out to lunch or dinner with them in the neighborhood a couple of times each month.

We have curtailed this practice due to the pronounced shortage of parking in the area, which only seems to be getting worse.

We understand that the garage that we used to park at on E. 12<sup>th</sup> Street is trying to reopen. We would be so grateful if you could help to expedite that and, in return, would promise to bring our business back to your neighborhood.

Thank you for your consideration.

Sincerely,

Doug Kamm



**NUM PANG**

EST. KITCHEN 2009

28 E 12<sup>th</sup> Street New York, NY 10003

November 7, 2017

To whom it may concern,

As an owner of the Num Pang sandwich shop at 28 E 12<sup>th</sup> street I can attest, with confidence, how the former garage at 21 E 12<sup>th</sup> street was a positive landmark for businesses in the neighborhood. Aside from the alleviation to congestion the garage created, it established a valuable source of foot traffic for our store and our neighbors. The success of our store is dependent on business from local residents and commuters. The absence of the garage has had a negative impact on revenue from commuter business during peak hours.

I urge the Community Board to consider reinstating parking spaces on our street and our neighborhood to help support the local businesses that add charm and allure to the community.

Sincerely,



November 8, 2017

Dear Members of the Land Use Committee:

We are writing to you regarding the application for additional parking at the mixed-use building currently under construction at 21 East 12<sup>th</sup> Street (corner of University Place). As both business owners and residents of the neighborhood, we had parked our car at this site until the old garage and structure were demolished a few years ago. As we sure you're all aware that over the course of the last few years, our community has lost more than 1,200 parking spaces within 1/3 of a mile of the site. This significant loss of available parking has resulted in a significant hardship for residents, businesses and visitors. While the 187 parking spaces proposed for the garage on the site are a small amount of relief, they are critical to the community.

We strongly support the proposed additional parking spaces and hope your committee and the entire Community Board 2 will approve the application for the additional parking spaces.

Judy Paul & Marc Garrett  
8 East 12<sup>th</sup> Street  
New York, NY 10003



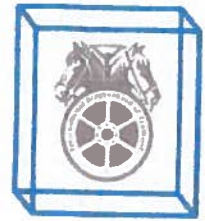
# Garage Employees Local Union No. 272

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December 8, 2017

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Salvatore Golfo  
Business Agent

Michelle Barnett

Dear Borough President Brewer, Councilmember Mendez, Community Board 2 Chair Cude, and Community Board 2 Land Use Committee Chair Brandt and Vice-Chair Sigel;

I am writing to express Teamster Local 272's strong support for the Special Permit for the 187-space parking garage proposed at 21 East 12th Street (aka 110 University Place). Our organization represents the thousands of unionized parking garage workers in New York City whose livelihood depends on the existence of garages and parking lots.

As you know, development in New York City, and especially in Manhattan, has decimated parking garages and lots as new housing, offices, hotels and other structures replace them. This has resulted in the loss of many of our union's jobs. At 21 East 12th Street, when the existing structure was demolished, we lost 8 jobs as well as 200 parking spaces in a community that already had a severe parking shortage. In the community immediately surrounding 21 East 12th Street, more than 1,200 spaces have been lost in the past few years, including 285 spaces at 17 East 12th Street and 250 spaces at 12-16 East 13th Street. On this block alone, we lost 735 parking spaces and 20 well-paid union jobs.

The loss of parking creates many negative impacts on our neighborhoods and our economy. The parking tax revenue loss is significant, as is the loss of income tax to our union members – as well as the buying power those salaries represent. As we all know, New York is the city of parking vultures, where people who would prefer to park in a garage but can't find one are forced to drive endlessly to either find another garage or a free curbside spot (the number of curbside spaces has also decreased drastically, both in sheer numbers and hours available). Cars circling on residential blocks create congestion, pollution, and noise problems, as well as other quality of life issues. The exacerbated demand for on street parking has had the additional impact of increasing the incidence of parking tickets, hitting the pockets of New Yorkers (the neighborhood has one of the higher incidences of tickets in Manhattan).

While the loss of parking spaces creates a hardship for communities and our economy. It has a personal impact. When one job is lost, a family suffers. Most of our union members are first or second generation Americans who are working their way to the American dream. With this loss families suffer, benefits are lost and that dream could be lost. The hundreds of union jobs lost

just in this community cannot be replaced, but with 21 East 12th Street we have the opportunity to replace some.

We urge you to support this application to bring back the jobs of hard-working union members and to provide relief to a community that has been devastated by the loss of more than 1,200 parking spaces in the past few years even as the demand and population has increased drastically.

In Solidarity,

A handwritten signature in black ink, appearing to read "Matt Bruccoleri", written in a cursive style.

Matthew Bruccoleri. Secretary Treasurer/Business Manager

***Friends of Anibal Aviles Playground***  
***Amigos del Parque de Anibal Aviles***

One Morningside Drive, #315, New York, New York 10025  
(917) 208-9168 [newyorkcitydan@yahoo.com](mailto:newyorkcitydan@yahoo.com)  
[www.FOAAP.org](http://www.FOAAP.org)

January 31, 2018

To Whom It May Concern:

I am writing here as the President of the Friends of Anibal Aviles Playground, in SUPPORT of the West 108<sup>th</sup> Street development proposed by WSFSSH.

I was a member of Community Board 7 when the garages were previously up for consideration some 15-20 years ago. And at the time I voted in favor of keeping them as garages rather than allowing them to be sold off to private developers. That was the right decision then, but the circumstances have changed now.

Now we have a community besieged by market-rate development, a record loss of affordable units each year and a proposal from a trustworthy and reliable nonprofit to build a 100% affordable project. The time has come for the garages to go.

The playground is going to be the beneficiary of the project with a new bathroom, which will enable the Parks Department to staff our playground, provide storage space for Parks maintenance, and provide daily oversight, programming, and activities for our children during warmer months.

But even without the restrooms, FOAAP would still support this project. The park is on a recent upswing – a safety fence, repainting and replanting, and increased use of the park have breathed life into the playground. But it was not too long ago that drug paraphernalia were routinely found in the playground, surrounded on two sides by parking garages, and a third side by the shrouded rear-yards of West 109<sup>th</sup> Street tenements, it regularly attracted drug dealers and users who could operate at night in relative darkness and largely undisturbed.

The new development will put people with east-facing windows overlooking the park, discouraging illegal activity and increasing security and safety in the playground. It will also improve West 108<sup>th</sup> Street overall - currently with two parks, a playground and little housing - augmenting the number of pedestrians putting “eyes on the street” and further enhancing the block.

I park my car nearby at West 110<sup>th</sup> Street in the Avalon building, where I live with my family. No doubt my parking rates will increase with the reduction of the spaces in the garage. But with the increased safety and security, new affordable units and a new bathroom for the playground, the choice is clear.

Thank you.

Regards,



Daniel Marks Cohen

President

Friends of Anibal Aviles Playground / Amigos del Parque de Anibal Aviles



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**January 31, 2018**

**DOROT Testimony to the City Planning Commission re: the West 108<sup>th</sup> St. WSFSSH Development**

I am Amelia Santos Kramer, Housing Specialist of DOROT's Homelessness Prevention Program, representing Mark Meridy, Executive Director of DOROT and both of us are residents of Community Board 7. DOROT would like to reaffirm our steadfast support of WSFSSH and the development of the West 108<sup>th</sup> St. Housing project.

DOROT has been serving older adults on the Upper West Side and Manhattan Valley for over 40 years. Our mission is to alleviate social isolation and provide services and supports to enable older adults to live independently as valued members of the community. We bring together thousands of community volunteers of all ages to serve seniors, and bring generations together to create a community where people of all ages can live together and prosper.

We are very familiar with the challenges faced by older people in this community, particularly those who struggle to maintain housing. For over 35 years DOROT has partnered with WSFSSH. The program has saved over a thousand seniors from homelessness by offering them transitional housing and a range of services. WSFSSH has been an outstanding partner in our shared mission of supporting seniors and preventing homelessness.

The seniors who come to us are from a range of backgrounds and walks of life, including professionals, those with college degrees and long and productive work histories. They have lost housing due to being priced out, pushed out by landlords, or lost leases because of the loss of a partner or roommate, or because of financial difficulties often brought on by medical bills due to a sudden illness.

However, we struggle to find permanent housing for our seniors, in this neighborhood, or in any neighborhood in the City. Our effort to prevent seniors from becoming part of the population of long term homeless is affected by the severe shortage of long term housing. At this time over 200,000 NYC seniors are on the waitlist for affordable housing. Waits are typically 5 years or longer—far too long for a senior citizen to wait.

The West Side Federation's project at West 108<sup>th</sup> St will create much needed affordable housing for low-income families and seniors. We need to insure for the future that individuals of all income groups continue to be a part of the fabric of our community. The economic and demographic diversity of this neighborhood is what makes it vibrant and makes it such a desirable place to live. In our experience, WSFSSH is the most qualified and knowledgeable organization to fulfill this need.



125 West 109th Street, New York, NY 10025 ■ Tel: 212-663-4067 ■ [www.bloomingdalefamilyprogram.org](http://www.bloomingdalefamilyprogram.org)

Statement to New York City Planning Commission  
January 31, 2018

Re: WSFSSH Project on West 108<sup>th</sup> Street

My name is Sandra Roche, and I have lived and worked in the Manhattan Valley community for 55 years. I am actively engaged in neighborhood programs and serve as board chair of the Bloomingdale Family Program, our community's highly regarded Head Start program.

I've seen enormous changes – good and bad – in Manhattan Valley over the past 55 years. But the most dramatic change in recent years has been the explosive gentrification that is changing who we are as a community. This is a great place to live and raise a family – not in spite of but **because** we have always had such a vibrant mix of families living here. But today it is increasingly hard for low-income families and low-income seniors to continue to live in this community, where they have deep and long-standing roots. Affordable housing is disappearing in favor of luxury rentals and coops.

I'm a senior myself, and I know how important it is to live in a community where I know my neighbors and local shopkeepers, where my children have grown up and gone to school. In my work with the Bloomingdale Family Program I see first hand what low-income families have to do to stay in this community and keep their children in its good schools. Too many of our families are now living doubled up – and worse -- in apartments that are inadequate and unsafe. The WSFSSH project on West 108<sup>th</sup> Street offers an opportunity to provide these seniors and these families with a decent and affordable place to live and with services that will strengthen the entire community.

I realize that the completion of this project will make parking more difficult and more costly for some Manhattan Valley residents, but I feel passionately that the need for affordable housing is more urgent than the need for affordable parking.

Sandra Roche

Board Chair  
Bloomingdale Family Program  
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**In coalition with: The West Side Federation of Neighborhood and Block Associations, The North West Central Park Multi Block Association, The Dominican Sunday Group, The Duke Ellington Boulevard Neighborhood Association and W 102 & W 103 Streets Block Association.**

**TO: All Concerned**  
**RE: PETITION**  
**DATE: January 31, 2018 TOTAL SIGNATURES = 3008**

We are opposed to the proposal in its present form by the City of New York and West Side Federation for Senior and Supportive Housing and partners (collectively, WSFFSSH) to destroy an important community resource by demolishing three City owned garages on West 108<sup>th</sup> Street and replace them with a community facility that would be so tall it would violate the existing 8B protective zoning law for new buildings in Manhattan Valley (passed in 2007) and that would drastically change the character of the neighborhood.

Worse, the garages that would be lost, service 800 Manhattan Valley residents (many have used these garages for thirty years), as well as merchants, the Central Park Ambulance Volunteer Unit, St. Luke's Hospital workers, Columbia staff, and others. They offer 725 monthly spaces, and more than 100 daily spaces. With little street parking, and prohibitive costs at non-City owned garages, lower income garage tenants, families and business owners will be hit especially hard. We know of no other instance when WSFFSSH has demolished an essential community resource to construct a new facility against the wishes of the neighborhood. We find this unacceptable

And, worst of all, neither the City nor WSFFSSH has analyzed the likely and significant adverse environmental impacts that the conversion of this space would have on the neighborhood which include: increased traffic, more traffic accidents as distracted drivers scour the streets for available parking spaces, air pollution from idling, double-parked cars, population impacts, shadow impacts from the new facility on school yards and playgrounds, noise pollution, and the potential release of lead and other ambient particulates during the years of construction. We oppose the demolition of buildings with lead across the street from a public school without doing a full environmental review that is made available to our community before certification of any application to the City Planning Department. Dust produced during demolition and construction is particularly harmful to children's health and well-being.

We oppose this plan to construct a 400 unit complex without working with our community, without considering the impact on our community that already bears more than its Fair Share compared to the rest of the Upper West Side (Manhattan Valley hosts 40% of the affordable housing on the UWS) and which excludes moderate and middle-income people.

**SAVE MANHATTAN VALLEY**  
**ELECTRONIC PETITION SIGNATURES**  
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**Total Count = 506**

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as of 1/30/18

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11/28/2016	Genevieve Bergeret	345 Riverside Drive Apt 1G	New York	NY	10025	genevieve.bergeret@gmail.com
9/19/2016	Gilles Vonsattel	238 West 106th St #5A	New York	NY	10025	gvonsattel@hotmail.com
9/19/2016	Gillian Cooperman	905 West End Ave. Apt. 102	New York	NY	10025	gigicooperman@gmail.com
10/20/2016	Gina speirs	200 west 108 st	New York	NY	10025	ginaspeirs@yahoo.com

**Total Count = 506**

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as of 1/30/18

7/28/2016	Gloiy Ann Kerstein	111 W. 106 St. #4W	New York	NY	10025	gloryny@aol.com
10/9/2016	Gregory Freilino	310 Riverside Drive Apt.#1006	New York City	NE	10025	gregorio310@aol.com
9/20/2016	Gwen Pier	315 Riverside Drive #19D	New York	NY	10025	gwenpier@gmail.com
9/19/2016	Harvey Hornstein	320 Riverside Drive	New York	NY	10025	hah6@columbia.edu
9/23/2016	Heather West	878 West End Avenue #3C	NY	NY	10025	ms.halo5@gmail.com
9/10/2016	Hector Dominguez	123 W 104 St Apt 4A	New York	NY	10025	hdominguez866@gmail.com
2/12/2017	Hedy Campbell	240 W. 102nd St., #22	New York	NY	10025	hedytc@juno.com
8/1/2016	Helaine Vivian Mamelak	444 Central Park West, #10F	New York	NY	10025	vivian.mamelak@verizon.net
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9/20/2016	Iliia Lledo	196 west 108th Street #4E	New York	NY	10025	ilia208@yahoo.com
2/3/2017	Irwin Brandon	255 West 88th Street Apt. 7E	New York	NY	10024	ibrandon@hadleyconsulting.com
1/31/2017	J R DiBart III	207 Central Park North, Apt. 7	New York	NY	10026	jrdedart@yahoo.com
9/20/2016	Jacob Ferrer	196 West 108th Street #4E	New York	NY	10025	jferr196@gmail.com
9/26/2016	Jacob Michelman	220 Manhattan Ave. Apt. 1H	New York	NY	10025	jmicelman@replications.org
9/4/2016	Jacqueline Stewart	230 West 105th Street, 6D	New York	NY	10025	jackie_stewart@msn.com
9/5/2016	Jacqueline Wildau	467 Central Park West	New York	NY	10025	jwildau@gmail.com
9/15/2016	Jaime Aguilar	170 West 107th Street #4R	New York	NY	10025	jaenag@gmail.com
10/18/2016	Jaime Arenas	949 West End Ave.	New York	NY	10025	suntraded@aol.com
9/16/2016	JAIME CUEVAS	211 WEST 108TH #4	NEW YORK	NY	10025	jaicee13@aol.com
11/2/2016	James Frey	301 W 107th Street Apt 1W	New York	NY	10025	jim.frey@me.com
9/30/2016	James Scott Turner	412 W 110th Street, Apt. 102	New York	NY	10025	jscott.turner@gmail.com
10/29/2017	Jan OConnell	241 W 108th St Apt 3B	New York	NY	10025	janocconnell28@yahoo.com
7/31/2016	Jane Bender	784 Columbus Ave	New York	NY	10025	janelaura@earthlink.net
9/13/2016	Jane Mills	973 Columbus Avenue apt 5C	New York	NY	10025	jam2269@gmail.com
12/2/2017	Janet Leuchter	245 West 107th St. #10H	New York	NY	10025	jbleuchter@gmail.com
10/2/2016	Janis Cutler	340 Riverside Drive, Apt. 2D	New York	NY	10025	janis.cutler@gmail.com
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11/17/2017	Jeff Twine	325 Riverside Drive	New York	NY	10025	jtwine@synerly.com
9/4/2016	Jeffrey Bruce Cohen	230 West 105 Street, 6D	New York	NY	10025	jeffcohen1@gmail.com
7/31/2016	Jeffrey Caswell	201 West 108th Street Apt. 62	New York	NY	10025	jeff@basstrombone.com
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8/8/2016	Jens Birk	50 W 106th St #7D	New York	NY	10025	jensbirknyc@hotmail.com
9/28/2016	Jesika Asaro	301 W. 110th St #7H	New York	NY	10026	geciqa2@yahoo.com
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6/21/2016	Jiten Pai	23 W 104th St APT 2B	New York	NY	10025	jitenpai@gmail.com
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as of 1/30/18

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8/26/2016	Johanna Reissman	255 W 108th St - #8D	New York	NY	10025	jstreissman@yahoo.com
11/1/2016	John Coverdale	330 Riverside Drive	New York	NY	10025	coverdale.john@gmail.com
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9/10/2016	Julia Tobey	340 Riverside Dr. -13C	NY	NY	10025	tobeyjct@aol.com
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6/14/2017	Lucia Skwarek	390 Riverside Drive #9f	NY	NY	10025	lskwarek1@gmail.com
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9/24/2016	Madeline Heilman	320 Riverside Drive, Apartment 8A	New York	NY	10025	madeline.heilman@nyu.edu
8/30/2016	Madeline Howard	5 W 103rd St. Apt 1E	New York City	NY	10025	maddieehoward@gmail.com
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9/20/2016	Margarita Ferrer	196 West 108th Street #4E	New York	NY	10025	margief108@yahoo.com
7/28/2016	Maria Vallejo	622 West 113th Street, MC4522	New York	NY	10025	mlvallejo@gmail.com
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9/16/2016	Mark Couch PhD	58 West 106th Street, Apt 3C	New York	NY	10025	mark.couch@shu.edu
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9/8/2016	Martha Lipton	392 Cent Pk W - 17X	NYC	NY	10025	martha214@rcn.com
10/5/2016	Martha Wilkie	605 W. 111th St. #42	NY	NY	10025	marhawilkie@gmail.com
9/27/2016	Mary Kathryn Campbell	600 West 111th #6B	New York	NY	10025	kcampbellyc@aol.com
11/20/2017	Mary Passaro	514 W. 110th St Apt 2A	New York	NY	10025	oddsyntax@aol.com
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9/19/2016	Matthew Garter	789 West End Avenue, Apartment 7B	New York	NY	10025	mgarter@hotmail.com
9/21/2016	Max Lifchitz	58 West 106th Street Apt 2A	New York	NY	10025	taylor.matt.l@gmail.com
9/26/2016	Maxwell Brown	308 West 103rd Street Apt 3A	New York	NY	10025	m.lifchitz@att.net
10/7/2016	Megan Magnatta	255 w 108st apt 7b1	new york	NY	10025	spokism@gmail.com
11/4/2017	Megan Polanco	336 Riverside Drive #4A	New York	NY	10025	maxwellrbrown@outlook.com
7/29/2016	Meghan Pinezich	225 West 106th Street	New York	NY	10025	megmags13@aol.com
9/9/2016	Melinda L Moscow	238 W 106th Street 1G	NEW YORK	NY	10025	morrison_megan@hotmail.com
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9/16/2016	Michael David Haltzer	242 West 104 th street Apt. 6fw	NYC	NY	10025	denimdann@aol.com
8/12/2016	michael french	375 riverside dr apt 9f	new york	NY	10025	michaelbfrench@gmail.com
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9/15/2016	Michael Scorca	461 Central Park West, apt 1G	New York	NY	10025	mscorca1@nyc.rr.com
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11/9/2016	Michelle McDonald	300 West 110 Street 3-E	New York	NY	10026	michellemabelle@earthlink.net
9/14/2016	Michiko Tokugawa	17 West 100th St APT3E	New York	NY	10025	watercic@gmail.com
9/19/2016	Miguel Garcia	10 W 107ST. Apt.3C	New York	NY	10025	mgarcia10723@gmail.com
11/8/2016	Mike Misner	838 West End Ave. 10 D	New York	NY	10025	mmisn@hotmail.com
10/29/2017	Milan Shah	241 W-108th St Apt 3B	New York	NY	10025	mstru95@yahoo.com
8/1/2016	Millen Katz	515 West 110th Street 12A	New York	NY	10025	milkatz@yahoo.com
11/30/2016	Minsun Pak	242 West 109th Street, 5A	New York	NY	10025	minsun.pak@gmail.com
3/9/2017	Moira Lubbock	535 W 110 St, #10D	New York	NY	10025	kmlubbock@gmail.com
9/27/2016	Monika Graff	928 Columbus Ave, #3s	New York	NY	10025	monika.graff@yahoo.com
11/20/2017	Morgan Burkett	50 West 106th Street, Apt. 6A	New York	NY	10025	drywi144.commercial@gmail.com
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10/30/2016	Natalia Bushueva	120 Manhattan Ave. Apt 4B	New York	NY	10025	nbushueva@gmail.com
7/31/2016	Nathan Bu	135 W96th #10E	New York	NY	10025	nbu.other@gmail.com
9/20/2016	Ned Wilson	370 Riverside Drive, 10D	New York	NY	10025	n.wilson@ecfaonline.org
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8/2/2016	Phil Katzman	215 West 98th Street, 1C	New York	NY	10025	phil.katzman@gmail.com
1/24/2016	polina aronov	444 central park west	new york	NM	10025	polina_a@me.com
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9/15/2016	Randy Turner	310 Riverside Drive	New York	NY	10025	randy.w.turner@att.net
10/2/2016	Reed Perron	340 Riverside Drive Apartment 2D	New York	NY	10025	rperron@gmail.com
12/27/2016	Reina Kim	104 W 96 St Apt 19	New York	NY	10025	reinanews@yahoo.com
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6/16/2017	Sarah Miles	15 West 103rd Street, Apt 4D	New York	NY	10025	sjelldell@gmail.com
2/6/2017	Sarah Powell	382 Central Park West, Apt 14v	New York	NY	10025	sarahmichellepowell@gmail.com
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10/1/2016	Sarah Yagerman	255 W 105th St apt 52	New York	NY	10025	sarahyagerman@gmail.com
6/18/2017	Sari Schlussel Leeds	315 W 106 St, Apt 6C	New York	NY	10025	hagbug@aol.com
12/11/2016	Scott Bleker	145 West 86th Street, #4D	New York	NY	10024	sbleker@gmail.com
9/20/2016	Scott Fine	315 Riverside Drive. 6B	New York	NY	10025	dr.fine@finedentalnewyork.com
1/20/2017	Scott Pearson Keller	211 West 106 Street Apt. 9A	New York	NY	10025	scottkellernyc@gmail.com

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as of 1/30/18

10/13/2016	Scottie Twine	325 Riverside Drive, #64	New York	NY	10025	stwine111@gmail.com
11/20/2017	Seeta Douge	850 Amsterdam avenue, apt. 10a	New York	NY	10025	seetadouge49@gmail.com
8/1/2016	shahla nader efekhari	444 Central Park West apt 1D	New York	NY	10025	shahla.nader-efekhar@uth.tmc.edu
9/23/2016	Sharlene Hartman	230 West 105th Street apt. 1C	New York	NY	10025	sharlene.nyc@gmail.com
8/1/2016	Sharon Albert Kaplan	444 Central Park West #7B	New York	NY	10025	sharonakap@gmail.com
9/18/2016	Sharon McGarvey	272 west 107Th st Apt 15A	NY	NY	10025	sharon.mcgarvey@gamil.com
9/15/2016	Sheila Hansen	225 West 106th Street #8J	New York	NY	10025	shansen225@aol.com
9/6/2016	sheila o shea	556 West 110th Street	New York	NY	10025	soshea@theschool.columbia.edu
9/21/2016	Silvena Milenkova	58 W. 106th Street, # 3C	New York	NY	10025	silvena70@hotmail.com
11/21/2017	simon castillo	59 West 109 Street #16	New York	NY	10025	simoncastillo@hotmail.com
11/19/2017	Sofia Seilig	300 W 108 St. Apt 7B	New York	NY	10025	sofi.seilig@gmail.com
9/25/2016	Sonya Radovich	300 W 110 th Street 4G	New York	NY	10025	sonyaradovich@hotmail.com
10/30/2017	Stacey Joslin	915 W End Ave Apt 1004	New York	NY	10025	sdjoslin@me.com
8/3/2016	Stacey Schwarz	200 W 108th St 12G	New York	NY	10025	transitplanner1@gmail.com
7/31/2016	Stanley Reissman	255 W 108th St - #8D	New York	NY	10025	sreissma@montefiore.org
9/16/2016	Stephen Heise	300 West 108th St., Apt 3D	New York	NY	10025	stephen.t.heise@gmail.com
9/11/2016	Stephen Hennig	160 W. 106th St. apt 5c	New York	NY	10025	stephen.w.hennig@gmail.com
2/1/2017	Stephen Minor	65 West 106th Street, Apt 2E	New York	NY	10025	stepminor@aol.com
11/21/2017	Steve Amd	455 CPW	NY	NY	10025	stevea3@aol.com
10/7/2016	steven moray	900 West End Avenue	New York	NY	10025	steven@moraygroup.com
2/1/2017	Steven Silberblatt	299 Riverside Drive, #2A	New York	NY	10025	blattnanny@aol.com
11/18/2017	Steven Spaleta	103 West 107th Street	New York	NY	10025	letaspa@yahoo.com
9/16/2016	Stuart Bragg	201 West 108th Street, APT34	New York	NY	10025	stubragg@gmail.com
11/19/2017	Stuart Seilig	300 W 108 St. #7B	New York	NY	10025	stuart.seilig@gmail.com
11/16/2016	Susan and Howard Code	255 West 108th Street Apt 9F	NYC	NY	10025	the4codes@aol.com
8/15/2016	Susan E Wilson	50 West 106th Street, #3B	New York	NY	10025	susane07@aol.com
7/30/2016	Susan Hugus	310 Riverside 1814	NYC	NY	10025	e.hugus@gmail.com
3/9/2017	Susan Iadone	535 West 110th Street #8E	New York	NY	10025	gambagoddess1@verizon.net
9/16/2016	Susan Jane Golding	215 W98th St Apt 9A	New York	NY	10025	susariane@mac.com
11/19/2017	Susan Larabee	290 Riverside Drive #4A	New York	NY	10025	srlarabee1@gmail.com
11/17/2017	susan lusk	329 W 108 St #3B	new york	NY	10025	susanlusk@gmail.com
8/27/2016	Susan Mehlman	504 West 110th St., Apt 12B	New York City	NY	10025	susanrmehlman@aol.com
11/1/2016	Susan Yarnell	924 west end ave apt 75	New York	NY	10025	siouxsun43@yahoo.com
7/29/2016	Sylvan Feldstein	395 Riverside Drive, Apt. 1C	New York	NY	10025	sfieldst172@aol.com
9/19/2016	Tali Etra	230 West 105th Street #3B	New York	NY	10025	talietra@gmail.com
8/14/2016	Tiffani Rogers	355 West 115th Street, Apt. 3A	New York	NY	10026	tiffani.nia@gmail.com
8/12/2016	tirlok malik	215 w 90	New York	NY	10025	tnicewny@aol.com
10/26/2016	TL Wagener	113 west 106 st. #1C	new york	NY	10025	tlwagener@gmail.com
12/18/2016	Tobias Picker	255 West 108th St	New York	NY	10025	tobiaspicker@mac.com
9/17/2016	Tracey Amdur	455 Central Park West, #L 17	New York	NY	10025	traceyamdur@gmail.com

**Total Count = 506**



**PLEASE SIGN OUR PETITION BELOW**

More info: [www.savemanhattanvalley.org](http://www.savemanhattanvalley.org)  
Contact us: [info@savemanhattanvalley.org](mailto:info@savemanhattanvalley.org)

P.O. Box 552  
New York, NY 10025-9998

We are opposed to the current proposal by the City of New York to destroy an important community resource by demolishing three City owned garages on West 108th Street and replace them with a community facility that would be so tall it would violate the existing 88 protective zoning law for new buildings in Manhattan Valley (passed in 2007) and that would drastically change the character of the neighborhood.

Worse, the garages that would be lost service 800 Manhattan Valley residents (many of whom have used these garages for thirty years), as well as merchants, the Central Park Ambulance Volunteer Unit, St. Luke's Hospital workers, Columbia staff, and others. They offer 725 monthly spaces, and more than 100 daily spaces. With little street parking, and prohibitive costs at non-City owned garages, lower income garage tenants, families and business owners will be hit especially hard.

And worst of all, the City and developer have not analyzed the likely and significant adverse environmental impacts that the conversion of this space would have on the neighborhood which include: increased traffic, more traffic accidents as distracted drivers scour the streets for available parking spaces, air pollution from idling, double-parked cars, population impacts, shadow impacts from the new facility on school yards and playgrounds, noise pollution, and the potential release of lead and other ambient particulates during the years of construction.

We oppose this plan to demolish buildings with lead and other contaminants that are across the street from a public school without a full environmental review that is made available to our community before certification of any application to the City Planning Department for the W. 108 St. site. Dust produced during demolition and construction is particularly harmful to children's health and well-being.

We oppose this plan to construct a 400-unit complex, without working with our community, without considering the impact on our community that already bears more than its Fair Share compared to the rest of the Upper West Side (Manhattan Valley hosts more than 40% of the affordable housing on the UWS) and which excludes moderate and middle-income people. We know of no other instance when the City has demolished an essential community resource to construct a new facility against the wishes of the neighborhood. We find this unacceptable.

Print Name	Signature	Print Address incl zipcode	Print Email	Phone
1. BARBARA BATCHELER	Barbara Batcheler	255 West 108th St New York NY 10025	bb5@columbia.edu	646-351-2845
2. STEPHANIE TEVOUDAKIS	Stephanie Tevoudakis	255 W. 108th St NY 10025		643 306 2097
3. DAVID JACOBSON	David Jacobson	255 W. 108th St NY 10025	david209@earthlink.net	
4. NEIL JACOBOWITZ	Neil Jacobowitz	255 W. 108th St. NY 10025	meridiana@aol.com	212-666-5841
5. CAROLYN WEBER	Carolyn Weber	255 W. 108th St. NY 10025	carolynweber2@gmail.com	212-666-5841
6. JESSA REISSMAN	Jessa Reissman	100 LaSalle St, NY, 10027	jessa.reissman@gmail.com	646-265-7749
7. JESSICA REISSMAN	Jessa Reissman	255 W. 108th St. NY, NY 10025	jreissman@yahoo.com	212 663 6925
8. JOHANA SLAVIN REISSMAN	Johana Slavin Reissman	255 W. 108th St. NY, NY 10025	jreissman@yahoo.com	212-865-8762
9. JONEL SCHULZ	Jonel Schulz	310 W. 106th St 10025	js2530@yahoo.com	212-815-7695
10. LEONORA MORRISON	Leonora Morrison	401 Central Park W 10025	leonoraemindspring.com	212-866 1343



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[/savemanhattanvalley](#)

**In coalition with: The West Side Federation of Neighborhood and Block Associations, The North West Central Park Multi Block Association, The Dominican Sunday Group, The Duke Ellington Boulevard Neighborhood Association and West 102nd & West 103rd Streets Block Association.**

**TO:** Community Board 7

**FROM:** Residents of Manhattan Valley

**RE:** Destruction of the 108th Street Garages

**DATE:** December 5th, 2017

The Community Boards of NYC were established to develop deep partnerships with their communities, to help improve the qualities of their lives, and to serve as their connection to City Hall.

Residents in this community feel under-represented. We are only a small portion of our Council Member Mark Levine's territory. We have been told that very few members of the Community Board live in Manhattan Valley. Many Manhattan Valley residents feel that city projects have been 'dumped' in this neighborhood (for lack of a better word).

We have taken the time to print out some of the letters written by residents of Manhattan Valley that were sent to your office. The letters are personal, diverse, and provide insight into the needs of the people currently living in and paying taxes in this community. We implore you to learn about their lives, the specifics of this neighborhood, what it is like to live and or work here, and what matters to our residents.

As our represenatatives it behooves you to understand the needs of this unique commuinty, which is quite different from other neighborhoods on the Upper West Side. Please take the time to do so.

**Subject:** 108th Street Garages

**Date:** Sunday, November 19, 2017 at 8:17:48 PM Eastern Standard Time

**From:** Peter Slotwiner-Nie

**To:** office@cb7.org

**CC:** District7@council.nyc.org

**BCC:** info@savemanhattanvalley.org

To Community Board 7-

I live at 245 West 107th Street and park in one of the garages on 108th street between Amsterdam and Columbus avenues.

As a doctor who commutes daily to provide care for underserved patients in the Bronx, I can say unequivocally that my ability to park in a 24 hour Garage that is walking distance to my home is essential for me to function. In addition to regular daily commuting I have to be available at all hours for emergencies. Without a safe, 24 hour garage this would be impossible.

Please vote no to demolish these scarce resources that are essential to our neighborhood.

Sincerely,

Peter Slotwiner-Nie, MD

--

Peter Slotwiner-Nie, MD

New York Associates in Gastroenterology

**Subject:** 108th Street Garage Demolishment

**Date:** Sunday, November 19, 2017 at 8:51:37 PM Eastern Standard Time

**From:** Ken Hollander

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org, District7@council.nyc.gov

To whom it may concern:

I am extremely concerned about your plans to demolish the three garages on 108th Street, east of Amsterdam Avenue.

I do not keep an automobile in the city, but the causal observer can see that there is already insufficient parking for the people who live in this neighborhood. There is double-parking, endless circling about of cars looking for parking spaces and idling of cars waiting for spaces. Already there is too much unnecessary air pollution and street crowding directly due to a lack of parking. If you remove the three garages, that will result in 700+ more cars than there are now, circling about and idling, looking for non-existent parking spaces. Given an average of 65 cars parked on each street (counting both sides of side streets between avenues,) you would be removing the equivalent of 11 blocks of street parking. Said differently, under your garage demolition plan, there will be 11 blocks worth of additional automobiles looking for a place to park. Where do you think they're going to park - or haven't you thought about that?

What alternatives are you considering to replace these garage parking spaces if you break our zoning regulations to allow 11-story buildings to be built? If you aren't considering any, alternatives, why aren't you?

Additionally, if you break the Zoning regulations to put up 11-story buildings (aren't you responsible for enforcing zoning regulations, not promoting the breaking of them?) you will set a dangerous precedent for an increase in the building of taller and taller buildings. Once you break the rules for one developer, the rest will arrive with tower plans-in-hand; how will you say no to them once you've said yes to these developers? One of the nice things about our neighborhood is that unlike in midtown Manhattan, we can see the sky. Why would you seek to change the character of our neighborhood? Whose recommendation are you listening to?

While the notion of affordable housing sounds "good" to all, it has come to our attention that Manhattan Valley already has **more than its fair share** of it. Specifically, **50%** of all the affordable housing in CB7, is in our neighborhood. Why not spread the responsibility to house middle and lower income New Yorkers more equitably throughout our Community, and not concentrate more than their fair share in Manhattan Valley?

Last, the environmental hazard of such a project, direct (buried oil tanks, etc.) and indirect (an increase in the number of circling and idling automobiles,) goes without saying. but you need to be reminded of it, lest you choose to sell out our well-being to developers, who no doubt, would not be promoting this project unless it represented a way for them to make a good deal of money.

All in all, demolishing these three garages in order to put up 11-story affordable apartments is an ill-conceived notion at best, and ethically-suspect at worst.

Hoping that you reconsider this very unworthy idea.

A voter and resident,

Kenneth Hollander  
360 Riverside Drive, Apt. 7C  
New York, NY 10025

**Subject:** Save our parking please!

**Date:** Monday, November 13, 2017 at 5:17:06 PM Eastern Standard Time

**From:** SHEILA HANSEN

**To:** office@cb7.org, district7@council.nyc.gov

**CC:** info@savemanhattanvalley.org, smhansen225@gmail.com

Hello,

We live 106th and Broadway. My husband lost his leg in a car accident 4 years ago and lost about 35 lbs as a result. He must drive in bad and windy weather - he gets blown away. When it's windy. We own 3 small businesses in NYC and pay a tremendous amount of taxes as a result. We park on the street at home. We can't afford to park in a garage due to the costs/medical expenses associated with the prosthetics. The city has taken 100s of parking spaces in our area with Citibike. It's outrageous and there is no handicapped parking in our neighborhood. If the city allows 700 garaged cars to park in our neighborhood we are in deep trouble. The building personnel in the UWS/Manhattan Valley buildings park in these garages when they cannot find legal street parking. NYC cannot allow 700 spaces in Manhattan Valley disappear in a residential neighborhood. It's unacceptable. In addition, we need to get rid of the bike lanes, Citibike, uber, lyft etc. The mayors office - from Bloomberg to De Blasio have made this city unlivable, undriveable and unlovable. Everything is so difficult for citizens now. Cars and trucks floating in the middle of all of our streets. Something must be done and done fast. Why shouldn't NYers be allowed to drive and park like the rest of the country does?

NYC added all of the bike lanes, bike shares, double long buses but allowed 56k new TLC cars....and you want to take more of our parking away. Sick and tired. Fix it please. Thank you, Sheila Hansen

Sent from my iPad

**Subject:** please do not allow demolition of 108th St. parking garages  
**Date:** Sunday, November 19, 2017 at 9:44:33 PM Eastern Standard Time  
**From:** Lois Uttley  
**To:** office@cb7.org  
**CC:** District7@council.nyc.gov, info@savemanhattanvalley.org

Dear Community Board 7 and Councilmember Levine -- I was very distressed to learn that the parking garages on 108th Street may be demolished for a development.

I live on 111th Street and searched high and low for a somewhat affordable place to park my car before finding the garage operated by E & B Operating Corp., located at 143 West 108th Street, between Amsterdam and Columbus. There simply is not enough on-street parking between 106th Street and 110 Street, in both directions off Amsterdam, and the situation is even worse from 110th Street heading uptown, with competition from hospital and university employees. Allowing the garages on 108th Street to be demolished will throw hundreds of us back out on the streets, making an already difficult on-street parking situation even worse. I need my car for work, as do many of my neighbors in this area.

Please consider the terrible impact this development would have on neighborhood parking! Lois Uttley, 545 W. 111th Street, Apartment 8E, NY NY 0025

**Subject:** W 108th Street Garages vs. WSFSSH Development

**Date:** Sunday, November 19, 2017 at 12:23:57 PM Eastern Standard Time

**From:** Phyllis Jo Kubey

**To:** office@cb7.org

Members of Community Board 7:

As a long-time resident of 255 W 108<sup>th</sup> Street -- and also part of a family that regularly uses the W 108<sup>th</sup> Street garages - I vehemently protest Applications #C180112ZMH and #C180114HAM by West Side Federation for Senior and Supportive Housing for the disposition of property located at 103-107, 137-143, and 151-159 W 108<sup>th</sup> Street to facilitate the development of affordable housing and community facility space and to change zoning from R8B to R8A.

The property currently is occupied by garages that provide essential and beneficial services to our W 108<sup>th</sup> Street community. These garages serve local residents, local businesses, visitors to our community, and local service providers. The availability of this garage space gets cars off the streets and cuts down on congestion and traffic in our neighborhood - promoting safety to other motorists and pedestrians living, working, and visiting in the neighborhood. While some may think having a car in Manhattan is a luxury, for many it is not a luxury but a necessity. The availability of safe and secure parking is an essential service and eliminating it would be inadvisable.

- If you approve these applications you will be destroying a valuable resource used by working-class residents and businesses.
- If you approve these applications you will be breaking our hard-earned zoning.
- If you approve these applications you will be decreasing the ability to safely navigate our neighborhood on foot and in vehicles.
- If you approve these applications you will be increasing traffic congestion in our neighborhood.
- If you approve these applications you will be subjecting residents and school children to environmental hazards.

No one is against senior and supportive housing, but there are other alternatives.

Please do not destroy the well-being of our residents and businesses by endorsing and approving this ill-considered change.

Thank you very much for your consideration.

Sincerely yours,  
Phyllis Jo Kubey

Phyllis Jo Kubey, EA CFP ATA ATP NTPI Fellow  
255 W 108<sup>th</sup> Street Apt 8D1  
New York, NY 10025-2926  
(212)866-8385 phone  
(212)932-2395 fax  
(917)445-9929 mobile

Enrolled Agents – America's Tax Experts

**Subject:** Personal note - why I oppose the 108th Street Development

**Date:** Saturday, November 18, 2017 at 3:19:40 PM Eastern Standard Time

**From:** Meryl Zegarek

**To:** office@cb7.org

**CC:** district7@council.nyc.gov

TO: Community Board 7

CC: Councilmember Mark Levine

Dear Community Board 7,

I moved to Manhattan Valley in 1999, when a friend told me to check out a fixer-upper apartment in his building on 108th Street. Once I was living here, I saw that 108<sup>th</sup> Street housed a drug rehab, *The Bridge*, a homeless shelter, *Valley Lodge*, as well as several low-income housing units. One had a Keith Herring mural in the hall that I went to see. It was all good.

I also found that the area offered surprisingly few amenities to middle-class residents - there were no consumer bookstores (Morningside Heights had Columbia University's student shop) the one movie theatre was soon razed, there were hardly any retail shops (they came and closed), restaurants came and went. Ok, so I go 'downtown' to the 80s and 90s for these things. But I was happy with the diversity of the neighborhood, so unlike my East 88<sup>th</sup> Street community, which did little to help people in need. This seemed a caring community and I loved it here. I still do.

I never had a car - until both of my parents became ill. They were in Suffolk County, Long Island. My dad was admitted to the hospital for a big surgery and was confined there afterwards. I needed to visit him daily over several weeks as it was critical (he did not recover); my mom had dementia and I had to find a care facility and monitor her care. I was stretched beyond belief. I had just started a business, I had a hefty mortgage, I was living alone. The travel to Suffolk Country was far, and the route by subway, railroad and taxi was long. I left in the height of rush hour and returned at midnight - only to wake up early the next day, for a full schedule at work. It was difficult and I was exhausted.

In desperation, I took my father's car from his suburban driveway and used it. But returning to the city late at night, I could never find street parking. I would troll the blocks for 45 minutes to an hour, often having to resort to parking on Broadway well after midnight and getting up early in the morning to move it to a side street. It was a terrible strain.



That is when I discovered that Manhattan Valley had a valuable resource, parking garages that working-class people could afford. The manager charged what neighborhood folks could pay. I saw that they were used by local hospital workers, teachers, businesses, residents who needed a car for work, for family care like me, were elderly or handicapped, or for other needs. What a relief, and so humane, so like the spirit of Manhattan Valley. I was proud to live here.

When I heard that the city was planning to tear down the garages, I was shocked. Why would the city remove an important resource for this community? Why shouldn't the middle-class / working-class people with cars have opportunities to better their lives too. They pay taxes, they contribute largely to the community. They support affordable and low-[income housing for others. They live in a community that proves that point. Manhattan Valley has over 40% of the affordable housing on the Upper West Side, thanks to Gale Brewer's office for providing the statistics on her website. (I noticed that she has taken the chart off her site since this conflict came about.) If the middle class is forced to leave, Manhattan Valley will become more and more segregated. Is this good urban planning?

There are so many reasons that this project is wrong: I do hope that the Community Board will consider the needs of the people living here now.

Please do not break our hard-earned local zoning law, an 11-story building does not belong on our side streets. We do not want hi-rise projects to follow in the future.

Consider the children at Booker T Middle School who would be subject to seven or more years of toxic dust and noise- - as well as forever shadowing the playground and playing fields. (The whole neighborhood could also be harmed by toxins in the garages).

Think about the 700 people who park in the garages, each with needs of their own. Families will be hurt, businesses will be harmed. This is about people. (Preserving the one eastern garage is a slap in the face – it holds 120 cars only and this is not a solution.)

Imagine 700+ vehicles forced onto the streets. That is **70 more cars per block**, circling and competing for parking. There surely will be crazy honking, traffic, arguments, stress, accidents and air pollution from the idling cars. I saw it all on the congested Upper East Side when I lived there. I do not want this for my West Side community.

What makes this good urban planning? Is this the right project at the right time for this community? Are there alternatives?

I urge you to stop this project from being steamrolled into this community without proper planning for the future, and without due consideration to the people already living here.

Sincerely,  
Meryl Zegarek  
255 West 108th Street

Meryl Zegarek Public Relations, Inc.  
255 West 108th Street, Suite 9D1  
New York, New York 10025  
Office landline: 917-493-3601  
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**DEBNA**

**Duke Ellington Boulevard Neighborhood Association**

West 106<sup>th</sup> Street  
P. O. BOX 207 Cathedral Station  
New York, New York 10025

November 17, 2017

Dear Community Board 7 Land Use Committee Members:

Ten years ago Manhattan Valley had an ardent ally amongst the members of the Land Use Committee of CB7 when the Jewish Home Life Care (JHL) sought a carve-out from the protective 8A-8B zoning that was won after years of advocacy and organizing by CB7 and resident groups such as West Siders for Responsible Development. CB7 was undeterred by the fact that JHL was a not-for-profit that wanted to rebuild a facility housing frail elderly, feeling that the livability of a community was to be preserved and the march of high-rise canyons should stop north of West 96<sup>th</sup> Street.

For ten years, the 8A-8B zoning plan has not only remained intact, but has been strengthened by the conversion of JHL's carved-out parcel to the same protective zoning.

Now another not-for-profit, the West Side Federation for Senior and Supportive Housing (WSFSSH), seeks a variance of the 8A-8B protective zoning to build housing for low-income elderly, even though their original plan was to build a seven-story structure that would comply with 8A-8B. The City is pushing for an eleven-story structure on a small side street in Manhattan Valley (West 108<sup>th</sup>) that will plunge the entire row of Old Law buildings on West 109<sup>th</sup> Street into perpetual darkness and cold during the winter months.

This represents the first violation of the hard-won 8A-8B zoning since it passed City Council in 2007. The fact that this first violation is sought in Manhattan Valley, which comprises the poorest census districts of the entire Upper West Side, is troubling. The fact that this facility is overly large because the Collegiate School abandoned its promise to build low-income housing on West 61<sup>st</sup> Street, the richest census district in the UWS, with a buy-out which funds the project on West 108<sup>th</sup> Street, is also troubling. Manhattan Valley does not have \$50 million dollars to help preserve the law.

I urge the members of the CB7 Land Use Committee to remember their original intent in forging a victory for rational and contextual zoning, now the envy of other community boards that face billionaire towers, and vote for WSFSSH's original seven-story plan that will keep our protective 8A-8B zoning intact and avoid setting a precedent that will ease the way for future violations both of the law and the community's will.

Sincerely,  
Glory Ann Hussey Kerstein  
President, DEBNA/Duke Ellington Boulevard Neighborhood Association

**Subject:** 108th street project

**Date:** Sunday, November 19, 2017 at 11:41:41 PM Eastern Standard Time

**From:** Siobhan Dolan

**To:** office@cb7.org

**CC:** Levine Mark, Helen@HelenRosenthal.com

Community Board 7:

After reading HPD's "Notice of Completion of the Targeted Draft Environmental Impact Statement" over the weekend, I am compelled to again weigh in. I am astounded by the declarative statements throughout that are short sighted, transparently manipulative, and marked by omissions. The wording is accompanied by a dismissiveness to significant responses already made by many in the Manhattan Valley community. The proposed project is not "displacing" garages, it is eradicating them, but we shouldn't be concerned as the "Manhattan Valley neighborhood is, in part, defined by its excellent transit access, and the loss of these parking spaces would not correlate to a significant adverse impact on neighborhood character". When so many have been descriptive of how the garages are a service to their lives, professionally and personally, HPD just says "No they're not!"

Or "the proposed project would not result in significant adverse impacts related to hazardous materials". Yet, there are no words to indicate the more than 50 year history of these sites being car service stations, and that besides the petroleum spills mentioned, nothing is said about gasoline and lead in the GROUND and/or in underground storage tanks (GHD IES based on historical maps of said properties), inevitably present especially since the EPA did not ban lead in gasoline until the 1990s. Apparently the "additional sampling" has not yet been done. There is no mention of the water aqueduct that runs under 108th street. HPD's crystal ball is supposed to be reassuring that "no significant adverse hazardous material impacts would occur during construction or upon completion of the Proposed Project." Except for the petroleum, "underground contamination" is left to the last sentence of the hazardous materials section, with the "assurance" that remediation will leave the "site cleaner and safer than in its current state". What occurs during the in-between process, will remediation extinguish the tiny toxic dust particles to be potentially inhaled by PS 54 kids across the street, or residents of buildings on the south side of 109th street, or absorption into the Aviles playground soil?  
I am anything but reassured.

"HPD has actively been pursuing affordable housing opportunities through Manhattan Valley..." Why? Wasn't a project of affordable housing intended for West 61st street, but some kind of deal booted it up here, where we already have more than 40% of the affordable housing on the whole Upper West side?! HPD has no regard for Fair Share distribution, or zoning, or the history of Manhattan Valley and its community members who grappled and changed the violence existing on these streets. Nor does the City have a regard for the services being extinguished. When HPD has done such a masterful job with all the above, why would I, or anyone, have confidence in how the environment will be handled, how historically toxic sites will be handled responsibly to avoid substantial harm and health hazards to those in the nearest bordering regions.

Living in Manhattan Valley and being involved with the 108th street project has been negatively illuminating. I have the experience of being "steamrolled" and to be observing the steps of city government moving along in an undemocratic process.

Sincerely,

Siobhan Dolan  
Manhattan Valley resident

**Subject:** continued concerns re 108th street proposed project

**Date:** Wednesday, November 15, 2017 at 10:34:50 PM Eastern Standard Time

**From:** Siobhan Dolan

**To:** office@cb7.org

**CC:** district7@council.nyc.gov, info Valley Manhattan, Helen@HelenRosenthal.com

To whom it may concern at CB7,

I am compelled to write, though the issues stated by members of the Manhattan Valley Community re the proposed project by HPD and WSFSSH have already been voiced. You have heard from many about the lack of regard re Fair Share Distribution, the zoning issue, the neighborhood losing approximately 750 parking spaces and how that translates. I

Though I've worked as a health professional in Supportive Housing for a number of years, it is news to me that an agency removes a needed community resource to start a program. I am only familiar that social service agencies build on empty lots or take over abandoned buildings in order to initiate a permanent supportive housing program. I use my car for work when I cannot carry needed equipment up and down subway stairs to see ill, previously homeless veterans and general population clients in the Bronx--in permanent supportive housing, ironically. I have needed my car on those days, what shall I do if this resource is taken away?

In my personal life, I often visit 80 something year old relatives in a NJ location that is no where near a bus or train. It's part of my life and a joy. Why must this service in the community be taken away, for me and others??

I attended last week's meeting at Goddard Riverside, coming after work, barely getting in due to so many of WSFSSH's clients being bussed in. While I know and appreciated the client's stories, and often wear my "housing is a human right" button -- the way that HPD and WSFSSH has gone about their plans, from the beginning, is just wrong with no concern about those who live here and use a car in their lives as a necessity.

I have contributed to make Manhattan Valley a better place by hard work over the past 30 years through allying with DEBNA, the 24th precinct, and other community groups to successfully address drug gangs, flying bullets, closing down the Castle Hotel (numerous monthly homicides), as well as "growing" the tree gardens. I feel steamrolled by city government who cares nothing about the coalition of people living here who have devoted so much of themselves to improve and make this neighborhood safer for so many others. It would seem we don't count! And this amidst shouting accusations of "cars vs people", and being "NIMBY" - so false. Or hearing "just move out of the city!" The resulting splits sadden me. Simultaneously I am losing faith in city government and politics, and see a situation that should have been handled so differently.

Not least to this project, however, is the site of the garages being a PUBLIC HEALTH RISK, as historically, all three were car service stations, with toxins in the ground as well as in the Under Storage Tanks holding toxic materials buried underneath. Prior to that, it is believed the space was used to process iron ore. An environmental study done by GHD Services, impartial to Manhattan Valley, speaks of PCBs, asbestos, gasoline, lead, petroleum, benzenes, toluene, MTBE -- at these sites, nearly all of these toxins being carcinogenic.

We know that for developing children, profound, permanent adverse health effects on the brain and nervous system are a result of lead exposure. I am a Registered Nurse, and have read that multiple demolitions on 1 block is associated with a significant increase in children's blood lead levels (Center for Applied Environmental Public Health, Dept. of Epidemiology, Tulane School of Public Health "The Association between demolition activity and children's blood lead levels"). Demolition will cause these materials to be released into the air as dust, which, being breathed in, has a more direct path to the brain.

Reproductive effects are also linked to lead exposure, including miscarriages, and reduced sperm counts in men, as well as premature births and effects on neurologic development after birth (Physicians for Social Responsibility). It's known there is water running underneath 108th street. What happens with that?! Where does it go? What if the tanks are punctured? We must be considering all of this.

If you are still reading, you remember the EPA, and Mayor Giuliani saying in September 2001 "the air is fine". Whether Love Canal, 9/11 or etc...., it was known that things weren't fine. People got sick from the toxins, and after a time, a good many died.

My apologies to end on a down beat, but it is a huge concern, and the potential effects of toxic dumps extend way into the future.

Sincerely,

Siobhan J. Dolan

[siobhanjoan@icloud.com](mailto:siobhanjoan@icloud.com)

917 991 0443

**Subject:** Community Board discussion re 108th Street

**Date:** Sunday, November 19, 2017 at 11:48:12 AM Eastern Standard Time

**From:** Stan Reissman

**To:** office@cb7.org

I have been a resident of 255 West 108th Street for 35 years. I got married here, adopted and raised my daughter here, and hoped to continue living here while continuing to make my professional contributions to the patients and staff of Montefiore Medical Center.

Thirty-five years ago, I was a social worker at a Manhattan Psychiatric Center and my wife was a social worker for the Rockland County Department of Mental Health. We shared a car and parked on the street. I commuted using the M60 and M35 buses.

One evening, my wife arrived home after work visibly shaken. She reported that, immediately after parking the car on the street, the car was rammed by another driver who thought he was entitled to the parking space. We began our parking space at E&B, 137 W 108th Street the next day.

Eighteen years ago, I took advantage of an opportunity to continue my career at Montefiore, working in a office building on Fordham Road (allowing my commute via the M60 and #4 trains).

By 2004, my wife's position with Rockland County was discontinued and she had retired. Unable to find affordable office space in the city for our growing work group, my office was moved to its present location in northern Yonkers. Attempts at commuting via public transportation (#1 train and Westchester County bus) resulted in commutes of 4-6 hours daily.

During my career, I have helped countless disabled adults find transitional and subsidized housing. I am well aware of the need.

I am encouraging the Community Board to reject the binary choice of housing or resources needed by working people. We need both. Tell the city that 108th Street must be used for both. Make them come up with a plan that provides additional housing AND allows working people to keep working.

Do not force me to choose between an unwieldy commute and removing my family from their home.

Thank you.

**Stan Reissman, MSW**  
*Technical Lead*

**Montefiore IT**  
4 Executive Plaza, Suite 114  
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914-922-6133 Office  
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**Subject:** Fw: West 108 Garages and Manhattan Valley

**Date:** Sunday, November 19, 2017 at 12:27:13 AM Eastern Standard Time

**From:** Ron Hoffman

**To:** Meryl Zegarek, Jill Freeman, Siobhan Dolan, Kerstein Glory, Jean Jaworek and Michael Lindquist, Patricia Ireland, David Dubin

letter that I sent to CB 7 and Mark Levine

On Sunday, November 19, 2017 12:25 AM, Ron Hoffman <ronhoffman\_nyc@yahoo.com> wrote:

Dear Community Board 7 and Mark Levine, City Council Member:

I had moved into the Manhattan Valley Community in 1984 and immediately was involved with The Duke Ellington Blvd. Neighborhood Association: the primary reason was to help create a 'voice' north of West 96 Street. I was taken back by the lack of policing, poor sanitation and by the general dismal conditions within this neighborhood. As an individual and from working within the framework of a group our plea for help and resources went unheard. Manhattan Valley was the **'that'** community north of West 96 Street and overtime due to unintentional or intentional policies and some level of an unwritten understanding the Manhattan Valley Community had become more and more a segregated community....segregated by socioeconomic standards, thus a community that is host to approximately 50% of low-income housing (Gale Brewer, Manhattan Borough President stats) for the entire Upper West Side. Yet to this very day we lack many services and resources, yet we have a segregated elementary school that has resulted in underachievers, we have a merely functional Columbus Avenue shopping district and we are host to violent gangs.

The residents of the Upper West Side are well-aware that **'that'** neighborhood north of West 96 Street is not a destination....it is an area to be avoided due to the perception that it is dangerous and Manhattan Valley has nothing to offer. In other words, we lack opportunity and resources, unlike our neighbors south of West 96 Street where resources such as Lincoln Center, The Museum of National History, movie theaters, retail stores, etc abound and are within reach. Not so for the residents northwards and east of Broadway.

For some reason social groups and especially housing advocates believe it is logical to place low-income and supportive housing in Manhattan Valley due to the fact that it is impoverished. This is not logical....in fact it is irrational and bias. It is logical to say when low-income and supportive housing are intentionally placed in an impoverished community with limited opportunities one is isolating a socioeconomic population that is at a disadvantage. Opportunity is not just a roof over ones' head or access to a medical clinic or daycare center: it is living in a cultural and economically enriching environment....not in an area that is identified by the USA census tract as being impoverished.

Both Colligate School and WSFSSH have demonstrated a graphic example of an action that will foster an already segregated community. Initially it was agreed that Colligate would fund low-income housing within the West 61 Street area in order to offer the experience of a stimulating community. It is common knowledge that all children benefit from the experience of an economically diverse community. However, Colligate reneged on their agreement and the decision was to place even more low-income housing into an already impoverished and isolated community. It is questionable if this is unintentional or intentional and frankly no matter what, it is not acceptable not only to the already struggling Manhattan Valley community, but to the potential residents that will be denied the option for a real choice as where to live. The mission of WSFSSH may be have good intentions, however the end result in this case is neglecting accountability to the fact that the poverty baseline of Manhattan Valley will increase. This massive project will be responsible for furthering an already segregated Manhattan Valley, thus impacting on the residents of the immediate community.....again, this is not acceptable.

Environmental studies that were addressed by an independent organization are being ignored by HPD and our political representation: these 2 parties are willing to expose this community to potential hazardous conditions. It is interesting to compare the reaction to the proposed site at West 97 Street vs. West 108 Street. The West 108 street garages are a **functioning resource** for our community. West 97 Street consists of a **vacant** flat asphalt parking lot. Due to the history of the West 108 garages it is highly likely that a multitude of hazardous chemicals exist. The West 97 site consists of a flat asphalt parking lot and yet the school, Park West Village



including our Manhattan Borough President have joined forces with the common goal to stop the project due to noise and **possible** toxic contaminants such as lead from the previous exposure of leaded-fuels.....a fuel that has been banned from ground transportation. Yet, there is silence from our political leaders and HPD regarding the **more potentially dangerously hazardous** conditions at the West 108 Street garages. This appears to be an expression that the **Park West Village community has value** and the **residents and school children surrounding the West 108 garages are of no concern, thus no value.**

The WSFSSH project is the 1st endeavor by a social group that is being opposed by many organized residents and block associations within the Manhattan Valley. We are socially responsible residents that have been working together for generations and we have never expressed our voices against any proposal that has included low-income housing or professionally managed shelters, residential schools or drug centers. Now we are saying 'no' to the WSFSSH proposal. The end result of this massive housing proposal is that it will further perpetuate an existing segregated community that is impoverished and the WSFSSH proposal will not offer choice of housing within an enriching neighborhood such as West 61 Street:. Instead disadvantaged people will be placed in an already struggling community that is at risk with poverty, a poorly performance elementary school, a barely functional Columbus Avenue and with violent behaviors. And HPD, our political representation and WSFSSH are willing to expose the existing residential and adjacent school community to a potentially toxic site. WSFSSH is also willing to expose their future tenants and children of a daycare center to hazardous toxic chemicals and and dust. I question the integrity of WSFSSH and their true mission.

As a resident that lives, works and volunteers in the Manhattan Valley community I implore that the Community Board deny HPD and WSFSSHs' proposal and I urge that the Community Board to make a courageous effort to look into the decisions and policies that have resulted in a community that is isolated and segregated from the adjacent areas of Manhattan.

Sincerely,

Ronald M. Hoffman

**From:** Joseph Tarella [<mailto:jtarella@sawickitarella.com>]  
**Sent:** Monday, November 20, 2017 9:00 AM  
**To:** 'office@cb7.org'  
**Cc:** 'Mark Levine'  
**Subject:** Manhattan Valley Parking Garages

I am writing to lodge my objections to the planned removal of the garages on West 108<sup>th</sup> Street in Manhattan. I am a long-time resident of the area and a working architect in the City. I am a supporter of the neighborhood since long before it became such an attractive development site. I use my car for business, as many of my projects are not easily accessed by mass transit, and I have been parking off the street since the mid-Eighties. The hundreds of spaces these garages provide cannot be made up in street parking, especially now that more and more spaces have been lost to bike lanes and turning lanes. While I am a strong Democratic supporter of affordable housing, there are already more than our fair share of such developments in the Upper West Side area. The plan seems to be to just wipe out these many hundreds of spaces for working, tax-paying citizens with no viable alternative plan of where all of us should park instead. What kind of responsible stewardship is this? Taking such a callous approach to the very communities that elected you and the Mayor is not what real leaders do. This Trumpian-style approach is not worthy of NYC. Surely, a better solution is available at a different location where one valuable neighborhood resource does not have to be eliminated in order to make room for another. Do not reward years of steady neighborhood support by ignoring these concerns. Thank you for your consideration.

**Joseph S. Tarella, AIA**

SawickiTarella Architecture+Design PC  
303 West 13th Street  
New York, NY 10014

T 212 473 4000  
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M 917 842 6780  
[jtarella@sawickitarella.com](mailto:jtarella@sawickitarella.com)

**Subject:** please do not allow demolition of 108th St. parking garages

**Date:** Sunday, November 19, 2017 at 9:44:33 PM Eastern Standard Time

**From:** Lois Uttley

**To:** office@cb7.org

**CC:** District7@council.nyc.gov, info@savemanhattanvalley.org

Dear Community Board 7 and Councilmember Levine -- I was very distressed to learn that the parking garages on 108th Street may be demolished for a development.

I live on 111th Street and searched high and low for a somewhat affordable place to park my car before finding the garage operated by E & B Operating Corp., located at 143 West 108th Street, between Amsterdam and Columbus. There simply is not enough on-street parking between 106th Street and 110 Street, in both directions off Amsterdam, and the situation is even worse from 110th Street heading uptown, with competition from hospital and university employees. Allowing the garages on 108th Street to be demolished will throw hundreds of us back out on the streets, making an already difficult on-street parking situation even worse. I need my car for work, as do many of my neighbors in this area.

Please consider the terrible impact this development would have on neighborhood parking! Lois Uttley, 545 W. 111th Street, Apartment 8E, NY NY 0025

**Subject:** 108th Street Garage Demolishment

**Date:** Sunday, November 19, 2017 at 8:51:37 PM Eastern Standard Time

**From:** Ken Hollander

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org, District7@council.nyc.gov

To whom it may concern:

I am extremely concerned about your plans to demolish the three garages on 108th Street, east of Amsterdam Avenue.

I do not keep an automobile in the city, but the causal observer can see that there is already insufficient parking for the people who live in this neighborhood. There is double-parking, endless circling about of cars looking for parking spaces and idling of cars waiting for spaces. Already there is too much unnecessary air pollution and street crowding directly due to a lack of parking. If you remove the three garages, that will result in 700+ more cars than there are now, circling about and idling, looking for non-existent parking spaces. Given an average of 65 cars parked on each street (counting both sides of side streets between avenues,) you would be removing the equivalent of 11 blocks of street parking. Said differently, under your garage demolition plan, there will be 11 blocks worth of additional automobiles looking for a place to park. Where do you think they're going to park - or haven't you thought about that?

What alternatives are you considering to replace these garage parking spaces if you break our zoning regulations to allow 11-story buildings to be built? If you aren't considering any, alternatives, why aren't you?

Additionally, if you break the Zoning regulations to put up 11-story buildings (aren't you responsible for enforcing zoning regulations, not promoting the breaking of them?) you will set a dangerous precedent for an increase in the building of taller and taller buildings. Once you break the rules for one developer, the rest will arrive with tower plans-in-hand; how will you say no to them once you've said yes to these developers? One of the nice things about our neighborhood is that unlike in midtown Manhattan, we can see the sky. Why would you seek to change the character of our neighborhood? Whose recommendation are you listening to?

While the notion of affordable housing sounds "good" to all, it has come to our attention that Manhattan Valley already has **more than its fair share** of it. Specifically, **50%** of all the affordable housing in CB7, is in our neighborhood. Why not spread the responsibility to house middle and lower income New Yorkers more equitably throughout our Community, and not concentrate more than their fair share in Manhattan Valley?

Last, the environmental hazard of such a project, direct (buried oil tanks, etc.) and indirect (an increase in the number of circling and idling automobiles,) goes without saying. but you need to be reminded of it, lest you choose to sell out our well-being to developers, who no doubt, would not be promoting this project unless it represented a way for them to make a good deal of money.

All in all, demolishing these three garages in order to put up 11-story affordable apartments is an ill-conceived notion at best, and ethically-suspect at worst.

Hoping that you reconsider this very unworthy idea.

A voter and resident,

Kenneth Hollander  
360 Riverside Drive, Apt. 7C  
New York, NY 10025

**Subject:** opposing garage demolition

**Date:** Sunday, November 19, 2017 at 11:45:53 PM Eastern Standard Time

**From:** Sinisa Vukelic

**To:** Info@savemanhattanvalley.org

Dear Sir or Madam,

I am long term resident of UWS/Morningside Heights area, and I am writing to express my firm opposition to destroying 108th street garage.

I do not personally use the garage, however, I do believe that that turning additional 600 or so cars onto the streets will result in many hazards as well as worsening of the living conditions in the neighborhood. Not all car owners are merely having their vehicles for opulence. For some residents a car represent means to get to work, which cannot be reached by public transportation, or a way to address other living circumstances.

I very much support senior and supported housing, but in this particular situation, it appears that the planing has not considered all factors that will impact our community. A piecemeal solution that will cause a myriad of new problems is not in anyone interest. Long term planning should take place instead, to find a broad plan that supports the needs of the entire neighborhood. We need both, garage and housing and I have no doubt that both could be achieved. For example having a multi-story underground garage below new development.

I do hope that CB7 will realize that more comprehensive solution is needed that will address both, need for parking garage as well as housing.

Sincerely,  
Sinisa Vukelic

**Subject:** Preserve the Garages--Preserve the Quality of Life

**Date:** Monday, November 20, 2017 at 1:35:28 AM Eastern Standard Time

**From:** Scott Keller

**To:** District7@council.nyc.gov

**CC:** info@savemanhattanvalley.org

Having a car is an important ingredient for a West Side family. We've lived in the neighborhood for the past 51 years, 45 of them on 106th Street. We raised three children here in the City and they loved it. However we and their friends often piled into our VW bus on weekends for trips to the country to explore historic places, hike in the quiet woods, spend a weekend with the grandparents, or sometimes to visit my aunt who had cancer. That VW also helped move dozens of people out of one apartment and into another—and it carried heavy loads to school, street fairs and took many a school trip. We didn't use it every day but it was part of the family, part of the community—and it lived its life in the garage on 108th street under the care of Rudy, who ran the garage.

Now the kids have left the City—but 10 grandchildren have appeared. I am now a semi-retired architect and work part-time mostly out of a small studio in Putnam County doing some planning work and various small residential projects. I use our car to transport drawings and samples back and forth to the studio and to respond quickly to construction issues that arise. I don't wear a suit very often these days but I do keep one handy in my bedroom closet in case I need it. We also don't use our car everyday either, but when a client calls or a grandchild's sick and stays home from school, having a "closet" for our car nearby lets us keep the part-time work flowing and the family together—important ingredients of living on the Upper West Side.

Please, please, keep the garages—street parking alone is not a viable alternative—demolition of the garages will diminish the quality of life of hundreds of West Side families!!

Scott and Dora Keller  
211 West 106 Street

**Subject:** Fwd: Testimony Lisa Gersten for hearing tomorrow night.  
**Date:** Monday, November 20, 2017 at 5:00:42 AM Eastern Standard Time  
**From:** Lisa Gersten  
**To:** Meryl Zegarek

**From:** Lisa Gersten <davidlisa@mindspring.com>  
**Date:** October 29, 2017 at 8:51:07 PM EDT  
**To:** [office@cb7.org](mailto:office@cb7.org)  
**Subject:** Testimony Lisa Gersten for hearing tomorrow night.

My name is Lisa Gersten and I reside at 255 w 108th street and have lived there for 25 years. My husband and I maintain a car because we both use it for work. He is a professor at Queens college who supervises student teachers in queens and Long Island and I work for a Jewish non profit based in Jenkintown,PA.

The garages located between Amsterdam and Columbus on 108th are critical to our ability to maintain our jobs and balance our work and family needs. As it is, there is limited street parking. The one garage located between Broadway and Amsterdam on 108th street is privately owned and has had several flirtations with selling the property to developers. As you must know, the garages owned by the city and targeted for housing service not only residents of the area but also the staff and visitors of the Jewish Home and Hospital as well as visitors to the public school located on 108th. I can not imagine that you would make it near impossible for visitors to park their cars when visiting the elderly and infirm at the Jewish Home and hospital on 106th. That is just cruel and what you will do if you get rid of these garages. I also can not understand why you would take a congested neighborhood that already lacks adequate street parking and destroy one of the few parking garages in the area. As a long time resident I trust you will apply common sense which is why you were appointed and let the parking garages stand.

Many thanks,  
Lisa Gersten, esq.

Lisa Gersten, Esq.  
(646) 269-1550

Sent from my iPhone so please excuse any typos.

From: **Jean Lerner** <jeanlerner@gmail.com>  
Date: Sun, Nov 19, 2017 at 4:52 PM  
Subject: Parking garages, West 108th St  
To: [info@manhattanbp.nyc.gov](mailto:info@manhattanbp.nyc.gov), Team Levine <[District7@council.nyc.gov](mailto:District7@council.nyc.gov)>

Members of Community Board 7:

PLEASE FIND A COMPROMISE! BUILD HIGHER AND BIGGER IF YOU MUST, BUT INCLUDE GARAGE PARKING.

I am very much in support of senior and supportive housing, and there must be a way to work this out. Does it have to be either/or? Think out of the box!

As a long-time resident of 255 W 108<sup>th</sup> Street – and also someone who uses the W 108<sup>th</sup> Street garages - I vehemently protest Applications #C180112ZMH and #C180114HAM by West Side Federation for Senior and Supportive Housing for the disposition of property located at 103-107, 137-143, and 151-159 W 108<sup>th</sup> Street to facilitate the development of affordable housing and community facility space and to change zoning from R8B to R8A.

The property currently is occupied by garages that provide essential and beneficial services to our W 108<sup>th</sup> Street community. These garages serve local residents, local businesses, visitors to our community, and local service providers. The availability of this garage space gets cars off the streets and cuts down on congestion and traffic in our neighborhood - promoting safety to other motorists and pedestrians living, working, and visiting in the neighborhood. While some may think having a car in Manhattan is a luxury, for many it is not a luxury but a necessity. The availability of safe and secure parking is an essential service and eliminating it would be a calamity for many people.

- If you approve these applications you will be destroying a valuable resource used by working-class, middle-class residents, and businesses.
- If you approve these applications you will be breaking our hard-earned zoning.
- If you approve these applications you will be decreasing the ability to safely navigate our neighborhood on foot and in vehicles.
- If you approve these applications you will be increasing traffic congestion in our neighborhood.

Please do not destroy the well-being of our residents and businesses by endorsing and approving this ill-considered change.

Thank you very much for your consideration.

Sincerely yours,  
Jean Lerner  
255 W 108th St.



**Subject:** Save the parking garages in Manhattan Valley!

**Date:** Sunday, November 19, 2017 at 2:40:19 PM Eastern Standard Time

**From:** golanj@aol.com

**To:** District7@council.nyc.gov

**CC:** info@savemanhattanvalley.org

Dear Councilmember Levine:

I am a resident of Manhattan Valley. As a college professor who works on Long Island, I do not have the option of taking mass transit without spending 4 hours a day commuting. Therefore, for 20 years now, I use a car to commute, which used to take me only 45 minutes to drive and park each way. These days, I spend up to an hour a day after returning home to look for street-parking. Having already driven through massive amounts of construction and traffic, it is extremely frustrating to see my peaceful neighborhood become one that invites races to the many fewer parking spots available due to bike ports and lanes, construction and repairs.

The garages located on W. 108 St. are essential to our neighborhood, both for its character and civility, and personally, have often provided my car with shelter from winter storms. They should not be sacrificed in favor of additional supportive housing, of which Manhattan Valley already has far more than its fair share. These garages house close to **800 cars**, and many garage tenants have depended on them for decades. To take them away would be robbing the community of an important and necessary resource. There must be a better solution.

While it's easy to be in favor of new housing, it's harder to evaluate the impact that housing will have on a neighborhood. Please work with our community to look at how more people/ more cars and no garages will impact our area.

The garages absorb much overflow parking from Columbia University, St. John the Divine, St. Luke's, several public and private schools, and other institutions in the area, as well as local residents and the many essential service providers. No garages—it's unconscionable! The other very few garages are not affordable, and I've already described the whittling away of street parking, so where are another 800 cars going to go? The traffic from hundreds of additional cars circling for street parking, added air pollution, accidents and stress will be horrific.

It is simply unfair, unethical and unnecessary to take from one community to give to another. This action will further bring out our worst selves, rather than encourage the generosity of neighbors in a neighborhood that I have treasured for its kindness and diversity for 30 years.

Sincerely,  
Jeanne Golan

[jeannegolan.com](mailto:jeannegolan.com)

**Subject:** 108th St. Garage

**Date:** Sunday, November 19, 2017 at 2:51:17 PM Eastern Standard Time

**From:** Donald Butt

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org

I am writing to protest the demolition of the garages on 108th St.

These garages serve a great need of the community. There will be hundreds of people who are greatly inconvenienced and their ability to make a living impeded. Do they not have any rights?

I have lived in the neighborhood for 40 years and have been most dependent on those garages during that time. I drive to work in Westchester daily and, as I work in real estate, a car is a necessity for me.

Is it so dim-witted to suggest - why not include parking in the planning of these new buildings? It would be a source of income towards the subsidy of these buildings and provide a very necessary community amenity.

Very truly yours,

Donald Butt  
370 Riverside Drive  
NY, NY.

**Subject:** Save West 108th Street Garages  
**Date:** Sunday, November 19, 2017 at 3:37:13 PM Eastern Standard Time  
**From:** Judy Tobey  
**To:** office@cb7.org  
**CC:** District7@council.nyc.gov, info@manhattanbp.nyc.gove  
**BCC:** info@savemanhattanvalley.org

November 19, 2017

To Community Board 7

Re: Proposed Develop of Low Income Housing

W 108<sup>th</sup> Street

To the Board:

I am opposed to the proposal by West Side Federation of Senior and Supportive Housing (WSFSSH) and partners to raze the three City owned garages (West 108th St., between Amsterdam & Columbus Aves.) along with the current Valley Lodge Shelter and replace them with a new Valley Lodge and a large affordable housing project.

I have been a resident of 106<sup>th</sup> for 53 years. During that time I have always had a car, first parked on the street and later at the H.R.F. Garage on 108<sup>th</sup> Street. While not reliant on a car because of physical disability, like one gentleman in our building who parks at H.R.F, we need it to use our country house and visit relatives. We do not have a lavish life style, and the car is important to our way of life. Neighborhood parking is also an essential piece our social life. We have regular visitors who come by car from upstate or out-of-state. Public transport would be wholly impractical for them, and they would not come if they could not park. Increasingly, they tell horror stories of endlessly circling the neighborhood looking for street parking and sometimes they resort to the 108<sup>th</sup> Street garages.

This neighborhood is active and congested. In addition to local residents, it is visited by employees, customers, faculty, clients and visitors to local businesses and major institutions, including Columbia University, Barnard College, St. Luke's Hospital, the Jewish Home and Hospital on 106<sup>th</sup> St., numerous facilities for elder housing and assisted living, the Cathedral of St. John the Divine, and numerous local public and private schools. Even major services at

Riverside Church bring hundreds of cars as far south at this neighborhood looking for parking. There is little street parking available. What street parking there has been has recently been reduced by the installation of Citibike bike stands. The stands are everywhere, located close to one another, and I have seen none holding more than one or two bikes at a time, if that.

The 108<sup>th</sup> Street parking garages are a vital asset for this community. Their 800-space capacity provides day-time and long term parking for those who visit, work and reside in this area. The elimination of these parking facilities would be a heavy blow to those of us who use the garages, as well as on the many on-street parkers in the area. There will be a substantial increase in street traffic, honkin and air pollution as people search for on-street parking. Before garage spaces are eliminated, parking alternatives must be available to protect the needs and the quality of life of this community. I understand that WSFSSH has never before sought to develop a new project that necessitated demolishing a vital community resource. Why start now? And why start here in Manhattan Valley, which already hosts 40% of the affordable housing on the Upper West Side. The proposed project is doubly unfair to our neighborhood. After over 50 years her, I would be most upset to be forced to move away because newcomers take over the facilities that make our way of life possible.

Very truly yours,

Julia C. Tobey

cc.: Mark Levine  
Gale Brewer

**Subject:** Action on proposals concerning garages on 108th Street  
**Date:** Sunday, November 19, 2017 at 4:51:01 PM Eastern Standard Time  
**From:** Kenneth Johnson  
**To:** office@cb7.org  
**BCC:** info@savemanhattanvalley.org

In full disclosure, I park at HRF Garage on 108th Street. I live at 340 Riverside Drive.

Beyond my own interest in preserving parking, I would suggest that any decision to approve the proposed housing project, and the demolition of the garages on 108th Street, is premature. Environmental and social concerns need to be fully explored, and the concerns of all local citizens addressed.

I also am concerned after reading an article in today's Times: [https://www.nytimes.com/2017/11/17/nyregion/at-3700-a-month-affordable-apartments-go-begging.html?\\_r=0](https://www.nytimes.com/2017/11/17/nyregion/at-3700-a-month-affordable-apartments-go-begging.html?_r=0) . It would appear that hasty attempts to fulfill a particular political agenda are causing problems with proposed solutions to a need for "affordable housing". Given that this city's lower income housing shortage is a symptom of our society's problems, and not the problem itself, now should be a time for strategic long term action addressing social inequality rather than rushing forward with band-aid solutions.

Best regards,  
Kenneth Johnson

**Subject:** Save the garages on west 108th street

**Date:** Sunday, November 19, 2017 at 4:51:35 PM Eastern Standard Time

**From:** Ronald Lamprecht

**To:** office@cb7.org

**CC:** info@savemanhattanvalley.org

Dear Community Board 7,

I urge you to do the right thing and not displace the hard working staff at 137 West 108th street. My family has gotten to know this great group of attendants, who live in the area and have kids of their own (Jorge, Virgilio, Juan). Please don't or these guys out of work.

Thank you.

Ron Lamprecht

321 West 110th street, apt 8A

New York, NY 10026

646-242-5414

**Subject:** W 108th St Garages

**Date:** Sunday, November 19, 2017 at 5:55:52 PM Eastern Standard Time

**From:** sapetrick2@aol.com

**To:** Office@cb7.org

To the Community Board 7 Members -

I'm writing to tell you how important the W 108th St. Garages are to our community. I've been a resident of W 106th St for almost 30 years, and have seen our neighborhood change dramatically: residents are younger, wealthier and there are many more children here. During my time here, our economy has also changed dramatically, requiring many more of us to commute either outside Manhattan or the city altogether for their jobs. These things alone are big reasons for the increase in the number of cars we have here and I'm sure they're not the only ones. At the same time, we've suffered a significant loss in available parking. There are several hundred fewer parking spaces on Columbus and Amsterdam since the bicycle lanes there were constructed. The Citibank bike stands are another factor - each stand costs us 3-4 parking spaces and there are 10-15 stands in our neighborhood.

If I'm describing 300-400 lost spaces as significant, I'm sure you understand that losing 700 will be catastrophic. Where on earth will those 700 cars go? Even if there were enough on-street parking (which there most certainly is not), it can be very difficult if not impossible to negotiate alternate side parking unless you're home at the right times on the right days.

I can't stress enough the importance of retaining the W 108th St Garages as they are. While I recognize that senior housing is very important to all of us, I can't help but think that there are alternative locations for it. If lost, the garages will be irreplaceable, and represent a significant loss to the community.

Sincerely,

Sally Petrick  
945 West End Ave.  
NYC, NY 10025

**Subject:** Manhattan needs affordable parking garages

**Date:** Sunday, November 19, 2017 at 5:25:16 PM Eastern Standard Time

**From:** Louise Shelton

**To:** office@cb7.org, district7@council.nyc.gov, info@savemanhattanvalley.org

Hello -

I am a resident of Manhattan valley and have been parking my car on West 108th Street for 6 years.

I am vehemently opposed to the demolition of the garages on West 108th Street. My current garage is the only affordable garage in the area. I cannot afford alternative parking garages in the neighborhood. When I return from work at 9pm there is never any available parking on the street. The demolition of the garages will add pollution and many doubled cars parked and cause congestion.

I implore the community board to vote no to the demolition of the garages unless subsequent measures are taken provide adequate parking for 700 cars in the neighborhood!

Many thanks,

Louise Shelton  
50 West 105th Street  
NY NY 10025



**Subject:** 108th St Garages

**Date:** Sunday, November 19, 2017 at 8:12:23 PM Eastern Standard Time

**From:** Joe Russiello

**To:** office@cb7.org

**BCC:** info@savemanhattanvalley.org

I am a neighborhood resident almost 40 years, a garage user for almost 30 years & a voter.

I am **opposed to the proposal** by West Side Federation of Senior and Supportive Housing (WSFSSH) and partners to **raze the three CITY owned garages** (West 108<sup>th</sup> St., bet. Amsterdam & Columbus Aves.) along with the current Valley Lodge Shelter and replace them with a new Valley Lodge and an affordable housing project.

These garages have been in operation for the better part of a century & like the Goddard House provide an important service to the community. These garages certainly have allowed me to stay in the neighborhood & over the years have allowed me to for-fill important family & social obligations visiting my healthy later sick/dying parents, relatives & friends. These garages provide reasonably priced parking spaces for middle class working people & small businesses to work in our neighborhood, as well as the groups providing community services. To provide no alternative in this very large project is clearly unacceptable. Adding garages could add a valuable revenue stream to the project that could be used for maintenance, or other improvements. Leaving maintenance to the city alone is just irresponsible. The mayor himself (at the last area town hall) admitted that city owned housing needed \$18 billion for much needed repairs etc. Clearly evidence of years of neglect & .... With a revenue stream from garages maintenance could be at least in part self funded.

It's easy to be in favor of new housing, but harder to evaluate the impact that housing will have on a neighborhood. Please work with our community to look at how more people/ more cars and no garages will impact our area.

Joe Russiello

**From:** Elisabeth G Ellis <gaynorellis@aol.com>

**Date:** November 19, 2017 at 2:04:06 PM EST

**To:** [office@cb7.org](mailto:office@cb7.org)

**Subject:** Protecting a neighborhood

As a 40+ year resident of this UWS area, I OPPOSE destroying the 108 St garages (which I don't use).

Isn't the goal of community boards to protect, improve, and benefit neighborhoods?

If so, destroying the garages does the opposite.

1. Turning 500-700 cars onto the streets will create many new hazards.
2. People who never use garages will be negatively impacted along with people who use the garages. A large number!
3. Car owners are not just fat cats. They have diverse and pressing reasons for having cars.
4. Public transportation doesn't work for all jobs and circumstances.
5. We rely on working people who have to drive cars/vans to serve our community. Many already double park. With garages gone, the double parking nightmare and dangers worsen.
6. Senior and supported housing are great but in this case, why back a plan that so badly impacts us all? Is this helping our community?
7. Piecemeal Neighborhood planning is short sighted and bad. Where are alternatives to dumping so many cars on our streets?
8. Why wasn't any long term planning undertaken to address the needs for garages along with housing?

I hope CB7 rejects a short sighted, quick fix in favor of a long term, truly community based plan that supports the needs of a diverse population.

Gaynor Ellis

Sent from my iPhone

**Subject:** Comments on the W108 St HPD /WSFSSH proposal

**Date:** Sunday, November 19, 2017 at 8:22:26 PM Eastern Standard Time

**From:** danzweig@aol.com

**To:** office@cb7.org

**CC:** district7@council.nyc.gov

To: Community Board 7

From: Dan Zweig – former 30 year CB7 Board Member

Date: November 19, 2017

Subject: Comments on the W108 St HPD /WSFSSH proposal

**Need for parking in this part of the Upper West Side -**

There is probably no more difficult or expensive place to own and park a motor vehicle than in Manhattan – those who have vehicles endure this reality – they really need them and really want them. Reducing the supply of parking has not reduced the demand for parking in this neighborhood. The reduction of parking spaces both on street and off street has made life more miserable for anyone who needs or wants to use a motor vehicle; *especially* if they cannot afford a garage and can only afford to park on the street.

Pushing 700 vehicles to the street in the upper part of District 7 will impact the lives of not just 700 but thousands of individuals for whom it will make city life more difficult.

I have lived on the Upper West Side for the last 50 years – 47 years on W106 St. The three garages on W108 St have been a crucial part of many of my neighbor's lives and crucial to my own at many times during my years here.

As a full time worker and also as a consultant, I have used my vehicle to commute to work daily; never to midtown, but to places where mass transit was not practical or available for the commute. Using it each day to get out of town, sometimes it was possible to keep my car parked on the street. But on nights when it was impossible to find a place to park in reasonable time, I depended upon the garages as a crucial backup. And that was reasonably often.

In other years, I needed to have an automobile to get to where my parents lived in New Jersey to be able to help care for them. At that time, I worked regular hours in midtown and downtown Manhattan, and could not find parking on the street on the right side each night to obey the following day's Alternate Side regulations. To work in Manhattan and maintain a car, the W108 St. garage was expensive but crucial to my ability to work and still care for my parents.

Many of my neighbors find themselves in similar positions, needing a vehicle and a place to park simply to make it possible to live their lives. The garages are crucial to them. And not just for those parking in the garages. The availability of the 700 garage spaces are also crucial for those who need to park on the street and cannot afford a garage. Without those 700 off street spaces, the demand for street parking will become intolerable.

**Disposition of the city property containing the three garages -**

I believe that 700 vehicles losing their off street parking on W108 St. will have a substantial and direct negative impact on the ability to park in the neighborhood...affecting both off street and on street parking availability.

The Transportation portion of the EIS statement makes the erroneous assumption that a great number of people currently parked in the garages will simply take mass transit to their destinations instead. This is a standard EIS assumption but simply not true in this instance. The tenants of these garages already do not regularly use their vehicles to go to midtown or downtown destinations – mass transit will not absorb those trips at all.

Few people, if any, store their vehicles in the W108 St garages and use them to commute to the Manhattan core. The bulk of people who keep their vehicles in the garages use them to go out of town: primarily to work in places where mass transit is not a reasonable travel choice, or to leave town to go to places where a mass transit commute is also not a feasible choice. Mass transit use will not mitigate the loss of parking spaces.

The Transportation portion of the EIS statement somehow asserts that the impact will only be a loss of 200-300 spaces. There is no credible information that supports this assumption.

Despite the meritorious goals of the plans to provide housing, let us not aid one part of our citizenry by making the lives of so many of our neighborhood residents more miserable.

I ask you at the Community Board to reject the proposal to dispose of the city property for any plan that does not maintain the full parking availability that is currently in place on W 108 St.

Sincerely,

Dan Zweig

**Subject:** More Comments on the W108 St HPD /WSFSSH proposal

**Date:** Sunday, November 19, 2017 at 11:00:05 PM Eastern Standard Time

**From:** danzweig@aol.com

**To:** office@cb7.org

**CC:** district7@council.nyc.gov

To: Community Board 7

From: Dan Zweig – former 30 year CB7 Board Member

Date: November 19, 2017

Subject: More Comments on the W108 St HPD /WSFSSH proposal

**Request for change in zoning -**

The application for the W108 St HPD/ WSFSSH project includes a request for a change in zoning in addition to the request for disposition of the three city owned properties with garages.

The zoning change is requested to an area which was recently rezoned in a CB7 initiative which included the area from W96th St to W110 St across the entire west side.

The zoning for all mid-blocks was set at R8B and considered to be good planning by this community for this part of District 7. It was intended to prevent overbuilding on the mid-blocks and to prevent massive zoning lot transfers through entire blocks.

Some years back, during the Koch and Dinkins administrations, there was a move to up-zone the Broadway corridor above 96<sup>th</sup> St from R8 zoning to R10 size (with commercial overlays). Broadway in that corridor had some buildings which were built to a size that were called 'overbuilt' for the R8 permitted size and were closer to an R10 equivalent in floor area. Between those 'overbuilt' buildings were smaller buildings, most all which conformed to the R8 zoning or less. Many people liked the large buildings with open spaces between them in this area because it let patches of sunlight through to Broadway and kept Broadway buildings at a more reasonable size overall.

The city administration presented the argument that that the R10 zoning should be put in place so that the larger buildings already built would better conform to the area zoning. Up-zoning to R10 would mean that all the smaller properties in between the large buildings would come under pressure to be rebuilt larger. Essentially, over time the spaces between the bigger buildings would all get filled in and make Broadway into an R10A size wall from 96<sup>th</sup> St to W110 St. The community and CB7 pushed back. They rejected the argument that a zoning area should be increased just so that already built buildings would better conform to the zoning.

*How does this pertain to W108 St?* – On W108 St, we now have an R8B zoning for the mid-block between Amsterdam and Columbus Avenues. The argument I have heard raised for changing the zoning to R8A on this midblock is that existing buildings on some properties are larger than the R8B would allow. The argument to up-zone these properties (to R8A) is premised on the fact that properties containing some buildings which are larger than the current zoning would allow (R8B) and therefore we should up-zone (to R8A) so that those structures better conform. This is not good planning; it is a specious reason to increase the residential zoning for these properties.

When the zoning change for Straus Park area was proposed, the argument was raised that it was spot zoning since it included changes that would only apply to a single intended project. We do not generally permit spot zoning.

*How is spot zoning applicable to the W108 St?* - The W108 St proposal certainly looks like a spot zoning proposal – effectively changing the zoning only for a single project. We do not generally permit spot zoning.

The R8A zone proposed for the W108 St mid-block is also the same zoning which currently exists at the Avenues. This is in violation of our intent in the last rezoning to prevent like zoning from avenue to mid-block to prevent large zoning transfers from potentially occurring.

The larger zoning and massing of the proposed building may look somewhat innocent to those who live in parts of our district with larger projects south of 96<sup>th</sup> St. Being on West End Avenue I found it difficult to step into the shoes of those who live in Manhattan Valley. But if you talk to the people who live there, who are familiar with the size and feel of Manhattan Valley, this up-zoned project is quite simply beyond what was intended for a mid-block when the R8B zoning was implemented by CB7.

Would you at CB7 vote to allow a change in zoning from R8B to R8A to allow this project on any mid-block narrow street location in the W.80's or W.70's?

Yes, the garages do not conform and we would not allow them to be built today. But we have them and they are a crucial community resource to thousands of people in the neighborhood.

Let us not approve spot zoning for this or any project.

Let us not violate our own recently placed zoning to clear and then again overbuild this mid-block location while making life more miserable for thousands of people who (directly or indirectly) depend on the garages' continued operation as a place to park vehicles.

**Subject:** Parking garage demolition

**Date:** Friday, November 17, 2017 at 11:07:47 AM Eastern Standard Time

**From:** davidtaylor2004@aol.com

**To:** Office@cb7.org

**CC:** info@manhattanbp.nyc.gov, Info@savemanhattanvalley.org, District7@council.nyc.gov

**To the members of Community Board 7:**

**My name is David Taylor and I am the board President of the 107 West 106<sup>th</sup> Street Apartment Corp.**

**I am writing to express my extreme opposition and dismay at the proposal to tear down 3 parking garages on West 108<sup>th</sup> Street.**

**As a local resident for 8 years and a car owner who already has to at times wait 2 hours for a street parking spot, I cannot imagine the difficulty there will be after demolishing these parking garages. We in the community already have to "battle" with employees from the Jewish Home, the Red Oak Nursing Home and the Veritas single mother residences, who hold street spots for their colleagues on subsequent shifts. I have personally been threatened with physical violence by workers from these places who feel they are entitled to hold street parking and get angry when I don't move to allow them to take spots they feel they are entitled to. We also have an inordinate number of yellow taxi drivers who frequent several restaurants on Columbus Ave, between West 106 and West 107 and not only take up all the meter spots on Columbus but also park on West 106, 107 and 108<sup>th</sup> Streets. This usually happens all day from 10AM until about 2AM.**

**In addition to these parking concerns, it is my understanding that the city plans to replace these garages with a nearly half block long homeless shelter, which has been given some euphemistic name. This proposed homeless shelter would be an increased burden on the area which already has a homeless shelters at W108/Broadway (The Bridge) and W104/Broadway with several family shelters west of Broadway. These have caused an exorbitant number of aggressive panhandlers on Broadway between W108th and W103th. I have also observed residents of "The Bridge" shelter smoking crack within 10 feet of the shelter entrance on several occasions. I am sure with this new Mega-Shelter we will have the same blight on Columbus Ave between W106th and W110th Street, which as I'm sure you are aware is in the immediate vicinity of the Booker T Washington Middle School.**

**Once again, I cannot adequately stress enough how much I and the residents of my coop object to this plan.**

**Thank you for your attention to this matter.**

**Respectfully,**

**David Taylor**

**President – 107 West 106<sup>th</sup> Street Apartment Corp**

**Subject:** Proposed affordable housing project on West 108th Street

**Date:** Saturday, November 18, 2017 at 2:21:36 PM Eastern Standard Time

**From:** Scottie Twine

**To:** office@cb7.org, District7@council.nyc.gov

**CC:** Save Manhattan Valley

I am not opposed to affordable housing. But I am opposed to the City's current plan to build it on West 108<sup>th</sup> Street by demolishing three parking garages that serve the neighborhood, a plan that fails to include parking in this new housing to replace those garages. I am also disturbed that two important principles are missing in the consideration of this project: full disclosure and compromise.

A recent public hearing felt staged, and it seemed increasingly clear that the plan is being railroaded through without appropriate consideration and cooperation. Discussion at the hearing quickly disintegrated into an "us" versus "them" mentality and was positioned as "people versus cars." One was either seen as being for or being against affordable housing, and the garages presented as symbols of the privileged, who were sometimes booed during their voiced support of them. At one point, car owners who spoke were actually called racist, something I found profoundly disturbing on many levels.

This is not an issue of for and against, people versus cars. It's about maintaining a diverse neighborhood of homes, local shops, and medical services (a neighborhood in which we raised our children and have lived for more than 40 years). The current garages on 108<sup>th</sup> Street provide a much needed service: the more than 700 spaces are used by area residents and merchants, by people who commute into the area to their jobs at the Cathedral of St. John or at Mount Sinai St. Luke's Hospital, or who run local businesses and services. A car isn't always a luxury; sometimes it's a necessity, a way to get to one's job or to a person you're caring for outside the area. This is an issue of balance and fairness, of transparency, of consideration of all the components that go into a project that will significantly impact the neighborhood on many levels.

At the public hearing, more than one speaker who expressed concern about the loss of parking facilities was told, "Go find another place to park your car!" Well, there are very limited options for this, and already competition for them is high.

In terms of full disclosure, there also remain a number of unaddressed and unresolved concerns, that include: the overall environmental impact on the neighborhood from demolition and construction, especially on the students playing in their schoolyard directly across the street; how 700 additional cars, being driven for long periods and distances in search of parking, will spew additional air pollutants; why this site is being used when there is already a high incidence of affordable housing in this neighborhood rather than in the West 60's, 70's, 80's where there is very little.

Thank you for considering my comments.

Scottie Twine

325 Riverside Drive

**Subject:** The community needs affordable parking garages

**Date:** Saturday, November 18, 2017 at 10:10:49 AM Eastern Standard Time

**From:** BRIDGET JOHNSTON

**To:** office@cb7.org

**CC:** district7@council.nyc.gov, info@savemanhattanvalley.org

Hello there,

I am a resident of west 105th and have been parking my car at the garage on w108 street for 3 years.

As a worker in the film and television industry I often need my car to get to and from set locations. My work days are very long, 14-16 hour days and i can not imagine trying to find on-street parking with the hours I work.

I need a 24 hour , fully attended garage for personal safety.

I used to use a garage on our block on w105 street until they doubled the monthly rent to \$1000, this was their way of expelling garage tenants so they could make room for Zipcar. I was lucky to find room at an affordable rate at the garage on W108street.

With the recent addition to Citibike docks in the neighborhood, it is even more difficult to find street parking.

I absolutely oppose the demolition of any of the garages on west 108 street, on many grounds, including, lack of affordable alternative garages, safety and pollution caused by increased numbers of cars circling blocks to get a park.

I urge the community board to listen to us, the hardworking, tax-paying, constituents of this area and vote to oppose the demolition of these garages, and rethink further developments on these sites.

In community spirit,

BridgetJohnston

50 West 105 street, NYC.

**Subject:** Fwd: Keep the Garages on 108th Street, Please  
**Date:** Friday, November 17, 2017 at 5:18:56 PM Eastern Standard Time  
**From:** Sylvan Feldstein  
**To:** [info@savemanhattanvalley.org](mailto:info@savemanhattanvalley.org)

Sent from my iPad

Begin forwarded message:

**From:** [sfeldst172@aol.com](mailto:sfeldst172@aol.com)  
**Date:** November 17, 2017 at 7:31:44 AM EST  
**To:** [office@cb7.org](mailto:office@cb7.org)  
**Subject:** Keep the Garages on 108th Street, Please

I have parked my car at a garage on 108th Street for many years and rely on it for work. Losing it would be a real hardship for me. While the proposed use of the block is admirable in other circumstances, it has to be balanced against the damage to would do to so many neighborhood residents here. Throwing 1,000 cars on the streets in this crowded neighborhood doesn't sound like very good public planning to me.

I hope you take my opinion into consideration. Sincerely,

Sylvan Feldstein



**Subject:** Keep the Three Parking Garages on West 108th St!!

**Date:** Friday, November 17, 2017 at 3:53:06 PM Eastern Standard Time

**From:** Mark Sobell

**To:** office@cb7.org, District7@council.nyc.gov, info@savemanhattanvalley.org

We need garages on the UWS. The garages not only allow residents to rent a place to park, but they also free up street parking! I am a senior and when the snow comes, I need to be able to find a parking space or at least rent one.

Thank you,

Mark Sobell

**Subject:** Garages

**Date:** Friday, November 17, 2017 at 3:51:04 PM Eastern Standard Time

**From:** Richard A. Rosenblum

**To:** info@savemanhattanvalley.org

I am a resident who opposes the WSSFSH project, and have attended many meetings about this project, but unfortunately I will be unable to go to the next one, on November 20<sup>th</sup>, as I must leave for Florida on the 19<sup>th</sup>. I wish you luck in fighting this intrusion on the neighborhood. I have sent an e-mail to CB7, with a cc: to Mark Levine and to you.

Thanks for all your efforts.

Richard Rosenblum  
245 West 107<sup>th</sup> Street  
Apartment 7F  
New York 10025  
212-222-1109

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 11:41 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Barry Sopher**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I concur in full with the attached document (Save Manhattan Valley white paper). Manhattan Valley already is doing more than it's fair share in supporting the city sponsored projects for housing and

other services, and there are many alternative sites for this project that would improve those neighborhoods. Siting this project in Manhattan Valley, which already is the locale of many housing projects and other services for low income and other disadvantage populations, as detailed in the attached white paper, would lead to more congestion, more accidents, and environmental degradation. And it would be illegal as well. To proceed with siting this project in Manhattan Valley, in light of all these negatives, and the lack of positives, would be irresponsible and a failure by the City to optimize the welfare of city residents. Respectfully and responsibly yours, Barry Sopher Resident, 200 W. 108th St.

— Attachments: \_\_\_\_\_

West 108th St Project Save Manhattan Valley White Paper.pdf

358 KB

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/11/2018 3:17 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Gina Speirs**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **A homeowner owner on 108 St.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

While I am all for low income housing I am OPPOSED to the project on this site for several reasons. Firstly it breaks the zoning heights put in place for Manhattan Valley, which were put in place to

protect the neighborhood from developers. More importantly these 3 garages were working garages with 2 gasoline tanks buried underground and many years of spilled hazardous toxic leaking chemicals which will be released into the atmosphere on demolition. This is too risky with 3 schools on 108 St. between Broadway and Columbus to their health and well being as well as the other residents. There is already one building on the proposed site that caters to low income residents, there are other sites, in the neighborhood that can be used without all of this risk. Not to talk of the extra pollution that will be caused by all the extra cars now circling searching for parking. Lastly Manhattan Valley already bears 40% of the affordable housing and communality supportive services on the UWS, far more than "fair share" under the City Charter. Thank you. Gina Speirs

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 5:56 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **michael stearns**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

The project to replace the garages on West 108th Street between Amsterdam and Columbus avenues with housing will lead to the removal of beneficial property use but will not offer any replacement.

Parking for cars everywhere on the Upper West Side is difficult but will be made more so if these garages are leveled. Among the reasons for the increasing difficulty is the removal of on-street parking spaces in favor of Citibank commercial bicycle-rental stalls and the loss of parking spaces to make way for bicycle lanes on Amsterdam and Columbus avenues, among other major thoroughfares. If the plan were to include compensatory nearby parking spaces, I might think differently.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 11:27 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Merih Uctum**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I oppose the project in the strongest terms. I am a resident in this neighborhood and do NOT use the Parking Facilities. My objection is in line with the attached document (Save Manhattan Valley white

paper), in its detrimental impact that it will have on the long-term social and economic balance of the neighborhood. Manhattan Valley provides more than 50% of the affordable housing on the Upper West Side. In addition to the environmental damage, by increasing this ration the project will inevitably destabilize and damage the current social fabric of our diverse neighborhood, and not improve the lives of the residents it claims to help. The City's goal should be to promote better integration of its residents, not destroying neighborhoods that have already absorbed more than their fair share of low-income and senior housing facilities.

— Attachments: —

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West 108th St Project Save Manhattan Valley White Paper.pdf

355 KB

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 7:53 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **David Voremberg**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

Very surprised to see that the 108th Street WSFSSH development is still under consideration. A careful read of the attached report, should convince any neutral observer that this WSFSSH enterprise, in the

108th Street location, is ill advised. The unintended negative consequences of this perhaps well-intended project are significant. Where will the 700+ cars go? There is already almost no available street parking, and very limited space at the few other garages in the vicinity. The situation during the alternate side parking changeover periods is already fraught and often dangerous on the narrow side streets. The project lacks common sense for the reasons spelled out in the attached report. Fair share principles should be taken into account; Manhattan Valley already hosts nearly half of the affordable housing on the upper west side. Please consider alternative locations for this project!

— Attachments: \_\_\_\_\_

108 St garages project.pdf

360 KB

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/9/2018 2:18 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Elisa Wallman**

Zip: **10024**

I represent:

- **A local community group or organization**

Details for "I Represent":

**My Comments:**

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

**Additional Comments:**

My name is Elisa Wallman and I am the Director of Community Programs at the Institute for Family Health, a federally qualified health center network that has been providing comprehensive primary

care in medically underserved communities in New York City for more than 30 years, and in upstate New York for the past 10 years. We also operate three residency-training programs in family medicine, and number of community health and health promotion programs. In NYC, the Institute offers primary care, behavioral health care and dental care at nine full time health centers, five school-based health centers, and six sites that care for people who are homeless. Services are available for people of all ages, regardless of insurance status or ability to pay. The Institute has been working with the West Side Federation for Senior and Supportive Housing (WSFSSH) since 1990, when we began providing services at Valley Lodge, a transitional shelter that they operate for vulnerable homeless adults. An Institute family physician provides primary care two days per week, working closely with the Valley Lodge staff to coordinate services. On average, we provide 1,000 primary care visits per year to the residents of Valley Lodge. I personally have worked very closely for the past 27 years with the staff at Valley Lodge, coordinating the Institute's on-site health services. The Institute is thrilled to be part of the WSFSSH project at 108th street. The Institute will occupy roughly 5,000 square feet of community space for healthcare, serving both the residents of the new buildings and the community at large. The Institute has a history of developing health centers in collaboration with community partners, and looks forward to working with the Upper West Side/Manhattan Valley community to help meet its primary health care needs. As a longtime community partner, WSFSSH will help make this block of 108th street a more vibrant, pedestrian friendly place that will promote the health and wellbeing of the entire neighborhood. WSFSSH has a strong track record of designing, building and managing complex developments in residential neighborhoods. The Institute for Family Health is happy to support WSFSSH at West 108th and to be part of the services it will provide for all of the Upper West Side and Manhattan Valley. Thank you. Elisa Wallman, LMSW Director of Community Programs Institute for Family Health

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 1:06 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
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- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Eileen Weiss**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I live in Manhattan Valley and after reading the impact report for the 108th Street garage demolition, I was shocked at how horrendous it would be for the neighborhood if this project went forward. Please

- DO NOT ALLOW this to go through! It will destroy the local environment and hurt the kids in the nearby schools, pour deadly carcinogens into the neighborhood, will allow builders to violate height limits, put over 700 more cars out on the street, cast shadows on the playground for 7 hours a day where the sun used to shine, decimate local businesses -- and we already have the highest percent (over 40%) of affordable housing on the UWS. It would be violating the law that says fair distribution of community services must be applied in all parts of the City. SAY NO to this project at THIS location! And even more brutally, this will add more people to the already overcrowded subways on Broadway and CPW -- not only those who will now have no place to park but also the new residents and their visitors in the oversized tower that would go up on the garage site. The garage is not a luxury -- it serves plumbers and nurses and musicians who need their cars to do their jobs. It generates income for the City! You can find a place to build that isn't DISPLACING another social service project -- look at 20 Amsterdam Avenue, for example. Do the right thing and please build, but build where it won't ruin an entire neighborhood by releasing gasoline fumes, asbestos and other serious toxins that cannot be contained. DO NOT rush into something that you can't take back because our neighborhood is precious and you will be remembered as complicit in its poisoning. Thank you.



**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 1:39 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Susan E Wilson**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

Can it be that NYC is actually making it harder for people to live in our neighborhood, instead of making things better, easier and more enjoyable? Unfortunately, the answer is yes. I am concerned

about the proposed destruction of the garages on West 108th Street and the proposal to build a huge apartment building on this site. I do not own a car so I do not use the garages, but I know that these garages are incredibly important to our neighborhood residents who need their cars for work (they work in the Bronx, NJ, Long Island, Westchester Cty., etc., and it is impossible and impractical to use public transportation to their work sites). Where are they supposed to park? Are they supposed to park on top of the bikes on the street that CitiBank rents to tourists who do not wear helmets, who do not ride in the bike lanes but on the sidewalks where we pedestrians are trying to walk and who ride the wrong way on one-way streets? So much parking space has been transferred to CitiBank (for the advantage of nonresidents) that there are hundreds of fewer parking spaces in our community already. I live on the 3rd floor and face the corner of West 106th Street and Manhattan Avenue. I look out the windows to see the same cars circling the block looking for parking spaces. The workers at the New Jewish Home (W. 106th Street), at Mt. Sinai-St Luke's Hospital, Central Park and Verizon (Manhattan Ave/W. 108th) cannot find parking spots when they report to work (many of them do NOT live in our neighborhood, work night time hours and need street parking). If the garages are destroyed, that will put even MORE cars circling the blocks looking for parking spaces. This causes more traffic and more pollution and makes it harder for neighborhood residents, returning from their jobs outside the borough, to find parking spots. It also lowers the quality of life for everyone here. Additionally, why isn't this proposed building being built in the neighborhoods of the 60s, 70s and 80s? Why isn't housing being built on the East Side? Aren't there enough public-subsidized housing (Frederick Douglas Houses) and nonprofit social service agencies (from unwed teenage mothers to reformed juvenile delinquents to former drug offenders) in our neighborhood? Every block has a social service organization or special subsidized housing on it while other neighborhoods have few or none. There needs to be a balance in our city and all neighborhoods should share in this responsibility to help the unfortunate. I am glad that our public funds support these services but NOT all in the same neighborhood. Our neighborhood is already crowded and congested and there are other areas within the city (Manhattan and outer boroughs) which can accommodate these types of housing and social services. Finally, the proposed demolition of the garages will cause environmental damage to our health by releasing dangerous toxins into the air. This is a danger to the children in the school on West 108th along with the entire neighborhood. Many children in my apartment building attend this school. To demolish these garages in an environmentally-sound manner will almost exceed the cost of constructing a new building. We know that demolished buildings have many pollutants and these garages cannot be safely demolished without a strong environment plan, lots of money and contingency solutions for complications. Does it really make financial sense to approve this costly demolition and then build an expensive building without any revenue returned to the city? Does anyone know the cost of safe, environmentally-sound demolition to the overall construction costs? Would the EPA supervise closely this potentially dangerous project? Who will be liable for any health issues relating to this project and clean-up? What funds are in this proposal for health disasters for workers and residents? These health issues could take years to surface and then a class action lawsuit would probably have been filed. (I can just imagine the NY Daily News headline now: City Settles with West 108th Street Garage Victims by Filing Bankruptcy.) Let us remember the aftermath of the clean-up of the World Trade Centers (much newer buildings than these garages) and the tragic number of carcinogenic-related health issues that workers suffered. Of course, in that case, the federal government, after years of inaction, finally created a fund, but who would help in this particular case? Will the city set up a Superfund for future victims? I simply do not understand why the city would even consider a proposal like this for this neighborhood. I also don't understand how

three high rises (two of them incredibly ugly and offensive to anyone's architectural sensibilities) were built on Broadway near West 100th Street and on Columbus between West 97-100 Streets. These are examples of more bad decisions that received approval. I hope these poor decisions stop now with this counterproductive proposal to increase the traffic and stress of the residents in our community while compromising public health. This ramrodding process, with the developers ignoring the legitimate and sincere concerns of people who live and pay taxes here while being duplicitous and deceptive in the "approval" process as well, reminds me of the Trump/Republicans hurrying their tax bill through Congress without testimony and public scrutiny. Please do not approve this proposal. Thank you. Thank you. Sincerely, Susan E. Wilson 50 West 106th Street, #3B NY, NY 10025

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/9/2018 2:26 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Lynn Wishart**

Zip: **10003**

I represent:

- **Myself**
- **Other**

Details for "I Represent":

**My Comments:**

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

**Additional Comments:**

Statement before City Planning Commission, City of New York, regarding: ULURP Application Nos. C

180114 HAM, C 180112 ZMM, N 180113 ZRM West 108th Street WSFSSH Development, Manhattan  
January 31, 2018 My name is Lynn Wishart. I am a member of the Board of Directors of the West Side Federation for Senior and Supportive Housing and a member of Fifth Avenue Presbyterian Church located at 7 West 55th Street in Manhattan. Today I speak in support of the West 108th Street WSFSSH Development from my perspective as a member of Fifth Avenue Presbyterian Church. With support from the Department of Homeless Services (DHS), Fifth Avenue Presbyterian Church and WSFSSH's Valley Lodge partnered first with the Church of the Ascension on West 107th Street, and then with West End Presbyterian Church on West 105th Street, in sheltering 10 men at a time for four months during six consecutive winters. During these intermittent, brief periods, because of the quality of services and care provided by staff of Valley Lodge, 94 individuals, many of whom having experienced decades of homelessness and unwillingness to accept assistance through options offered by DHS, moved from living as unsheltered individuals on Manhattan's west side into transitional and permanent housing. Homelessness and inadequate housing damage lives, undermine families, and destabilize our communities. We individual citizens, our faith-based institutions, and our governing authorities share the responsibility to support solutions to housing insecurity and homelessness in our neighborhoods. Valley Lodge has been a good neighbor on West 108th Street for 30 years. The proposed development that increases the capacity of the Valley Lodge shelter, addresses a critical need for supportive housing for older adults, and adds to the permanently affordable housing options for families will strengthen the community of Manhattan Valley. Thank you. Lynn Wishart 201 East 17 Street, #12B New York, NY 10003-3677 212.228.8970

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 11:25 AM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Maryann Wong**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

There is insufficient study and consideration of the impact on the environment and the community. The neighborhood is already overcrowded. There is no thought given to insufficient infrastructure

support, such as public transportation and parking. Alternative sites should be considered and the loss of parking spaces on 108 street hurts local businesses.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 12:17 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
- Public Hearing Date: **01/31/2018**
- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Jeffrey Wood**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

Any proposal to redevelop West 108 Street between Columbus and Amsterdam and eliminate the two parking garages now located there is a change that, on analysis, clearly discriminates against lower



income people in the neighborhood. Those who park in the garages can afford to pay the garage fee. Those who cannot park on the street. By eliminating the garages, a flood of additional cars will be competing for the limited number of parking spaces in the neighborhood, thus making it far more difficult for lower income people who currently do not use the parking garages to find parking for their cars. This has been largely ignored, it seems to me, in the argument that new moderate income housing will help the neighborhood. Surely a competent urban planner would be able to configure new development around the existing garages, rather than eliminating them. It would perhaps be a greater design challenge than simply leveling the garages and starting over, but preserving what is useful amidst the new is what good urban design is all about. I am a resident of the neighborhood, on 106 Street, and I neither park on the street in the neighborhood or park in one of the affected garages. I find it disappointing in the extreme that the City is simply giving the developers, who stand to make substantial profits from the development, the easy way out by accepting their demand that the garages have to go in order to justify the redevelopment.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/10/2018 12:03 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

- Application Number: **C 180112 ZMM**
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- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **MERYL ZEGAREK**

Zip: **10025**

I represent:

- **A local community group or organization**

Details for "I Represent": **I am with Save Manhattan Valley, a neighborhood coalition of several block associations and orgs.**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I moved to Manhattan Valley in 1999. Once here, I discovered that my street 108th, housed a drug

rehab, The Bridge, a homeless shelter, Valley Lodge, as well as several low-income housing units. We are not a NIMBY community. But the neighborhood offered few amenities to middle-class residents - no bookstores, the one movie theatre was soon razed, few retail shops. But I was happy with the diversity of the neighborhood, and the caring atmosphere. I never had a car - until both of my parents became ill. They lived in Suffolk County and the travel was impossible - it could not be done by subway, bus or railroad. I had to get a car. I drove in rush hour, returning midnight - and could never find street parking. It was a nightmare. Most garages charged fortunes for a spot. I discovered Manhattan Valley had a valuable resource, garages working-class people could afford. The manager charged what folks could pay and they are used by hundreds of hospital workers, teachers, local businesses, residents who needed a car for work, family care. What a relief, and so humane, so like the spirit of Manhattan Valley. Now the city will destroy them? It's inhumane. Has a community resource ever been destroyed to create housing? Why pit one deserving group of people against another. People here support affordable housing. But middle-class people matter too. If not, they will be forced to leave, and it will segregate the area. There are many other reasons this project is wrong: I hope that the City Council will consider them all: Don't break our hard-earned local zoning an 11-story building does not belong on our side streets. We do not want hi-rise projects to follow in the future. Please consider the environmental hazards to school children and residents who would have to endure years of toxic dust from the 60-year-old garages. They are filled with heavy metals and carcinogens. Think about the 700 people in the garages, each with needs. Families will be hurt, businesses will be harmed. This is about people, not cars. People. You may help 200 but you will harm thousands more. Why not chose a less problematic location? We have identified another site in on the Upper West Side. 700 cars forced onto our streets! Manhattan Valley is ten blocks, that's 70 more cars per block looking for parking. There will be noise, traffic, stress, air pollution and accidents from distracted drivers trolling for spots.. Think about good city planning - planning for the future, not a knee jerk reaction because you want to meet a quota. Consider a location that is a win for all. IT CAN BE DONE CORRECTLY. TAKE THE TIME, DON'T JUST VOTE YET WITHOUT CONSIDERING THE OPTIONS! This is not NIMBY. We are a caring community, this is about respecting and preserving the rights of tax paying residents who have needs too. Meryl Zegarek 255 West 108th Street

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— Attachments: —

West 108th St Project Save Manhattan Valley White Paper.pdf

360 KB

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 2:02 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

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- Project: **WEST 108TH STREET WSFSSH DEVELOPMENT**
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- Borough: **Manhattan**
- Community District: **7**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Andrea Zuckerman**

Zip: **10025**

I represent:

- **Myself**
- **A local community group or organization**

Details for "I Represent": **Save Manhattan Valley**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am very much opposed to this project because: 1. Ignoring the current zoning requirements by

building higher than the neighborhood allows creates a dangerous precedence that will encourage more tall, oversized buildings in an historic residential area. 2. The razing of the garages will release a variety of very dangerous toxins that will negatively effect the health of the people in the neighborhood and the students of the school across the street 3. The loss of parking spaces will also have a negative impact on the health of the citizens in the neighborhood by increasing the number of cars searching for parking and double parking 4. This neighborhood is already over-represented with public housing of various types; the city has other properties in other neighborhoods that can and should be used.

**Subject:** Comments re: C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT

**From:** PublicComments\_DL <PublicComments\_DL@planning.nyc.gov>

**Date:** 2/12/2018 9:33 PM

**To:** "Nabeela Malik (DCP)" <NMalik@planning.nyc.gov>, "William Pugliese (DCP)" <WPugliese@planning.nyc.gov>, ManhattanComments\_DL <ManhattanComments\_DL@planning.nyc.gov>

Re. Project: **C 180112 ZMM - WEST 108TH STREET WSFSSH DEVELOPMENT**

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*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Daniel Zweig**

Zip: **10025**

I represent:

- **Myself**

Details for "I Represent": **50 year resident - 30 years on local community board**

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

I am a long time, 50 year resident of the upper West Side – the last 45 at my present address. I intimately know my neighborhood - west of Central Park and north of 100th Street. I have lived

through changes, many good though my area near West End Ave has always been a good place to live. I have been an active neighborhood participant living and working in the neighborhood and have watched it change as a wave of gentrification pressure has moved up from the lower part of CD7 through our area and into Morningside Heights. I fought the rezoning of Straus Park area 30 years ago to protect our park which, on build out, proved to be exactly what we said it would be. Spot zoning to enable construction of a single large luxury high rise which blocks the morning sunlight from the northern end of our park. I joined Community Board 7 as a public servant to help connect government to my local neighborhood and served 30 years involved mostly in rezoning, housing, and transportation issues through that time. For those of us who have made our homes here for some time, we love New York and the Upper West Side in the W100's. Quite frankly, many of us who could not afford to move to this neighborhood had we not done it 20 or 30 or 40 years ago, are not as wealthy as newer residents bidding their way into this part of the west side. We depend on controlled rents; we watch with concern as our retail stores, restaurants, and groceries move to serve a wealthier population; we depend on an affordable place to park our motor vehicles. We fully support the effort to create more affordable housing in our neighborhood but as planners you must include a meaningful plan to retain or replace the 800 spaces to park a vehicle which are crucial to the work and quality of life of those residents who live here and use a motor vehicle. It is not ok to lose them; the EIS statements are incorrect in asserting that there are other places for said parking. Though perhaps in other areas of the city the need to park a vehicle has decreased, in this neighborhood, the need and desire for a place to park a motor vehicle has increased as the area has become more wealthy. We need to maintain or replace the supply of parking provided by the garages on W. 108th St. Otherwise this well intentioned project will be built on the backs of those who use motor vehicles, making the quality of life for each of them more difficult. This project could be built and include a plan for a parking facility that would replace the 800 spaces being removed. It could be built in a different location. It could be built 20 years from now when perhaps as some maintain, the demand for parking has changed due to technological or social change. At this time however, that change has not yet taken place and the need for a place to park is crucial to the people who work and live this neighborhood. I am opposed to this plan as currently presented. This project can and should be revised to include in some realistic fashion, a viable plan for retaining the parking currently provided as part of that plan.