



October 5, 2023

Attn: Dan Garodnick, City Planning Commission Chair
New York City Department of City Planning
Equitable Life Building
120 Broadway, 31st Floor
New York, NY 10271

Re: Letter in Support of City of Yes Program

Dear Chair Garodnick,

The Staten Island Economic Development Corporation (SIEDC) is pleased to support Mayor Eric Adams and the New York City Department of City Planning's City of Yes for Economic Opportunity program. This program will be an essential catalyst for the much-needed modernization of zoning regulations within Staten Island and throughout New York City. City of Yes for Economic Opportunity will allow us to plan for and accommodate the emerging needs of the marketplace by facilitating new commercial corridors, accommodating state-of-the-art industries, and supporting the needs of small businesses—the lifeblood of our local economy.

The rules and regulations for land use currently in place are the products of the previous century and were established to remediate the challenges of urbanization that were based largely on industries, commercial paradigms, transportation technologies, and market forces that have since been transformed. The City of Yes for Economic Opportunity will enable New York City's communities to respond to challenges in land use with greater flexibility, pragmatism, and the policy tools to develop unique solutions in a modern zoning landscape.

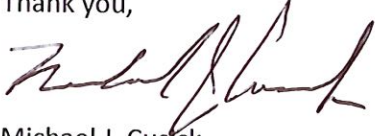
Accordingly, while the commercial vibrancy of New York City is paramount to the future, the SIEDC would also like to emphasize the importance of the role of industrial vibrancy. Land use laws must be designed to protect and accommodate the spatial requirements of a variety of clean-tech, advanced manufacturing, and emerging industries that will be imperative for the local economy and workforce employment. Land use laws that do not protect industrial zoning from encroachment by other commercial and residential applications will result in the departure of many businesses from the City. In other words, when different types of commercial uses (retail, entertainment, recreation, mixed-use, etc.) are allowed to establish themselves on a limited number of remaining properties zoned for industrial use, they often create the justification to replace these industries.

For example, a manufacturing facility naturally generates transportation and logistical activity that may not match commercial and residential expectations. The process of industrial zones yielding to other uses is all too familiar and has occurred over the last 50 years as New York City has seen the decline of traditional heavy manufacturing businesses. However, the 21st century is ushering in new, cleaner industries that will provide thousands of both skilled and unskilled jobs. The City will see the emergence of offshore wind power, solar power, advanced manufacturing, 3D printing, and many more STEM-oriented industries. Industrial zoning represents a necessary placeholder for these exciting industries and the enormous economic potential they will possess in transforming the region and its population. In this

way, the SIEDC requests the City of Yes program to include the cultivation and protection of industrial land use among its highest priorities.

The SIEDC is eager and looking forward to working with Mayor Adams's administration and the New York City Department of City Planning to further contribute to the growth, development, and future of Staten Island. We believe the City of Yes for Economic Opportunity program reflects both the entrepreneurial and pragmatic spirit necessary to pave the way for an adaptable and thriving City economy.

Thank you,

A handwritten signature in black ink, appearing to read "Michael J. Cusick". The signature is fluid and cursive, with a prominent initial "M" and "J".

Michael J. Cusick
President and Chief Executive Officer
Staten Island Economic Development Corporation