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PUBLIC HEARING
FRANCHISE AND CONCESSION REVIEW COMMITTEE

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March 7, 2022
2:35 p.m.

PUBLIC HEARING
Held via Microsoft Teams Videoconference

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APPEARANCES:

Mayor:
Allison Stoddard

Clerk:
Gregg Alleyne

Office of the Mayor:
Julie Bero

Corporation Counsel:
Kenisha Sutton

Office of Management and Budget:
Nancy Lin

Comptroller:
John Katsorhis

Borough President of Brooklyn:
John Douglas

Borough President of the Bronx:
Mirtha Camille Sabio

Borough President of Manhattan:
Aya Keefe

Borough President of Queens:
Allan Swisher

Borough President of Staten Island:
Stephen Caracappa

Department of Parks and Recreation
Philip Abramson

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MR. ALLEYNE: Hello and good afternoon everyone. This is Gregg Alleyne, Clerk for the FCRC.

Before we get started with today's proceedings, I'd like to confirm that everyone can hear me clearly? Can everybody hear me clearly?

(Chorus of yeses.)

Today's hearing is being held via Microsoft Teams conference call, and we ask that all attendees announce their name for the record each time they speak on the call for ease of transcription.

If you are not speaking, we ask that you mute your microphone to avoid background noises during the call. Only one person should be speaking at any given time. Either Alex or myself will direct, should there be any conflict.

Chair, we are ready to begin.

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MS. STODDART: Good afternoon

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and thank you all for being here. My

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name is Allison Stoddart, Chair of the

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FCRC. The Franchise and Concession

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Review Committee will now come to

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order.

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Will the Clerk please call the

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roll.

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MR. ALLEYNE: Mayor.

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MS. STODDART: Here.

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MR. ALLEYNE: Please identify

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yourself on the record for ease of

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transcription.

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MS. STODDART: Sure. Here.

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Allison Stoddart.

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MR. ALLEYNE: Office of the

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Mayor.

19

MS. BERO: Julie Bero, present.

20

FEMALE SPEAKER: Here. Sorry.

21

MR. ALLEYNE: Comptroller.

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MR. KATSORHIS: John Katsorhis,

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representing Comptroller Brad Lander.

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Here.

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MR. ALLEYNE: Corporation

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Counsel.

MS. SUTTON: Kenisha Sutton.

Here.

MR. ALLEYNE: Office of
Management and Budget.

MS. LIN: Here. Nancy Lin.

MR. ALLEYNE: President, Borough
of the Bronx.

MS. SABIO: Mirtha Camille
Sabio, here for Bronx Borough
President Vanessa L. Gibson.

MR. ALLEYNE: President, Borough
of Brooklyn.

MR. DOUGLAS: Yes. John
Douglas, representing Brooklyn Borough
President Reynoso.

MR. ALLEYNE: President, Borough
of Manhattan.

MS. KEEFE: Here. Aya Keefe,
representing Manhattan Borough
President Mark Levine.

MR. ALLEYNE: President,
Borough of Queens.

MR. SWISHER: Allan Swisher for

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Queens Borough President Donovan Richards.

MR. ALLEYNE: And, the representative from the Department of Parks and Recreation.

MR. ABRAMSON: Yes, Phil Abramson, Parks and Recreation.

MS. STODDART: Great. This is Allison Stoddart again.

Welcome to this remote public hearing of the Franchise and Concession Review Committee. The hearing being conducted today has been publicly advertised in accordance with the New York Charter and Concession Rules of the City of New York.

We want to be sure that anyone desiring to be heard has an opportunity to do so. All persons wishing to speak must provide their name, affiliation, indicate which calendar item, or items, they wish to testify on and whether they are for or against said item to the Clerk at this

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time.

Gregg, can I ask you to go through the list that you have so far?

MR. ALLEYNE: Okay. So, so far -- this is Greg Alleyne, Clerk for the FCRC.

So far I have Ronald Columbus, Paulette Osborne, Wendy Poulis, Bonnie Zomasco Roth (phonetic), Lori Beckelman, Jeffrey Simon, Linda Vogal Kaplan, Brenda Johnson, Michelle Vargas, Marietta Lasargue, and Gin Su Ro (phonetic).

MS. STODDART: Thanks.

And Gregg, do you need to ask every, each of those people which item they're testifying for?

MR. STAMOULIS: For simplicity's sake, this is Alex Stamoulis with MOCS, does anyone wish to testify on Calendar Item Number 1, which is the Pier I Cafe in Riverside Park?

(chorus of yeses.)

MR. STAMOULIS: Okay. So I'm

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going to --

MR. COLUMBUS: Seems like everyone wants to testify. Pardon me.

MR. STAMOULIS: Does anyone here want to testify for Item Number 2, the Arcade and Rotunda in Riverside Park?

(No response.)

Okay. And, lastly, does anyone want to testify for the Bonnefont, LLC, also known as the Pandering Pig at Fort Tryon?

(No response.)

MR. CARACAPPA: Gregg, Allison, I need to note my attendance for the call. This is Stephen Caracappa from the Staten Island Borough President's Office.

I think I was jumped during the roll.

MR. ALLEYNE: Apologies, Stephen.

MR. CARACAPPA: That's fine. I just wanted it noted.

MR. ALLEYNE: Please amend the

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record to reflect that the Staten Island Borough president is present at today's remote public hearing.

MR. SIMON: Can you also -- excuse me. Can you also amend the record, my name Jeffrey Simon, S-I-M-O-N, not stein.

MR. STAMOULIS: Simon, sorry I apologize about that.

MR. SIMON: It's okay.

MR. STAMOULIS: So I believe, based on the record, everyone here is here to testify for Calendar Item Number 1. We have no one here testifying for Calendar Item Number 2 or Calendar Item Number 3.

MR. KATSORHIS: This is John Katsorhis, I just have a statement to make for Calendar Item Number 3, but before we go into it, that's fine.

MR. STAMOULIS: Okay. We will have an opportunity for each committee member to speak after each calendar item is read into the record.

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MR. KATSORHIS: Thank you.

MR. ALLEYNE: Does anyone else wish to testify at today's hearing?

(No response.)

MS. DUCHNIK: Does anybody else get to speak?

MR. ALLEYNE: Only persons who are --

MS. DUCHNIK: I'm on --

MR. ALLEYNE: Only persons who are giving testimony will be speaking at today's hearing. If you would like to speak on a particular calendar item, you should register to give testimony.

MS. DUCHNIK: Okay. This is my first time in this kind of forum, I'm on my phone, so --

I just want to support Pier One (sic) --

MR. ALLEYNE: Please, please, please --

MR. COLUMBUS: Everybody does.

MR. ALLEYNE: Please identify

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yourself and then we will call you in order.

MS. DUCHNIK: My name is Diane Duchnik. I apologize for the interruption, but I actually have another meeting to attend. My name is Diane Duchnik, D-U-C-H-N-I-K. I live in the neighborhood of Pier One --

MR. ALLEYNE: Okay, Ms. Duchnik, thank you. We will call you in order of the registered persons.

MS. DUCHNIK: Okay. I just want to show my support, and for the other -- I think she is the Frying Pan, also, she is involved in this lovely woman, and I apologize but I have --

MR. STAMOULIS: Thank you very much. We'll have to --

MR. ALLEYNE: Thank you very much.

MS. DUCHNIK: Thank you. I may not be available. Thank you, though.

MALE SPEAKER: Bye. Bye.

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MS. DUCHNIK: Okay. I'm in so much --

MR. ALLEYNE: Does anyone else wish to testify at today's hearing?

(No response.)

Does anyone else wish to testify at today's hearing?

FEMALE SPEAKER: Are you talking about Item Number 1 or in general?

MR. ALLEYNE: In general, any item.

FEMALE SPEAKER: I think we're all here in reference to Pier I, so you let us know when you want us to start.

MR. ALLEYNE: Okay. So it appears that no one else from the public wishes to testify at today's hearing.

MS. STODDART: Each speaker -- Sorry Alex, what were you saying?

MR. STAMOULIS: No, I think you're about to say exactly what I was going to say, so go ahead.

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MS. STODDART: Each speaker will be allotted approximately three minutes. When you testify, please restate your name and affiliation, if any.

You may also submit written testimony to the Clerk, which will be made part of the record. Any written submissions must be given to the Clerk before the close of this remote public hearing via e-mail to fcrc@mocs.nyc.gov, and will be provided to the Committee after the hearing.

Will the Clerk please call the first calendar item.

MR. ALLEYNE: New York City Department of Parks and Recreation, Calendar Item Number 1, in the matter of the intent to award a concession agreement to Pier I Cafe, Inc. for the renovation, operation, and maintenance of an outdoor cafe with the option to operate up to two mobile food units at

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Pier I at West 70th Street, Riverside Park South, Manhattan for an 18-year term.

MS. STODDART: We will take testimony from the public, but first I'd like to ask the members of the Committee if they have any statements.

(No response.)

MS. STODDART: Not hearing any, will the Clerk please call the next person who wishes to testify.

MR. ALLEYNE: Ronald Columbus.

MR. COLUMBUS: Yes.

MR. ALLEYNE: Please provide your full name and affiliation for the record.

MR. COLUMBUS: Ronald Columbus, a co-op owner of 320 West 76th Street for about 30, 40 years.

MR. ALLEYNE: Thank you.

MR. COLUMBUS: I'm calling - go ahead.

MR. ALLEYNE: You may provide your testimony.

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MR. COLUMBUS: I'm calling because I have been delighted by the addition of Pier I Cafe to the Westside, Riverside Drive, and the view of the Hudson, and providing excellent food. I like the spaciousness of it, the umbrella seating, the conglomeration of young, old, workers, retirees, et cetera.

The food is excellent, I must say, I particularly like the hamburgers, salads are great, coffee is terrific and wholly enjoyable being outside and enjoying the Hudson, and having good, efficient, courteous service.

It's really something that I envisioned for the Westside many, many, many years ago, and then it came into being, so I thank everybody for Pier One and hope it continues for many years to come.

Thank you.

MR. ALLEYNE: Paulette Osbourne,

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please provide your full name and affiliation for the record.

MS. OSBOURNE: Hi. Paulette Osbourne. I am calling in for Pier I because I -- first of all, I have been a long -- I've known Angela for probably, I don't know how many years, 40 years. I know her -- I know -- have a dear friend who works there, I'd like to keep him employed.

I think that they have done an amazing job. The fact that they were able to survive the pandemic, I think, is a real credit to them.

I have celebrated almost every birthday in the last ten years --

MALE SPEAKER: Hello.

MS. OSBOURNE: -- there, and I've taken friends there. If somebody comes to the City, it's one of my first stops, after the High Line.

It's just -- it's an amazing place. The food is great. The ambiance. Just being on the water.

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2 They often have entertainment on the
3 pier with dancing and bands and things
4 like that. But it's very low-key,
5 and, you know, it's just so pleasant
6 to sit there and watch that and enjoy
7 a drink, or have a, just a coffee.

8 And it's just a very important
9 part of that community. So I just
10 don't understand why -- I mean, I know
11 their lease was up and that they won
12 the proposal. I don't quite
13 understand why this has to be done,
14 but I'm calling in, and I just really
15 support keeping this Pier I open.

16 MR. ALLEYNE: Thank you.

17 MR. COLUMBUS: Pardon me. This
18 is Ron Columbus again.

19 MR. ALLEYNE: I'm sorry only
20 individuals --

21 MR. COLUMBUS: Can I continue --

22 MR. ALLEYNE: I'm sorry. We
23 have to allow the other individuals
24 who have registered to speak. Each
25 person --

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MR. COLUMBUS: May I leave? Do you need me anymore?

MR. ALLEYNE: No, thank you.

MR. COLUMBUS: Thank you very much. Let's hope it's Pier One for many years to come. Thank you again.

MR. ALLEYNE: Thank you, Mr. Columbus.

Wendy.

MS. POULIS: Hi, Wendy Poulis. I think the spelling was an error. It's P-O-U-L-I-S.

MR. ALLEYNE: Thank you for that.

MS. POULIS: Okay. I have been living in the neighborhood now for 18 years, and have loved going down to Pier I on many, many different occasions. It's very relaxing and friendly. I feel it's an asset to the community. It's very oriented to family, couples, all dimensions of life, all kinds of people. The food is always fresh. The venue has

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wonderful sunsets. And in the summer, the music playing adds to the ambiance of the area. The lighting is enjoyable.

I couldn't find a better place. I look forward to it every season, and I hope to see it for many more years to come.

That's it.

MR. ALLEYNE: Thank you.

Lori Beckman.

MS. BECKELMAN: It's Lori Beckelman, B as in Boy, E-C-K-E-L-M-A-N.

MR. ALLEYNE: Thank you.

MS. BECKELMAN: I live on 70th Street, right by the river. I have watched the Westside change over 30 years.

I think this is one of the most extraordinary amenities in the City, and what I love about it, besides using it every single, a few times a week, when it's opened, is that the

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quality of the people that work there,
the entire staff, I think is
remarkable.

But what I so appreciate, and
I've spent a lot of time in different
parts and other places is that, to see
people coming from all different parts
of the City to use it, all different
ages is really an extraordinary thing
for the City.

And I'm so grateful that I will
have an opportunity to continue to go
there. And I'm so glad to know that
it's an 18-year lease. They have done
a remarkable job always and I'm so
grateful.

Thank you.

MR. ALLEYNE: Thank you for your
testimony.

Jeffrey Simon, please provide
your full name and affiliation for the
record.

MR. SIMON: Hi. My name is
Jeffrey Simon. I live on West 81st

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Street. I've been an Upper Westside resident for 17 years.

I would also like to introduce my wife.

MS. VARGAS: Michelle Vargas.

MR. SIMON: -- further down on the list.

We've been going to Pier I for the last five, six, seven years. It is an amazing place. It is pet friendly. It is people friendly. It is food friendly. We look forward to going there.

I just want to echo previous sentiments and give a testament to the work that Eric Bean (phonetic) and his staff puts on at that venue. Everything is clean. Everything is friendly. Everybody is nice. It is a safe establishment, and it's the cornerstone of our Upper Westside experience during the nice weather, and it would be a shame if this lease was not renewed.

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MS. VARGAS: Yeah.

MR. ALLEYNE: Thank you for your
testimony.

Brenda Johnson, please provide
your full name and affiliation for the
record.

MS. JOHNSON: My name is Brenda
Johnson, and I'm a resident in the
neighborhood. And I very much enjoy
being able to go down to Pier I, and
they have almost created an atmosphere
like, part of it is it's an extension
of one's own apartment. So you go
someplace and feel comfortable. The
staff is very kind and generous in
spirit. They're helpful. They say
hello, good morning, how are you? Is
everything okay? They're like family.

And well-behaved dogs are very
welcome there. They have a water
cooler --

(Background noise, reporter was
unable to hear.)

The food is, I find to be,

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exceedingly clean, well organized, and I feel like I'm somewhere that cares a lot about what they're feeding people and how they're taking care of us.

The atmosphere is just delightful. You can have a small group of friends, a large group of friends, or you can take a space and they rope it off and have an anniversary party or charity event.

They created such a --

(Background noise, reporter was unable to hear.)

-- down there maybe a couple times a day for a cup of coffee, meet a friend for breakfast, or just enjoy the view and that day.

But thank you very much, and I'm so happy that Pier I is going to be around for a while more.

MR. ALLEYNE: Thank you for your testimony.

(Reporter interjects concern about background noise.)

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MR. STAMOULIS: Yes, please.
Everyone, if you're not speaking,
please mute yourself. I have tried to
mute background noise where I can.

If you have been muted and
you're called upon to speak, you can
unmute yourself by hitting star 6, but
otherwise, if you have been muted for
background noise, I ask that you
respect that.

Again, please try to mute
yourselves as well to help us go
forward smoothly.

MR. ALLEYNE: Michelle Vargas,
please provide your full name and
affiliation for the record.

MS. VARGAS: Michelle Vargas,
and I live on the Upper Westside, 81st
and Westend. Okay.

MR. ALLEYNE: You may proceed
with your testimony.

MS. VARGAS: I just want to
reiterate what everyone prior has
said. The Pier is a wonderful,

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wonderful place. We look forward to it every single day.

The people are wonderful. Eric is lovely. We've met his family. The events that they have there, with disco and other musicians and dances, it's just such a delightful area, and the people are lovely. The food is delicious. Everybody that works there is incredibly friendly.

They did a wonderful, wonderful job during the pandemic. We felt very safe. As, you know, people have mentioned before, it's dog friendly. We have two dogs, on a gorgeous day, you can just go there and pretty much sit near the water all day long and people watch, dog watch, just, it's a wonderful, wonderful place and we do hope that it's around for many years to come because it truly is an asset to our neighborhood.

Thank you.

MR. ALLEYNE: Thank you for your

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testimony.

Marietta Lasargue.

MS. LASARGUE: Marietta
Lasargue, L-A-S-A-R-G-U-E. Thank You.

MR. ALLEYNE: Thank you.

MS. LASARGUE: I think that Pier
I is an incredible place. I am a
friend of Paulette Osbourne. We
celebrate her birthdays there every
year. It would be criminal to close
it and not be able to go there again.

The food is wonderful. The
people are lovely. The wait staff is
very, very friendly, and it's one of
the best places in town, and I have
lived in Manhattan for the past 60
years, so I should know.

MR. ALLEYNE: Thank you for your
testimony.

Gin Su Ro, please provide your
full name and affiliation for the
record.

MR. RO: Sure. Gin Su Ro, and
I'm a resident in the neighborhood.

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I've lived at 78th and Riverside for nearly 15 years and, like everybody else on this call, I've been a huge fan of Pier Cafe. I've gotten to know the staff and neighbors who live there, who live in the neighborhood rather, and it is a wonderful experience, and it truly does add to the community, and I'm very pleased to know that it will be there another 18 years.

MR. ALLEYNE: Thank you for your testimony.

Diane Duchnik, please provide your full name and affiliation for the record.

MS. OSBOURNE: Hi. This is Paulette Osbourne, I think -- Diane texted me, she had to leave.

MR. ALLEYNE: Thank you.

MS. OSBOURNE: She had another meeting. Sorry.

MS. VOGAL: May I interrupt because my name was on the list before

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Brenda Johnson and you've not called me yet?

MR. ALLEYNE: Please provide your full name and affiliation for the record.

MS. VOGAL-KAPLAN: Linda Vogal Kaplan.

MR. ALLEYNE: I believe I called Linda Vogal, but I may have missed that name. Sorry.

Linda Vogal Kaplan, you may proceed with your testimony.

MS. VOGAL-KAPLAN: Thank you.

This is Linda Vogal-Kaplan, I am a resident. I literally live across the street from Pier I. I've grown up on the Upper Westside for the past 70 years.

Pier I is the best thing that's ever happened to this neighborhood. I walk -- I have a dog. I walk my dog at 7 o'clock in the morning, and the staff is already out there cleaning up and they're all saying hello to

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everybody.

I hold all of my business meetings there during the time that they are open from whatever in March to October.

It is family friendly. It is people friendly. The food is good. The service is excellent. It's wonderful to have a place, certainly during this pandemic, they made sure that every single table and chair was cleaned every single time somebody got up, and the tables as well.

They have just taken such good care of all of us that live here. I think we're all just fans of Maggie and Eric and everybody that works there.

Thank you for renewing them.
That's it.

MR. ALLEYNE: Thank you.

Does anyone else wish to testify on this calendar item?

MS. ZAMOSKI-ROSS: Yes, please.

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MR. ALLEYNE: Please provide your full name and affiliation for the record.

MS. ZAMOSKI-ROSS: Bonnie Zamoski-Ross (phonetic). I am a resident nearby and was first introduced to Pier I years ago, when I used to walk my dog down there, but I never really stopped, I just kind of knew it was there. And then several, several summers ago, a group of us started getting together there on Sunday evenings, and then it just kind of became more and more and more and we would just meet whoever was available. And I go down there in the warm weather and just sit and have something to drink and read a book and just -- The environment is fantastic, the staff, as everybody has said, is amazing.

And Angela, who, you know, runs the whole thing, she's a friend, but aside from that, she's just amazing.

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She's put together an incredible staff that has been with, you know, been there for quite a while and, as everybody has said, they treat you wonderfully, they're very open to suggestions.

Not only do I think it's the gem of the Upper Westside, I really think it's the gem of the City of Manhattan.

I'm so happy that Pier I will be around for years to come. Thank you.

MR. STAMOULIS: I'm sorry. This is Alex Stamoulis with the FCRC. Just as a quick reminder, if you have already testified, have already been called to testify, we have on record. We're just asking folks now who have not had an opportunity to testify to speak up. Okay. Thank you all.

(No response.)

MR. ALLEYNE: We have now heard all testimony on this calendar item.

MS. STODDART: Will the Clerk please call the next calendar item.

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FEMALE SPEAKER: Can we get off the phone if we're done?

MS. STODDART: Yes.

FEMALE SPEAKER: Thank you very much.

MR. ALLEYNE: New York City, Department Parks and Recreation, Calendar Item Number 2. In the matter of the intent to award a concession agreement to the Gateway 151, LLC for the development, operation, and maintenance of a food service facility and up to two mobile food units at the Arcade and Rotunda at West 151st Street, Riverside Park. The license agreement is for a 20-year term.

MS. STODDART: We will take testimony from the public, but first I'd like to ask the members of the Committee if they have any statements.

(No response.)

MS. STODDART: Will the Clerk please call the next person who wishes to testify.

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MR. ALLEYNE: We have now heard all testimony on this calendar item.

MS. STODDART: Okay. Will the Clerk please call the next calendar item.

MR. ALLEYNE: New York City Department of Parks and Recreation, Calendar Item Number 3, in the matter of the intent to award a concession agreement to the Bonnefont, LLC for the renovation, operation, and maintenance of a restaurant at Fort Tryon Park, Manhattan. The license agreement is for a 20-year term.

Changes to the concession document have been distributed to the Committee and so the Department of Parks and Recreation will read those changes into the record.

Phil.

MS. STODDART: I can't hear.

MR. ALLEYNE: Phil, are you on the call? Are you speaking?

MR. ABRAMSON: Can you hear me?

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MR. ALLEYNE: We can hear you now.

MR. ABRAMSON: Please note that the second page of the RFA memo --

MR. STAMOULIS: Phil, I'm sorry. This is Alex. You're very faint. Is there any possibility you can speak more closely to the microphone or otherwise go on a different line.

MR. ALLEYNE: I'm trying from a colleague's phone, is this any better?

MR. STAMOULIS: That's much better. Thank you very much.

If you can identify yourself on the record and then read in your statement.

MR. ABRAMSON: Thank you. This is Phil Abramson. New York City Parks and Recreation.

Please note that the second page of the RFA memo in section C was corrected to note that best and final offers were requested from four proposers instead of five, as was

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previously indicated.

Thank you.

MS. STODDART: Thank you. We will take testimony from the public, but first I would like to ask the members of the Committee if they have any statements.

MR. KATSORHIS: Yes. This is John Katsorhis from the Comptroller's office.

I just want to mention that this office had requested some additional documentation from the Mayor's Office of Contract Services earlier this morning related to the Fort Tryon award, and we appreciate MOCS working with Parks to get us that material.

We did have a chance to do a review of that material and sent some follow-up items to MOCS; however, these items were just sent a few minutes before the hearing, and, while we don't expect a response from the administration at this moment, we're

1
2 hoping that we can continue to work
3 through everything before moving
4 forward.

5 Once again, we appreciate the
6 effort made by MOCS to address
7 everything so far, and we thank
8 everyone in advance for continuing to
9 do so through the hearing.

10 MS. STODDART: Thank you.

11 Any other testimony from members
12 of the Committee?

13 (No response.)

14 Okay. Will the Clerk please
15 call the next person who wishes to
16 testify.

17 MR. ALLEYNE: We have now heard
18 all testimony on this calendar item.

19 MS. LORRIS RITTER: I'd like to
20 testify.

21 MR. ALLEYNE: Okay. Please
22 provide your full name and affiliation
23 for the records.

24 MS. LORRIS RITTER: Thank you.
25 My name is Elizabeth,

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E-L-I-Z-A-B-E-T-H, last name Lorris
Ritter, L-O-R-R-I-S space, no hyphen
R-I-T-T-E-R.

I am the Chair of Community
Board 12, Manhattan's Parks and
Cultural Affairs Committee, and a
longtime resident of the neighborhood.

This looks like a beautiful
proposal. We are so excited to
finally have a restaurant back in that
space. I know that the -- many of the
principals in this endeavor operate a
wonderful restaurant on Pinehurst and
187th Street with, you know, just a
lovely place with very good food, very
good customer service, can't say
enough good things.

My only concern about this
concession agreement is that one of
the things that was very important to
the Community Board when we passed our
resolution, and every time that we
have talked about, both this
concession and the other major

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concessions at the Dykman Marina, is that it's really important for there to be, sort of, family friendly, lower end of the cost spectrum options. And looking at the menu that is included in the licensing agreement, it looks a little expensive. It looks like the kind of place that people are only really going to be able to access as a very special-occasion thing, not the kind of place where they can, you know, have a snack or have a light meal or bring their kids or that kind of thing.

There is also no mention of operating any kind of, like walkup concession from the area out the back, where previous concessionaires have had -- or licensees, whatever you call them, have had, you know, lower end items, like muffins or sandwiches or, you know, yogurt, you know, smaller things that you can just walk up and carry away.

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It's very important, since this concession is going to be serving a broad spectrum of the community to have, not only a high end, you know, a quality high-end dining experience, but to there things that are more affordable. It's also really for there to be --

MR. STAMOULIS: One minute remaining.

MS. LORRIS RITTER: Yep.

-- for there to be solid working relationships with various community organizations to support them in the ways that every single concessionaire has done for the 40 years that have lived in the neighborhood.

And those are all things that have been expressed by the Community Board repeatedly in letters and in resolutions. I hope that's taken into account going forward.

Other than that, I really look forward to their opening. That's it.

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MR. ALLEYNE: Thank you for your testimony.

Does anyone else wish to testify on this calendar item?

(Chorus of yeses.)

Okay. One at a time.

MR. KOCHMAN: Okay. My name is Paul Kochman. I am in operations and event coordination in New York City.

I do want to speak on behalf of the owners, or the participants in the Bonnefont and their giving back to the community. They are the people who operate the restaurant at 187th and Pinehurst.

They are planning on doing a lot for the community. They have been in the community a very long time. I have started as a customer in their restaurant, and have grown to work with them on other projects, including helping to be the events logistics operation manager for the Bonnefont when it is open.

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I know that they are planning to do, both high end and low end items to support the community, while there in business to serve everybody because that's their goal, to serve the entire community because we all are from the community.

I will be functioning on different projects that the restaurant will participate in.

MR. STAMOULIS: Pardon me, sir. I'm just gonna pause you for one second.

Folks, I'm going to ask again that you please mute yourself if you're not speaking. We're getting a lot of background interference that's interfering with our ability to hear the testimony. Please respect the proceedings and mute yourself if you're not speaking.

Sir, you may continue. Thank you for your pause.

MR. KOCHMAN: Thank you. I just

1
2 wanted to say that, you know, my goal
3 is going to be working with them on
4 operations in the community, as they
5 look to do events and serve dinners
6 and weddings and also do community
7 programs and keep the community
8 intact, so we look forward to serving
9 the entire community, not just being a
10 high end restaurant. We want to be
11 able to work with everybody.

12 My functions will be to help
13 them with, you know, logistics of
14 events and partys and meals that
15 they're going to provide to the
16 community. And I just want to say
17 that the key figures involved are very
18 knowledgeable, very gracious, and have
19 raised their family in the community
20 so that they are aware of all the --

21 MR. STAMOULIS: You have one
22 minute remaining.

23 MR. KOCHMAN: -- so they are
24 aware of all the aspects of the
25 community and their plan is to reach

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out to everybody and support the community, as they have done with their restaurant on 187th, we will do that and they will do that with the Bonnefont.

Thank you.

MS. LORRIS RITTER: That is so great to hear. Thank you.

MR. ALLEYNE: Thank you, Paul. Are you able to provide the spelling for your last name, please.

MR. KOCHMAN: Sure. It's K-O-C-H-M-A-N.

MR. ALLEYNE: Thank you very much.

Does anybody else wish to testify on this calendar item?

MR. JULIANO: Yes, please. My name is Frank Giuliano.

MR. ALLEYNE: Can you spell the last name, please?

MR. JULIANO: Sure. J-U-L-I-A-N-O.

MR. ALLEYNE: Thank you.

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MR. JULIANO: I'm pleased to be on this Zoom call today. I have over 20 years of not-for-profit executive director experience, and as for me, my role in Senator and Nicole's plan for taking over the new lease and creating the Bonnefont is the opportunity to create a high level of community engagement centered around education and food security issues.

There are, in Washington Heights, 35 percent of the population receives some sort of food assistance. Our school system only allows for four hours a year dedicated to teaching nutrition. Only two percent of New York City children eat enough fresh vegetables and fruit daily. Fighting hunger, while teaching about nutrition through hands-on participation builds stronger communities, and that's what we're doing at the Bonnefont.

We will be working with local schools and parents in enhancing and

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growing nutritional programs, such as Grow New York. I have already spoken with the principal of PS187 and received complete support.

Our goal is to teach the community, by example and by participation, the values of nutrition and nourishment, about stewardship of the environment, about health and especially about social inequality.

The community is an important part, it is a key part of the future of the Bonnefont. A restaurant deals with hospitality and hospitality equals service, and that's what we're here for, and that's what the plan is for at that restaurant.

As Paul has said, we will be serving --

MR. STAMOULIS: One minute remaining.

MR. JULIANO: -- all aspects of the community, and our goal is to involve and engage with all aspects of

1
2 the community.

3 Thank you very much for this
4 opportunity.

5 MR. ALLEYNE: Thank you.

6 Does anyone else wish to testify
7 on this calendar item?

8 MR. VAZQUEZ: Yes. My name is
9 Angel Vazquez.

10 May I begin?

11 MR. ALLEYNE: Yes, you may
12 proceed.

13 MR. VAZQUEZ: My name is Angel
14 Vazquez, I am a resident of Northern
15 Manhattan, Washington Heights
16 specifically. I also serve as the
17 second vice chair to Manhattan
18 Community Board 12 and service the
19 vice chair of the licensing committee
20 for the Community Board.

21 I'd like to speak in support of
22 this applicant because I believe
23 that -- I believe in small businesses.
24 I believe in restaurants and offering
25 opportunities, particularly to young

1
2 adults in their twenties employment
3 opportunities and local employment
4 opportunities, where it's most
5 important.

6 We're seeing a lot of issues on
7 our street currently, and if we open
8 up more employment opportunities, we
9 may be able to divert people from, you
10 know, taking paths that are not
11 necessarily desirable and towards
12 employment paths.

13 I'd also like to share that I
14 did touch base with the owner, and we
15 talked about creating a program where
16 local students of the local high
17 school may be able to gain some
18 culinary experience, but even more
19 importantly, experience on how to
20 manage a restaurant because it's
21 beyond just the culinary part, there
22 are other elements to a restaurant
23 space, and giving that opportunity and
24 that exposure to students that would
25 traditionally not get that exposure,

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particularly in high school, is of big importance to me, and I think would be a benefit to the community.

Thank you.

MR. ALLEYNE: Thank you for your testimony.

Does anyone else wish to testify on the calendar item?

MS. CORRARINO: I'd like to speak about the Bonnefont restaurant.

MR. ALLEYNE: Please provide your full name and affiliation for the record.

MS. CORRARINO: Mary Corrarino, C-O-R-R-A-R-I-N-O.

I live on the Upper West Side in Washington Heights. I've lived here for about 50 years, even though I don't look that old.

I have to say that I have been a frequent customer of the Pandering Pig for a number of years, ever since it opened about seven years ago, I guess. And Nicole and Senator are wonderful.

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They have been really nice to the people in the community.

They were -- when they came, they were really the first kind of high-end restaurant in this neighborhood, without being, like, gaudy about it. You know, it was a different kind of restaurant for the neighborhood, not necessarily high-end.

The food has always been impeccable. They, Nicole and Senator, have been absolutely wonderful neighbors. I live across the street, and I, you know, I know they're there. I know I can always rely on them, you know. When there is a problem in the neighborhood, they're always there, particularly Senator, he out front. He's a big guy and he looks like he can handle almost anything that comes down the block. But they are great, and they built this wonderful restaurant that has a really nice

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reputation.

And it was really kind of the first of its kind in this little piece of Washington Heights, so I give them great credit because it took, I think, a certain amount of bravery to do this because it was the first of its kind.

Anyway, they have been a pleasure. I was delighted to learn that they were gonna be up in Fort Tryon Park, and I think they will be well received by the neighborhood and by Manhattan and the Bronx, especially, people from the Bronx are starting to come here. So I think it's a great thing.

MR. ALLEYNE: Thank you.

Does anyone else wish to testify on this calendar item?

MS. LORRIS RITTER: Yes, I just have one quick request. I know I spoke already, this is Liz Ritter from the Community Board, I would just, if this concession is awarded, as I hope

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it is, to the Bonnefont, I encourage the principals to come to the Community Board and introduce themselves and to meet regularly with, you know, either the Parks and Cultural Affairs Committee or the Licensing Committee to just help establish and cement that relationship. I think it could be productive and useful.

MR. ALLEYNE: Thank you.

Does anyone else wish to testify on this calendar item?

MR. WELNER: Yes, I do. Can you hear me?

MR. ALLEYNE: Yes. Please provide your full name and affiliation for the record.

MR. WELNER: My name is Alan Welner, W-E-L-N-E-R, and I'm a resident of Washington Heights for, I guess, almost 25 years directly around the corner from the Pandering Pig restaurant.

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I just want to, first of all, agree with virtually everything I have heard from previous speakers in their description of Nicole and Senator and the restaurant. They have been fantastic neighbors in the tough economic environment, not only the last couple of years, but prior to that.

I think they're gonna be great. Word in the neighborhood really has started to get very, very optimistic and hopeful that these folks are the people to turn that place around.

And that restaurant, in Fort Tryon Park is really a jewel of New York City, maybe even the Northeast. There is not really a spot with more beautiful views, a welcoming and filtered kind of park, and we're all excited that these folks, our neighbors, are going to be running that.

I'm very happy to hear the

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Community Board people and their invitation to Nicole and Senator. I think that that invitation will be accepted, and I anticipate great cooperation between the Board and Nicole and Senator.

So very happy, most of the neighbors I have spoken to are really excited and happy that these folks will be taking on this responsibility.

Thank you.

MR. ALLEYNE: Thank you.

Does anybody else wish to testify on this calendar item?

(No response.)

We have now heard all testimony on the calendar item.

All written testimony will be provided to the FCRC for their review and consideration.

MS. STODDART: Thanks, Gregg.

Before we conclude, I want to ask if any of the agencies presenting calendar items today have any

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statements for the record prior to the close of the hearing?

MR. ABRAMSON: Yes, Parks has one. We just wanted to thank everyone for their testimony today.

And with regard to one of the testimonies on pricing, we just wanted to say that we will take another look at the menu and work with our operator, as well as the community to ensure that the concession does remain affordable.

Thank you.

MS. LORRIS RITTER: Thank you so much.

MS. STODDART: If no one else wishes to speak, that concludes today's hearing.

We ask that the reporter make the entire public hearing agenda, which was made publically available and distributed at this hearing, part of the final record of the proceeding.

The hearing is now closed.

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Thank you.

(Time Noted: 3:23 p.m.)

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