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CITY OF YONKERS

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Minutes of  
The City of Yonkers Zoning Board  
PUBLIC HEARING SCOPING SESSION  
OF  
143-151 WOODWORTH AVENUE  
Held at  
Yonkers Riverfront Library  
October 16, 2023 - 6:00 p.m.

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B E F O R E:

- WILSON KIMBALL, Chairperson
- JEAN TICKELL, Member
- ALFRED VASSO, Member

P R E S E N T:

- SAM BORELLI, Building Commissioner
- LEE ELLMAN, Deputy Commissioner
- RACHEL KRAVITZ, Associate Corporation Counsel

A L S O P R E S E N T:

- VALERIE MONASTRA, Nelson, Pope, Voorhis
- WILLIAM BRADY, Nelson, Pope, Voorhis
- MEMBERS OF THE PUBLIC

1 THE CHAIRPERSON: So it's 6:02 and we're  
2 going to call the scoping session to order for  
3 143 Woodworth. I am joined here by other ZBA  
4 Board Members. Go ahead, introduce yourself.  
5 Wilson Kimball.

6 MR. VASSO: Al Vasso.

7 MS. TICKELL: Jean Tickell.

8 THE CHAIRPERSON: And anyone who speaks  
9 including the applicant, please introduce  
10 yourself to the public.

11 AUDIENCE MEMBER: Say again, please.

12 THE CHAIRPERSON: We're going to start  
13 with a short presentation by the applicant and  
14 then we will take public comments.

15 MR. STEINMETZ: Good evening. Can you  
16 hear me? Good evening, Madam Chair, Members of  
17 the Board, Members of the Public. David  
18 Steinmetz from the Law Firm of Zarin and  
19 Steinmetz here this evening representing the  
20 applicant TCP Reality. We're here tonight with  
21 regard to a proposed mixed-use development  
22 project 143-151 Woodworth Avenue here in the  
23 City of Yonkers. We're very excited to be here  
24 tonight what is technically referred to as a  
25 scoping session. And I will explain that

1 momentarily.

2 Our client proposes a project located  
3 where it currently is operating a light  
4 industrial business. It is proposing and  
5 requesting a use variance, area variances and  
6 site plan approval in connection with 67  
7 affordable residential units, 605 market-rate  
8 units and a variety of amenities associated with  
9 the project. As well as a small retail  
10 component somewhere on the first floor of the  
11 project.

12 I am joined this evening by our project  
13 architect, Murat Mutlu, who will speak  
14 momentarily and describe the plans that you have  
15 before you as well as by Matt Steinberg from DTS  
16 Provident. Our project planners and engineers  
17 who will also speak to tonight's application.

18 We're here tonight as I said, because our  
19 client filed for a use variance before the  
20 Zoning Board, which the Zoning Board has  
21 jurisdiction of. We submitted a number of  
22 important materials, site plans, illustrations,  
23 studies, an Environmental Assessment Form, an  
24 economic report in connection with the use  
25 variance.

1           The Zoning Board of Appeals in the City  
2           here declared itself the Lead Agency pursuant to  
3           the New York State Environmental Quality Review  
4           Act. S-E-Q-R-A. We refer to that as SEQRA.  
5           The Zoning Board declared itself Lead Agency  
6           pursuant to SEQRA. And then ultimately  
7           determined to issue what's referred to as a  
8           positive declaration. What that means it's not  
9           a positive or thumbs-up determination. What it  
10          means is that the Zoning Board concluded in its  
11          wisdom that there are potential significant  
12          adverse environmental impacts that warranted a  
13          comprehensive study.

14                 So what we as land use practitioners refer  
15                 to this as we are being put through full-blown  
16                 SEQRA, a comprehensive analysis. The City in  
17                 its wisdom decided to retain expert planning  
18                 consultants from Nelson, Pope. They're here  
19                 this evening. They will be guiding, as I  
20                 understand it, the Zoning Board and the City  
21                 through the process.

22                 Tonight we are here specifically with  
23                 regard to what we call scoping, what SEQRA calls  
24                 scoping under Section 617.8 of the SEQRA  
25                 regulations when there is a requirement or an

1 issuance of a positive declaration, there is a  
2 scoping session which is an identification of  
3 all of the environmental technical planning and  
4 associated issues that have to be studied in a  
5 Draft Environmental Impact Statement. That is  
6 where we are in the process. We have not  
7 started writing that Environmental Impact  
8 Statement because the Zoning Board as Lead  
9 Agency must decide what that scope looks like.  
10 You as members of the public tonight have input  
11 on the scope.

12 We're not here tonight to talk about the  
13 project in general whether people like it or  
14 don't like it. General comments about the  
15 project. We are here because there is a rather  
16 extensive draft scoping outline that's been  
17 prepared initially by our client and our team to  
18 submit to the City to begin reviewing. The City  
19 submitted it to their experts, their experts  
20 have commented and revised that. And that  
21 document is now available for and tonight's  
22 hearing is specifically with regard to comment  
23 on the scoping outline.

24 I am going to make a couple of other very  
25 quick statements. The property is located in

1 the "C" zoning district. That is one of the  
2 reasons why we are seeking the use variance,  
3 because that would allow for this residential  
4 project to proceed. Our scoping outline, as  
5 Matt is going to explain when he gets up,  
6 already identifies numerous dozens and dozens of  
7 environmental and other issues that Matt will  
8 walk through the general topics. So if you're  
9 not familiar with a scoping outline, you're  
10 going to have some difficulty making insightful  
11 comments to the Board, but I will defer to the  
12 Board on that.

13 I am going to hand it over to Murat Mutlu  
14 now to just very briefly to explain what you  
15 have in front of you. These are here for  
16 illustrative purposes so that we all know  
17 contextually what the project looks like, what  
18 it is proposed to be. Then Matt is going to  
19 talk about the scoping outline and then we're  
20 going to conclude our comments and wait to  
21 listen to your comments on the scope.

22 MR. MUTLU: Good evening. This is Murat  
23 Mutlu from INOA Architecture. I'm a registered  
24 architect in the State of New York. We prepared  
25 these plans for this project and on 143

1 Woodworth Avenue. In looking at a two-tower  
2 scheme for parking and retail podium. We do  
3 have the railroad neighbor in the backyard and  
4 then Woodworth Avenue on the front. And then we  
5 have our loading and transformers are to the  
6 back of the house area is towards the rear  
7 section, away from Woodworth Avenue.

8 The towers are so sculpted to minimize  
9 silhouette in the skyline. They're tapered with  
10 sort of a narrow skinnier profile with less  
11 impact to the context. We have this project  
12 that's in relation to sort of other development  
13 in downtown that's happening with other high  
14 rise buildings so it is in sort of harmony with  
15 the current and the future skyline of downtown.  
16 And it's also sort of a similar development as  
17 that's happening in other parts of the Hudson  
18 River and pretty soon New York City or Hudson  
19 County and New Jersey. So I think our  
20 development would be of a similar approach and  
21 an addition to the Yonkers skyline.

22 MR. STEINBERG: Good evening. My name is  
23 Matt Steinberg. I'm a planner with DTS  
24 Provident Design and Engineering.

25 The scoping document that David spoke

1 about earlier, is an extensive document that was  
2 worked on by our office and then the City staff  
3 and consultants and Boards each had an  
4 opportunity for input and that is what is the  
5 subject of tonight's meeting.

6 The DEIS will be drafted based on the  
7 scoping document that's adopted. The scoping  
8 document outlines the topics and analyses that  
9 the proposed action needs to be evaluated under.  
10 It will focus on the potentially significant  
11 adverse environmental impacts that need to be  
12 studied and it also identifies throughout the  
13 type and extent of the information that will  
14 need to be provided in the DEIS.

15 The DEIS will have several chapters and  
16 those are outlined in that scoping document that  
17 was made available. Initially it will have an  
18 executive summary which will summarize the  
19 entire DEIS. It will then include a description  
20 of the proposed action as required by the scope.  
21 Which will be an extensive chapter that  
22 describes all components of the proposed  
23 project.

24 And then the next chapter will be the  
25 existing environmental conditions, description



1 of the proposed -- of the potential impacts and  
2 mitigation. And this is, this chapter will  
3 cover several topics. I'll just list them  
4 briefly, but the scoping document goes into much  
5 more depth.

6 So this includes land use and zoning.  
7 Visual resources and community character.  
8 Geology, soils and topography. Traffic and  
9 transportation. Socioeconomic and fiscal  
10 conditions. Community facilities and services.  
11 Utilities and infrastructure. Stormwater  
12 management. Air quality and noise. Hazardous  
13 materials and construction.

14 The next chapter in the scope will  
15 require is an alternative section. And this  
16 will evaluate reasonable alternatives to the  
17 proposed action. There are three alternatives  
18 that are included in the scoping document that  
19 is the subject tonight. First is the no action,  
20 which is studying the project site under  
21 existing -- with the existing improvements and  
22 structures to remain.

23 The next alternative is looking at  
24 redeveloping the site under the current Zoning.  
25 So that is other principal permitted uses in the

1 "C" Zoning district.

2 And finally, the third alternative will  
3 be looking as if the use variance were to be  
4 approved but then the development would require  
5 to be -- it would require that the development  
6 meet the requirement of the existing Zoning bulk  
7 and provisions.

8 The next chapter is other required  
9 analysis that are required under New York State  
10 SEQRA which is the State Environmental Quality  
11 Review Act. These are, there are other several  
12 chapters are listed in the scoping document.  
13 The information from this is drawn from many of  
14 the preceding chapters, but are specifically  
15 tailored to address these topics. Irreversible  
16 and irretrievable commitment of resources.  
17 Unavoidable adverse impacts. Growth inducing  
18 aspects of the project. Energy use and  
19 conservation. And measures to avoid or reduce  
20 impact on climate change.

21 And finally there's a very extensive  
22 document that will also include a number of  
23 appendixes. So the document will be written in  
24 a very clear and concise manner. It will  
25 summarize technical studies but those technical

1 studies and reports will be included as  
2 appendixes in the DEIS. So that staff,  
3 consultants, and the public can see all of the  
4 studies.

5 And then throughout the document it'll be  
6 written with narrative, tables, graphics,  
7 figures. Sometimes multiple in each chapter,  
8 sometimes describing the same components so that  
9 there's a clear picture of the project.

10 MR. STEINMETZ: Thank you, Matt.

11 So as you can see, Matt has just provided  
12 a in effect a summary of the scope. Frequently  
13 we refer to scoping as establishing the outline  
14 for the table of contents for the DEIS. So  
15 we're here tonight to hear any comments, and the  
16 Board is here specifically to hear any comment  
17 with regard to the table of contents or scope  
18 for the DEIS.

19 Madam Chair, we have no other affirmative  
20 comments, we're happy to answer any questions  
21 otherwise, like you, we're here to listen to  
22 comments specifically on the scope.

23 THE CHAIRPERSON: Great. So could you  
24 maybe move the easels down facing out so the  
25 public can still see that.

1 Just a couple of clarifications, I  
2 understand that the draft outline was supposed  
3 to be posted I think on October 2nd, and there  
4 was some delay in that. So, we're going to  
5 extend the public comment period. I believe,  
6 Lee, we decided October 30th; is this right?

7 MR. ELLMAN: Yes.

8 THE CHAIRPERSON: So the public comment  
9 period is extended two days to October 30th to  
10 take in the extra two days that it took to post.  
11 And, again, public comments can go to ZBApublic.

12 The other issue that came up was whether  
13 or not people would be able to speak two, three,  
14 or five minutes. We wanted to get a sense after  
15 talking to some of the different City  
16 Commissioners on the number of people who were  
17 in attendance and let everyone speak. It looks  
18 like based on the current number that we'll have  
19 people speak for five minutes tonight. The  
20 meeting will be ending at eight, so I ask you to  
21 be thoughtful of other people's time, but  
22 certainly we have until eight. And so I would  
23 invite the first public speaker up. Just  
24 introduce yourself and have your comments. I'll  
25 time.

1 PUBLIC SPEAKER WAITE: My name is Nicole  
2 Waite. Everyone can hear me? Nicole Waite I'm  
3 from the United Yonkers. My address is 79  
4 Alexander Street, Yonkers.

5 THE CHAIRPERSON: Ms. Waite, do you want  
6 to just, like, tap the microphone and make sure  
7 it's --

8 (Correcting microphone issue.)

9 PUBLIC SPEAKER WAITE: Okay. I am Nicole  
10 Waite from the United Yonkers. I live at 79  
11 Alexander street. So, I have three, well, not  
12 three questions, but it's one question with  
13 three parts regarding the DEIS. So has -- will  
14 or has the land been tested to be suitable for  
15 two 32-story buildings? What's underneath, will  
16 it be supported? Will the pilings need to be,  
17 have a certain material under them to be, to  
18 hold up two large structures? Will our Fire  
19 Department, Yonkers Fire Department, if there  
20 were a fire, would they be -- how would they be  
21 able to put out a fire 32 stories high? Which  
22 is, would become the largest building in, two  
23 largest buildings in Yonkers.

24 And what will be done to control the  
25 rats? That are sure to come out. They've been

1 coming out because of all of the construction  
2 going on around Yonkers. So, that's a big  
3 concern to residents that already live in these  
4 neighborhoods.

5 And the last thing is the public going to  
6 be able to review the comments remarks from the  
7 agencies that are reporting, the involved  
8 agencies, such as the Yonkers Police Department,  
9 the Fire Department, Board of Ed, Metro North?  
10 Would the public also be able to read those  
11 comments just so that we are able to see what  
12 the other agencies feel about this giant  
13 development. That's it.

14 THE CHAIRPERSON: Thank you, Ms. Waite.  
15 Next, please.

16 PUBLIC SPEAKER ARMSTRONG: Good evening.  
17 Thank you for hearing us tonight. My name is  
18 Philip Armstrong. 50 Landscape Avenue, Yonkers,  
19 New York. Also part of United Yonkers. What  
20 we're looking at with this building is we have a  
21 huge building going on a -- (Timer) -- we have  
22 issues with, as you have I guess recently seen,  
23 the building on McLean Avenue, a school is being  
24 put up. Where the foundation of the building  
25 next door which actually across the street was

1 compromised by the building of that building.  
2 The developer -- the builder is now suing the  
3 architect and the City, because, you know, he  
4 said he was delayed, things were put out of  
5 order. But, again, how the soil was not tested  
6 did not know that the fill would fall out under  
7 eroding the building next door across the  
8 street, not literally next door but across the  
9 street, would be compromised. Here we have huge  
10 buildings going up that frankly I'm surprised  
11 that the railroad is not here tonight, because  
12 when I read their comments on it, because of the  
13 stormwater runoff, they're going to have issues.  
14 Another issue would be the head pressure. And  
15 when I say head pressure I mean here we have two  
16 30-story building, two 32-story buildings that  
17 are going to be on heavy rains they're going to  
18 be loaded with water. Those pipes are going to  
19 come down, they're going to hit the street,  
20 they're going to go out. Water, you know, being  
21 in construction we use water -- you know water  
22 is going to be so slow. So other buildings next  
23 door are now going to be flooded. Are the  
24 neighboring residents, their basements tonight  
25 going to be flooded because so much head

1 pressure is built up. Not just this just  
2 building but all the buildings in Yonkers, this  
3 is a question I'm going to ask over and over  
4 again. What's going to happen? We know the  
5 infrastructure in Yonkers is not adequate to  
6 support what we have in the City today. Recent  
7 floods have demonstrated that.

8 So here we're going to put this huge  
9 building up. We're going to capture all this  
10 water. We're going to run it off into our  
11 stormwater, our storm drains. And, I mean, if  
12 they're going this high with this, it's not  
13 going to be putting any, any number of dry wells  
14 that are going to be equal to absorb this much  
15 water, and let it all go off slowly. So I think  
16 that was one of the issues from the comments  
17 from the railroad also.

18 Truck driving. You're going to put this  
19 into a city on a small street. Only parking one  
20 side. You're going to have loads and loads and  
21 loads and loads and loads and loads of trucks,  
22 concrete trucks down on the site 15 minutes.  
23 And they're pouring this building with all of  
24 these floors. How many days are the streets  
25 going to be backed up? I know, I see in the



1 report it says that they're going to do, I  
2 forget the name of the acronym for the study  
3 they're going to do of -- it's going to be  
4 construction management and traffic management.  
5 I really don't see how you're going to be able  
6 to build this size of a structure on a street  
7 that narrow, keep traffic flowing without just  
8 closing the street alone. Which the neighbors  
9 that live on that block are going to have, you  
10 know, problems for the -- never mind the noise  
11 from the construction but the just inconvenience  
12 of trying to get in and out of their properties.

13 Environmental impacts, we'll see as that  
14 comes out what they say, what they find. When  
15 they dig down, I don't know if they've done core  
16 drilling yet on the site so they know what kind  
17 of fill is in there and what's not. That's --  
18 at this stage of the project I don't think  
19 that's been done yet.

20 The architect, is a fine gentleman, nice  
21 guy. I've worked with construction. We have a  
22 lot, a lot of projects that we just call the  
23 architect's wet dream. They look good on paper.  
24 But when you went to build them, they just were  
25 not buildable. Which, again, you go back to the

1 item at the school, that's what he said. When  
2 they submitted the plans to him, he took the  
3 job. I don't know, he must be not too smart  
4 because he took a job then he said he couldn't  
5 build it as it was drawn. He should have known  
6 that before the job started.

7 But, again, here my understanding is that  
8 the City won't be inspecting these buildings.  
9 This is done under I think Chapter 17 or  
10 something of the State code. Where an outside  
11 engineering firm comes in and inspects these  
12 buildings. The lady that spoke before me lives  
13 at 79 Alexander. They've had -- it's a new  
14 building. It's an Avalon building. They've had  
15 four major leaks in that building. A couple of  
16 weeks ago they had 88 apartments damaged because  
17 a pipe burst. Luckily it wasn't in the middle  
18 of the winter, but what is the quality of the  
19 inspections that we have to rely on. We have an  
20 engineering firm that's going come in and that's  
21 going to say, it's all done okay. And they're  
22 going to go on to the next job and work with the  
23 same contractor. So we have nobody within our  
24 City that goes around that actually inspects  
25 these buildings. Maybe at the end to give them

1 a C of O but it's all done on the -- (Timer) --  
2 signature of the, of the engineer who was there.  
3 So I'd like to know that if we're putting up  
4 something like this besides the fire dangers we  
5 have that we have some way of verifying that  
6 these engineers are actually doing their job.

7 THE CHAIRPERSON: Thank you.

8 PUBLIC SPEAKER ARMSTRONG: Another job  
9 another building on the eastside they put up a  
10 few years ago --

11 THE CHAIRPERSON: Mr. Armstrong, thank  
12 you for your comments.

13 PUBLIC SPEAKER ARMSTRONG: One more. One  
14 more. They put up the building, they went by  
15 plans. Planning Board and Zoning backed those  
16 plans and a few months ago I was sitting in the  
17 Planning Board and the contractor was back, not  
18 the architect, I'm going to be honest with you,  
19 but the, the contractor was back asking for the  
20 approval of the plans as built. Because when  
21 the plans came in, they weren't buildable, they  
22 changed -- the State made them change it, and  
23 they never came back to the City until they were  
24 finished. I don't want to see that happen here.  
25 Thank you.

1 THE CHAIRPERSON: Thank you.

2 PUBLIC SPEAKER DAVEY: Hi. My name is  
3 Marty Davey. And I had oral surgery so I'm  
4 going to try to make sure you guys can  
5 understand me. I live at 377 North Broadway and  
6 I own my apartment. This project has many  
7 problems starting with the fact that all these,  
8 these apartments are going to be rentals. I  
9 realize that, that's a different issue. But  
10 that is an issue because of this Hollywood on  
11 the Hudson idea. I worked in film and  
12 television business for over 30 years and we  
13 purchase homes and we send our kids to local  
14 schools. These renters do not have the same  
15 long term interests as those of us who purchase.  
16 And this incredibly destructive project puts our  
17 neighborhood, puts us in a huge population  
18 density and safety dense discrepancy beginning  
19 with transportation. The Yonkers Engineering  
20 Board states there will be traffic, parking, and  
21 public transportation problems by adding around  
22 1,400 additional citizens on a small block of  
23 Woodworth Avenue with only one lane in each  
24 direction. A Woodworth resident who had a home  
25 fire stated that the fire trucks could not turn

1 onto Woodworth albeit the parked cars already  
2 occupying the streets.

3 The Heritage Homes is an apartment  
4 surrounding this proposed construction site will  
5 have structural integrity issues only to the  
6 strong vibrations of construction equipment and  
7 earth removal.

8 Climate change is actually happening and  
9 we had a massive flood -- we had massive  
10 flooding this summer. Massive September rains  
11 created the 2021 landslide that shut down Metro-  
12 North Stations of Glenwood and Greystone. What  
13 about the massive weight of these hillside  
14 structures to withstand a clearly changing  
15 weather patterns.

16 The shadow of these two 32-story  
17 monstrosities decreases the access to sunlight  
18 for apartments, local gardens and the  
19 recreational use of the Hudson River. As a  
20 member of our local kayak club and volunteer for  
21 the water testing research at the Beczak  
22 Environmental Education Center, what is the  
23 influence on the water quality of the Hudson  
24 River or on sewer filtration, which I have  
25 passed many times doing paddles on the river?

1 Has the Zoning Board looked at the  
2 overall housing growth in this area? There's a  
3 major housing construction at the Riverfront  
4 with no additional green space. I mean, you  
5 know, space with trees and an accessible green  
6 space for our downtown residents. The aqueduct  
7 is just a tiny little snake writhing its way  
8 through the neighborhood with no other downtown  
9 open green space or play spaces for the children  
10 who are going to be in this and are actually  
11 outdoor spaces.

12 I don't understand why the construction  
13 plans on Central Avenue, or on Getty Square an  
14 established transportation and economic hub and  
15 currently home to many boarded up buildings. I  
16 see this a developer's dream making those of us  
17 who actually live here a neighborhood nightmare.

18 THE CHAIRPERSON: Thank you, Ms. Davey.

19 PUBLIC SPEAKER SCOTT: Hello. I'm Elliot  
20 Scott and I live at 6 Odell Avenue, member of  
21 United Yonkers as well. And I just have a  
22 couple of things apropos the table of contents  
23 of the review.

24 So, looking at the regulations that guide  
25 Zoning variances, you know, from the Yonkers Law

1 about Zoning it says that, you know, variances,  
2 the things that are required for variances are  
3 -- two of the four, this is a use variance. It  
4 says, first of all, the applicant cannot realize  
5 a reasonable return provided that lack of return  
6 is substantial and demonstrated by concrete  
7 financial evidence.

8 So I would like, and it might be in the  
9 table of contents, if it is, what I would like  
10 to be looked is that can the developer in fact  
11 make a reasonable return without two 32-story  
12 towers. So that's my first point.

13 The second criteria for granting a use  
14 variance is that the requested use variance, if  
15 granted, will not alter the essential character  
16 of the neighborhood. It's a variance as I  
17 understand it and not a Zoning change. And  
18 perhaps I'm wrong about that. But certainly it  
19 will alter the essential character of the  
20 neighborhood. There's absolutely nothing in the  
21 neighborhood at all like that. There's other  
22 things I can say, but I'll leave it at that.  
23 Thank you very much.

24 THE CHAIRPERSON: Thank you.

25 PUBLIC SPEAKER GARAN: I'm Dr. Judith

1 Garan. I live at 745 Warburton Avenue, Yonkers,  
2 New York.

3 I probably have more questions than I  
4 have statements, because I'm trying to learn all  
5 the terminology. Regarding the SEQRA report,  
6 I'm just wondering, this is step 9, it says  
7 public comments. I'm just wondering what other  
8 opportunities there are for public comments.  
9 And clearly to be able to digest, I think, the  
10 outline seems very thorough, but to digest the  
11 work that is going to be done by the developer  
12 to see how they're addressing all those issues.  
13 And I'm interested in knowing what will be the  
14 relationship of the public to the consultants  
15 that I believe last time we had a meeting were  
16 hired by Yonkers in order to do the analysis of  
17 what the developers are going to be presenting.  
18 This is a lot of information. And I hope we're  
19 going to have a lot of time to see what they  
20 actually wrote. We're getting an outline, but  
21 this is like a dissertation to begin to go over  
22 it.

23 But some of the comments that I'd like to  
24 see included and it might be my inability to  
25 grasp all the information, but I'm interested in



1 having a cost benefit analysis. I want to see  
2 financials. I want to see what is Yonkers  
3 giving to the developers. I want to see what  
4 the developers are giving to Yonkers insofar as  
5 projections; five years, ten years, the  
6 immediate first two years. There's a lot of  
7 promises that there will be jobs. What is the  
8 amount of money people will be getting for these  
9 jobs? Are they temporary jobs? I want to see  
10 that. Because my fear is that as one of the  
11 other speakers said, we have a failing  
12 infrastructure that has been here for over 50  
13 years if not 75. To have these buildings come  
14 in, I want to know how they are going to augment  
15 the existing infrastructure and how, what kind  
16 of benefits are they giving to the community?  
17 Because clearly the developers are getting a lot  
18 of benefits. They are subsidized by grants from  
19 New York City, by abatements from Yonkers. I  
20 don't know the specifics. But many times we  
21 don't hear about this. I want to see the cost  
22 benefit analysis. Sometimes, I'm sorry to say,  
23 that I feel that developers are benefiting  
24 financially and residents are being disregarded,  
25 inconvenienced, and our taxes are going up. Or

1 if they're staying the same.

2 We have to see a lot more giveback to the  
3 community. I also want to know what kind of  
4 liabilities the developers will have with this  
5 construction. I don't want it to be Yonkers  
6 burden if something happens.

7 I'm interested, as I said in the sewage.  
8 I hope that there's going to be more public  
9 involvement. This is in the early stage. We  
10 just have an outline. I hope that the Zoning  
11 Board will review all the comments that we've  
12 been making for the last five months as to our  
13 concerns about this building. I think that  
14 would be beneficial. And I want to know what  
15 kind of time frame there will be.

16 And I hope that all of you who are  
17 experts in this area, will realize that we are  
18 not experts. Just the amount of documentation I  
19 had to get out, you know, I have to read it,  
20 there's a lot of terminology that I'm not  
21 familiar with.

22 But I do want to say, I am a proud  
23 resident of Yonkers. I support development, but  
24 development that is a win/win for everybody and  
25 especially the community. So, I just have these

1 comments now and hopefully in the future.

2 THE CHAIRPERSON: Thank you.

3 PUBLIC SPEAKER GARAN: And thank you for  
4 this time.

5 PUBLIC SPEAKER JOSHI: Yes, good evening.  
6 I'm Terry Joshi. I live at 29 Rockland Avenue,  
7 and it's Yonkers Community for Smart Development  
8 and United Yonkers.

9 I wanted to point out that under the land  
10 use zoning and public policy section under the  
11 plans that are being considered as part of this,  
12 you've omitted, I'm sure accidentally, the Yonkers  
13 Climate Action Plan that is probably the most  
14 relevant to this building of everything else of  
15 all these other plans and which are quite old.  
16 So I would ask that the Yonkers Climate Action  
17 Plan be added to the section under policy for  
18 studying and its relevancy to this project.  
19 Because related to that is under other required  
20 analyses, you do have energy use and  
21 conservation and identify measures on climate  
22 change, but really these required -- these  
23 should not be addendums, but they really should  
24 require chapters on their own with a breakout  
25 with the final details that you have on the

1 chapters.

2 The Mayor set out a goal listed in the  
3 Yonkers Climate Action Plan to get to a net zero  
4 on our buildings by 2050. And have a clear  
5 reduction in our carbon footprint by 2050. And  
6 this building is very large and will be actually  
7 be contributing, hopefully not, but potentially  
8 could be contributing a lot of emissions to --  
9 of all kinds. And I would like to know  
10 precisely what kind of energy sources they plan  
11 to use. I understand there will be electric,  
12 but I'd like to know what kind of other energy  
13 sources they're going to be using. All of that  
14 is relevant to the Yonkers Climate Action Plan.  
15 So thank you.

16 THE CHAIRPERSON: Thank you.

17 PUBLIC SPEAKER ABDCALZAHRA: Good  
18 evening. Sorry. My name Hawa Abdcalzahra. I  
19 live at One Pier Pointe. I live in apartments.  
20 And I have all over the last few years seeking a  
21 greater interest in further understanding how  
22 developmental stages. We are looking at  
23 variable data when we are making these types of  
24 plans and these types of ordinances without  
25 properly understanding how things are actually

1 functioning. For example, what we're dealing  
2 with the supply chain as well as labor force  
3 crises. These are circumstances that come up  
4 quite often when we're looking at positions of  
5 skilled labor that are required. A lot of the  
6 times these gaps that we find and be able to  
7 source the appropriate manpower as well as with  
8 some supply chains and logistical issues that  
9 we've been experiencing, creates difficulty in  
10 actually executing upon these contingencies that  
11 they've added into these plans.

12 The reason that I call to the attention  
13 to the community is because I think it's very  
14 important that the Board take a holistic  
15 approach to how they're understanding what the  
16 development could actually look like at the time  
17 that it commences. Compared to what they may  
18 utilize around current data. It's very easy for  
19 us to make projections and add it in to the  
20 different contingencies and different variables.  
21 And like the Doctor had mentioned when she  
22 spoke, we're experts in our own areas, but we're  
23 by no means completely well-versed in what it  
24 takes in order to erect buildings and what it  
25 takes from a socioeconomic impact, what is the

1 different outcomes that we're going to see  
2 that's going to impact us. But collectively as  
3 a community it's important that we're sourcing  
4 experts who do not have vested economic interest  
5 in such a way that may shift their integrity so  
6 to speak when we're looking at very, very  
7 important prospects around build sites, what are  
8 the problems that could potentially arise, is  
9 there enough manpower here in Yonkers in local  
10 facilities such as water authorities, police,  
11 with fire, do we have enough manpower that  
12 exists if these things were to go wrong? And if  
13 they do go wrong, and we're planning for those  
14 types of contingencies, how realistic is the  
15 dates and times and outcomes that we're giving  
16 to the community? Because we've seen projects  
17 that have been stated that they've lapsed on  
18 economic times, it's happened. You know,  
19 there's been other things that's been called to  
20 our attention of buildings that were for  
21 non-profit were not properly scoped. So I just  
22 ask the Board and urge the Board to learn from  
23 some of our past mistakes as well at looking at  
24 other projects.

25 Before relocating to Yonkers I lived in

1 Washington Heights. So I was very active in the  
2 community board up there. And in kind of  
3 understanding how new development and economic  
4 growth can be a benefit, but it can also be a  
5 hindrance when we're trying to slow steady  
6 growth that oftentimes for community residents  
7 can be much more beneficial than having like a  
8 rapid injection of something that may seem like  
9 a builder's dream and could potentially be.  
10 But, if possible, if we can look at the data  
11 objectively and ensure that the experts that  
12 have been brought on are also looking that the  
13 data objectively, I think that, that will bring  
14 a lot more comfort to the citizens that they're  
15 aware and understanding that we're dealing with  
16 experts, we're dealing with people who have  
17 track records, we do have the manpower, these  
18 things come up. Being able to put that into  
19 allowing the scoping documents and then further  
20 understand what data were in place and what --  
21 losing control of it and why they're capable of  
22 interpreting and understanding effectively. I  
23 think will help for a lot of us who may not have  
24 specialization in the areas of building  
25 development.

1 So, as a comment what I always say is  
2 that we do our best to critique strategic  
3 outcomes, and make inroads in different ways and  
4 possibilities on how to resolve problems as they  
5 arise. But there will always be variables that  
6 we cannot account for where we reduce risk by  
7 ensuring that we have the best educated and most  
8 capable workforce behind the things that we're  
9 doing. So, thank you for your time.

10 (Court reporter requested spelling.)

11 PUBLIC SPEAKER ABDCALZAHRA: H-a-w-a.  
12 A-b-d-c-a-l-z-a-h-r-a.

13 THE CHAIRPERSON: Thank you.

14 PUBLIC SPEAKER HENSLEY: Good evening,  
15 Madam Chairperson, Members of the Board. My  
16 name is Charlie Hensley. I follow the agenda of  
17 the ZBA not only because I enjoy seeing how our  
18 fellow Yonkers Zoning keeps us a living,  
19 breathing city. But also since I know we are in  
20 a period of vibrant transformation that requires  
21 all of us to be vigilant.

22 The proposed development of 143 Woodworth  
23 Avenue certainly caught my eye. As I understand  
24 it pursuant to New York State Town Law Section  
25 267(b), the Zoning Board of Appeals may not



1 grant the use variance unless the applicant  
2 demonstrates that, quote, applicable zoning  
3 regulations and restrictions have caused a  
4 necessary hardship. End of quote.

5 In order to prove unnecessary hardship,  
6 the applicant must demonstrate to the ZBA that  
7 for each and every permitted use under the  
8 Zoning regulations for the particular district  
9 where the proper use is located, one, the  
10 applicant cannot realize a reasonable return  
11 provided that lack of return is substantial and  
12 is demonstrated by competent financial evidence.

13 Two, that the alleged hardship relating  
14 to the property in question is unique. And does  
15 not apply to a substantial portion of the  
16 district or neighborhood.

17 Three, that the requested use variance,  
18 if granted, will not alter the essential  
19 character of the neighborhood.

20 And four, that the alleged hardship has  
21 not been self-created.

22 So I have to ask, respectively, how this  
23 application from TCP Reality, LLC. managed to  
24 get this far? How is TCP Realty in any way  
25 eligible for a use variance? Anyone like me who

1 lives nearby has watched this neighborhood  
2 coming back to life over the past dozen years.  
3 Homeowners are beautifully renovating their  
4 houses. Landlords are vastly improving their  
5 historic low rise buildings. Surely our new  
6 best friend, Lions Gate, expects to receive a  
7 reasonable rate of return on its three studio  
8 related properties nearby. What hardship can  
9 TCP Realty reasonably claim?

10 I'd like to know too how on Earth TCP can  
11 possibly argue that plopping two massive  
12 32-story buildings with 672 residential units  
13 and 702 cars will not alter the character of  
14 this neighborhood? The shadows alone defy  
15 justification. Not to mention the challenges  
16 presented to the Yonkers Fire and Police  
17 Departments. I look forward to hearing answers  
18 to these questions. Particularly those related  
19 to the standing to apply for a variance. I find  
20 it hard to believe that any DEIS can do so for  
21 such a very, very bad idea. Thank you.

22 THE CHAIRPERSON: Thank you.

23 PUBLIC SPEAKER CARPENTER: Good evening.  
24 My name is James Carpenter. For the purpose of  
25 this discussion I reside at 233 Woodworth

1 Avenue.

2 I originally intended not to speak, I  
3 just wanted to observe what was going on. And  
4 then I looked at some of the faces that are on  
5 this Zoning Board. A lot of them appear to be  
6 the same faces that ran the project through 289  
7 Warburton Avenue with very little consideration  
8 for the community. Very little consideration  
9 for what was going to happen -- what was going  
10 to happen to most of the housing that's going to  
11 take place there.

12 I keep having to give the same talking  
13 points. We all know it. For every Home Depot  
14 that opens up around the country, 10 to 15 mom  
15 and pop hardware stores have to shut down. The  
16 same with your Best Buy. Mom and pop electronic  
17 stores have to shut down. Applebee's. TGI  
18 Fridays. Bennigans. You guys have a Bennigans  
19 on the East Coast? I'm not sure. It must be a  
20 western thing. I reside out in the midwest so I  
21 sometimes get some of the national conglomerates  
22 and chains mixed up.

23 The reality of the situation is these  
24 people are probably really nice people, but  
25 unfortunately they're not going to be residing

1 in the same community. I believe most of the  
2 people, I don't know where any of the Zoning  
3 Board Members here reside, but it's not going to  
4 in your backyard. And so I question what  
5 motivation would you really have to do the right  
6 thing? My question, how you even got on this  
7 Board? Because as I look at the Zoning Board  
8 and I look at the Planning Board and I go to  
9 City Council, I see some of the same faces and I  
10 see all the same faces that are directly related  
11 to political parties that staff the deck. I  
12 don't want to get too deep into my politics.  
13 I'm just going to ask you, what do you think of  
14 the houses, the residential houses, that are  
15 going to be nearby these apartment buildings?  
16 What do you think is going to happen to them? I  
17 don't think you know what's going to happen to  
18 them because you probably won't know until 10 to  
19 15 years from now when you come back to that  
20 same neighborhood and come to find out that the  
21 people that live there don't care about the  
22 neighborhood. Because most of the people who do  
23 live and care about the neighborhood are going  
24 to wind up moving because it's not going to be  
25 worth it for them to stay there.

1 Now, there's some people such as my  
2 mother, who doesn't want to leave. She's not  
3 going to leave. If she didn't have commercial  
4 property, if she didn't have the ability to rent  
5 out units within her own home, she wouldn't even  
6 be able to reside in her own home. So all of --  
7 the residential commercial housing that's going  
8 to be this area, will no longer be available.  
9 Because they'll be bought up. They are the Home  
10 Depot of residential housing. I don't know if  
11 you're making that connection. I just hope that  
12 this Zoning Board doesn't ram through another  
13 project like what I witnessed a couple of months  
14 ago. Thank you.

15 THE CHAIRPERSON: Thank you.

16 PUBLIC SPEAKER GARAN: Can you speak  
17 again?

18 THE CHAIRPERSON: Go ahead.

19 PUBLIC SPEAKER GARAN: Judith Garan. 745  
20 Warburton Avenue, Yonkers.

21 I think the gentleman made some excellent  
22 points. And, again, I encourage whoever is  
23 taking the input of the community, that they  
24 review all the excellent comments that the  
25 community was making during the Zoning Board

1 meetings. I am so proud to be a part of the  
2 Yonkers residents who seem to be supporting all  
3 the residents in Yonkers in bringing up these  
4 very important points. And I would like to give  
5 an example that I've been thinking that it's not  
6 only Yonkers in development, but even New  
7 Rochelle, all the places that the developers are  
8 coming in and developing, they do have a  
9 negative impact on the existing residents. And  
10 it just, in my mind, reminds me of as we were  
11 moving west, we moved off the Indigenous people  
12 because the land became valuable. And no one  
13 cared what happened to those people.  
14 Unfortunately in this fast-paced society that  
15 we're in, very few people go back to evaluate  
16 what was the impact on the development. And  
17 many times there's collateral damage or, again,  
18 the cost is greater and the benefit is less.

19 So, I think a lot of the speakers have  
20 been mentioning that we have to be very  
21 cautious. We do want development. We  
22 recognize, yes, Yonkers has a lot of assets.  
23 But we want it to be done in an area that we are  
24 co-partners, because we care. Many of us have  
25 lived here our whole lives.

1 I also think that this could be an  
2 excellent opportunity because there is interest  
3 in Yonkers to become very creative with the  
4 developers in not just having rental as was  
5 mentioned by someone else, but allowing people  
6 who in the past have not been able to develop  
7 generational wealth. There should be within any  
8 of the buildings that we're doing, not only  
9 affordable housing, but some kind of mechanism  
10 -- again, I don't have the expertise -- to give  
11 people the opportunity to own their structure so  
12 that, that could be building generational  
13 wealth. I hope Yonkers is going to be the place  
14 of gracious living who is being innovative in  
15 this time where we have developers interested in  
16 really making sure, showing the humanity that  
17 Yonkers cares. We are building, but we're  
18 building in the profile of the community. We  
19 are building to help people have the opportunity  
20 to look forward to the future and help the  
21 children of the future. And as one of the  
22 speakers said, to have people not taking the  
23 train to go to Manhattan, but having their  
24 families here, having a community. We want to  
25 build community.





1 have more rental units than Newark. And we have  
2 got more rental units than New York city. So  
3 per capita our population we have more  
4 apartments to rent in Yonkers than any other  
5 area around. Which tells us that homeownership  
6 in our city is at a minimum. And we, the  
7 homeowners, are the ones paying most of the  
8 taxes.

9 We'd love to see these buildings turn  
10 into co-ops or condos, something in that sense,  
11 much smaller building as a co-op or condos  
12 because that would help us in the long run.

13 The other thing I would like to say is  
14 that this is one project of 5,640 units that  
15 were projected to be built on the west side of  
16 Yonkers. As of November when I looked it up, it  
17 was 5,640 units to be built on the west side in  
18 the smallest street political districts we have.  
19 And each district as you know is 35,000 people,  
20 so we've got six districts with half the  
21 population of Yonkers is on the west side in  
22 those three districts. And at this point, in  
23 those three districts 40 percent of all  
24 Westchester's low income housing is in this  
25 area. So 40 percent is hosted by 10 percent of

1 the population of the County. So when we see  
2 these new buildings come up, we say that we need  
3 to seriously, the City of Yonkers needs to  
4 seriously look at these statistics and look to  
5 see what we're doing, because right now we're  
6 building an economic dead zone on the west side  
7 as far as business and everything else. So  
8 thank you very much.

9 THE CHAIRPERSON: Thank you.

10 PUBLIC SPEAKER CARPENTER: Again, my name  
11 is James Carpenter. 233 Woodworth Avenue.

12 One point I wanted to share with you guys  
13 that I think I shared with City Council last  
14 week, my deepest concerns, although I don't  
15 spend all of my time in the City of Yonkers, my  
16 deepest concerns is that I can give countless  
17 examples around the country where you have, as I  
18 mentioned, the Home Depots, the conglomerates,  
19 when they come into your community, they no  
20 longer listen to the community. They'll say  
21 whatever they need to say to get into the  
22 community, to build their projects, to put their  
23 projects up, but they're not accountable to the  
24 community, the local councilmen, the local  
25 government leaders. They're no longer

1 accountable to the community. They'll come and  
2 shake your hands, they'll go come into your  
3 community, because they want your vote, they'll  
4 smile in your face, they'll kiss your children,  
5 but they're not accountable to the community.  
6 Why? Because they serve a bigger master. They  
7 serve conglomerates. They serve the bigger  
8 money. I can give you countless examples where  
9 this is going on around the country in smaller  
10 communities. You are selling the soul of the  
11 City of Yonkers. You might not know it right  
12 now, you may not realize it right now, but five  
13 to ten, fifteen years, mark my words as sure as  
14 we are all sitting in this room together, you  
15 will come to find that the decisions that you  
16 made right now destroyed the fabric of the City  
17 of Yonkers. Thank you.

18 THE CHAIRPERSON: Thank you.

19 PUBLIC SPEAKER ABDCALZAHRA: I'm going to  
20 chime in just brief. Hawa Abdcalzahra. One  
21 Pier Pointe.

22 So, when I was young and I was going to  
23 grad school in Canada, I have my two children  
24 that were at a private school. I was really  
25 grateful for the community model education

1 regardless of how people view religion. The  
2 family and community model that's present there  
3 was very present fiscally as well. What that  
4 meant was, was that for certain families that  
5 felt that they were more capable of being able  
6 to afford more, they paid more tuition for their  
7 children. When we had an influx of refugees  
8 that came in, in that crises that was going on  
9 in Syria at the time, in Syria. And this  
10 allowed for those families many of whom had  
11 children that had never spoken English that had  
12 a support system that they had in the community.  
13 What that also did was empower those children to  
14 get a level of education. It empowered those  
15 families to want to be involved within the  
16 community that was providing this humanitarian  
17 sense of community to people that came from  
18 elsewhere. That experience impacted my children  
19 heavily -- (Timer) -- and their understanding  
20 about why it's so necessary for us to try to  
21 always be mindful of giving a certain percentage  
22 of our wealth. Because it will always come back  
23 to us.

24 When we're looking at these types of  
25 community developments, oftentimes the returns

1 and the profitability models, they focus very,  
2 very much on just that, the bottom line  
3 profitability. One of the things that we learn  
4 when we specialize in a view towards behavioral  
5 economics and we're working with a labor force  
6 and how these different things can impact  
7 communities at large, and we understand the  
8 opportunity it causes is not just what you  
9 deposit in your bank account. Or the returns  
10 that we walk away that may just sit there.  
11 We're seeing as a community where everybody is  
12 suffering in different ways. Some of us are  
13 very wealthy and we're having mental health  
14 challenges, because our children have been in  
15 isolation. Some of us are not so wealthy but  
16 we're having a really good go at child care and  
17 how we support one another and raising small  
18 children. My oldest daughter is now at SUNY  
19 Westchester and she's hoping to be able to  
20 pursue a PhD in linguistics and utilizing the  
21 strengths and resources of that community so  
22 that she can continue to sow in and pay into  
23 sort of say pay forward what she's been given.  
24 And even though this child has lived in multiple  
25 communities, she feels the sense of home for as

1 long as we've been here to be one where feels  
2 connected to a sense of responsibility.

3 When we create these type of  
4 developments, whether it's just strictly real  
5 estate buildings that we're talking about or  
6 we're talking about these other buildings that  
7 need to be scoped, we need to start  
8 understanding that we're teaching our children  
9 where value is. How much are these corporations  
10 generally giving back? It may not be a monetary  
11 amount. But is it connected to skills training?  
12 Is there an opportunity to equip community  
13 members with an opportunity leading up to  
14 developing of these projects? I say all of that  
15 to say we have to start looking at more than  
16 just the bottom line. It's very difficult to  
17 forecast 10 to 15 years into the future, but we  
18 can do a pretty good job at it. If we do not  
19 start at engaging community and children in how  
20 everything works in reciprocity, they will  
21 continue to take without giving. And they will  
22 grow up learning that taking without giving is  
23 completely okay. And they learn that from us.  
24 From community leaders, from what happens in our  
25 own homes, from the conversations and dialogues

1 that they have at their table.

2 So I, I just ask humbly that the Board  
3 really thinks about how these community  
4 development projects are developing community in  
5 addition to how they are increasing  
6 profitability. Because one will cease to exist  
7 if the other does not believe that it's worth  
8 buying into. (Timer) This community is worth  
9 buying into. This community has phenomenal  
10 people and it has phenomenal resources. I just  
11 sincerely urge that we start connecting the dots  
12 outside of just what we're reading on the bottom  
13 line on the papers and numbers. Thank you.

14 THE CHAIRPERSON: Thank you.

15 PUBLIC SPEAKER FOUNTAIN-COLEMAN: Good  
16 evening. My name is Margaret Fountain-Coleman.  
17 I'm a resident here in the City of Yonkers.

18 Just a couple of things and just what  
19 your impassioned speech was just phenomenal.  
20 Because I think that is the cusp of reality and  
21 where we are living and how decisions are being  
22 made here in the City of Yonkers. If you can  
23 truly look yourself in the mirror every time you  
24 say, yes, 5-0, 7-0 for development here in the  
25 City of Yonkers, it almost wants me to ask you,

1 would you live in those places that you're  
2 saying yes to? Would you leave your house and  
3 go live there? Would you allow your grandmother  
4 to live there? Would you allow your auntie,  
5 your titi or family member to live there. And  
6 if that answer to that question is absolutely,  
7 yes, then, you know, as a preacher too, God be  
8 with you.

9 We are continuing to see an infringement  
10 upon Black and Brown people in our communities.  
11 People who are already struggling with high  
12 rises. There's no way looking at the renderings  
13 I just saw, make it make sense. You're putting  
14 a huge building in the midst of a historic  
15 community. A community of people who have owned  
16 their homes for decades. But you're thinking  
17 that it's okay and I want you to go home and ask  
18 yourself the question, would I allow it to be in  
19 my community? And I would wage to say you would  
20 say absolutely not. Because we wouldn't even be  
21 here. If these same developers were asking to  
22 build where you live, it would be an absolute  
23 no.

24 And so I think that's where we are in  
25 Yonkers. That there needs to be a reckoning of



1 morality. A reckoning of understanding who we  
2 are as people as a civilization. Because now  
3 it's beyond the whole community benefits  
4 agreements because obviously they're not  
5 working. Because I'm educator on top of that,  
6 because if they were working, we would have new  
7 schools. Our schools would not be in the  
8 shambles that they are. So those are the things  
9 that I'm looking for as you lead us as you're  
10 appointed to these Boards. If you're not  
11 planning on these Boards to be pressing  
12 developers to fix our schools to fix community  
13 centers, then you should not be even saying yes  
14 to the appointment. Because it has to be a  
15 pushback. And I have yet, even when I was  
16 running for office, see a pushback from those  
17 persons that have been on these Boards that  
18 there would needs to be a pushback. And we need  
19 to see it.

20 And, lastly, I heard the City Council  
21 President say maybe two meetings ago that people  
22 need to understand that they have to come to the  
23 City Council meetings as well to oppose or say  
24 what they feel about buildings being built.  
25 Because you guys don't have the final say so.

1 And I think that was empowering for me, because  
2 I think a lot of the times we think it stops  
3 right here. It don't? I'm looking at the  
4 lawyers. I'm looking at your face. So, you  
5 know, you can -- later.

6 But that's where you I think people need  
7 to understand. We do have the power. We  
8 absolutely have the power. But we have to know  
9 what that looks like and be educated well enough  
10 to know they may have a decision to send to City  
11 Council, this is what we think, this is what we  
12 want, but we have to hold our elected officials  
13 responsible for the actions that they take.  
14 Have a good evening.

15 THE CHAIRPERSON: Thank you.

16 PUBLIC SPEAKER DAVEY: I'm Marty Davey.  
17 I live at 377 North Broadway.

18 I just wanted to say that unlike most  
19 people that are here, we've only been here for  
20 two and-a-half years. We chose to move here  
21 from Columbia, South Carolina. I know, everyone  
22 says they want to move South Carolina. Don't.  
23 Because it's hot. We lived in Washington  
24 Heights for I don't know, ten years or  
25 something, in Inwood. And when we thought about

1 where we're to going to move, I'm a researcher  
2 -- where are we going to move? We had two  
3 places, one was in Ohio which was fabulous,  
4 looking over Lake Eerie. And the other one was  
5 Yonkers. And so we bought our apartment because  
6 we had an incredible view of the river. A lot  
7 of people had a incredible view of the river.  
8 And this absolutely just blocks 90 percent of  
9 it. It has nothing to do with the neighborhood.  
10 When I saw this I thought we came to Yonkers  
11 because it was really cool and we really love  
12 all the views. And we found our home here. And  
13 we met so many friends in two years more than I  
14 did when I was living in Pennsylvania for 17.  
15 And to put something like this in, I know what  
16 happens with this, they did it in South  
17 Carolina, they'd done it in Charleston, they did  
18 in Washington Heights, they were trying to do  
19 that. And this is just a gentrification to  
20 people who rent. And that's what happens. And  
21 the rest of us are, like, thanks for sharing,  
22 but we hope you have someplace else to live.  
23 We need grocery stores. You practically  
24 have to make an appointment to get into  
25 ShopRite. So, I really also, yes, let's think

1 about, did the community ask for this? That's  
2 what I want to know. Because I haven't lived  
3 there. So, did the people say, you know what,  
4 we would really like to have these two big  
5 buildings in this area where we're doing all  
6 this other development. And if they didn't,  
7 then maybe somebody should ask. I'm a  
8 researcher. I do community research, I'm a  
9 dietician. And the first thing they do, before  
10 we do any research and normally do it, is ask  
11 what do the people want? We're going to write  
12 from -- and we need to know what she wants. And  
13 maybe I'm wrong but it seems like every single  
14 person has said, we moved to Yonkers, this is  
15 all the great stuff, putting these two buildings  
16 --

17 (Microphone powered off.)

18 PUBLIC SPEAKER DAVEY: I hope it's not  
19 personal. They don't understand. They just  
20 don't understand. It's all right, I have a big  
21 mouth. They just don't understand as I was  
22 talking to a developer in the kayak club who  
23 said this is the craziest thing I've ever heard  
24 and that's how I found about this.

25 THE CHAIRPERSON: Thank you.



1           So all I'm saying is, we rely on you good  
2           people and I certainly personally appreciate  
3           tremendously your work on this committee. You  
4           know to do the right thing for the community  
5           when the community unfortunately does not apply  
6           the pressure to the politicians that happens in  
7           our -- in the communities up river, which are,  
8           yes, are more wealthy and are more liveable and  
9           part of the reason for that I believe is because  
10          they develop in a more sensible sustainable way.  
11          Thank you very much.

12                   THE CHAIRPERSON: Thank you.

13                   PUBLIC SPEAKER FITZPATRICK: James H.  
14           Fitzpatrick. 377 North Broadway.

15                   I'm not prepared, I'm not a good public  
16           speaker, but I just, I look at these pictures,  
17           and I see low rise buildings and I see trees and  
18           we frequently use the Old Croton Adequate for  
19           hiking. And there's deer that go by and there's  
20           rabbits and squirrels. And it's just so  
21           wonderful. And when we came here, that was part  
22           of what attracted me. It was a community. It  
23           was a wonderful place to live. So you can walk  
24           down the street and say, hi to people and they'd  
25           say hi back and it's wonderful. And I just feel

1 as though we've been talked down to by  
2 developers who really are trying to make some  
3 money off of this community. And one of the  
4 words that was used this evening by one of the  
5 gentleman was they're trying to build the  
6 harmony into the neighborhood. This is --  
7 harmony, music wise you hear, you know, you have  
8 the bass and the treble. This just looks like  
9 the harmony has gone this way. And everything  
10 else is staying in harmony down here and we're  
11 going to lose that.

12 With this is not why I moved -- when we  
13 started looking up for places to live, on my  
14 phone, this is the last time I'm moving. I'm  
15 too old. I'm not moving again. And I called  
16 the file, I called it the last resting place.  
17 Because I'm not moving from here. But if this  
18 keeps going, maybe I will. Maybe I'll just  
19 leave all this. Look at this, you know, it's --  
20 I'm going on. That's pretty good. Thank you  
21 for helping us out because that's not harmony.

22 THE CHAIRPERSON: Thank you.

23 PUBLIC SPEAKER: Judith Garan. 745  
24 Warburton Avenue.

25 I hope all of our comments are not -- I

1 hope this whole process is not perfunctory. One  
2 of the things, we've been saying a lot of words.  
3 Now, tonight some of developers who are here  
4 said very little that is informative. And many  
5 times we're asking a lot of questions, I would  
6 love to get responses. I am curious what is the  
7 genesis of this project. I became aware of it  
8 five months ago. I think it was either in  
9 February or March that it was being brought to  
10 the Zoning Board. And that despite the  
11 excellent statement of why this would not be  
12 appropriate and the request for variances that  
13 here we are again. And I don't know what phase  
14 we're in. And, again, I'm going back to this  
15 per chart here, and I don't know the dates of  
16 some of these other steps. This is step number  
17 9. I don't know when we had all the other  
18 steps. And I need to talk to someone in order  
19 to get the dates so that my mind, which I try to  
20 be logical that I can see it. Because otherwise  
21 we could be going through steps, it's just  
22 perfunctory, and they're going to do whatever  
23 they want to do.

24 I would like to know why the developers  
25 came to Yonkers? What Yonkers is giving the



1 developers? And if Yonkers didn't give the  
2 developers whatever they're getting, if it's tax  
3 rebate or whatever, would they still want to  
4 build here? I want to suggest that whatever the  
5 mechanism is that makes Yonkers so, other than  
6 its closeness to New York City, so attractive to  
7 developers, if I as a homeowner was given ten  
8 years' abatement on my taxes, I could use that  
9 money to develop my home. And I think any  
10 homeowner in Yonkers if they were given a  
11 attractive abatements that Yonkers gives  
12 developers, we could enhance and we would be  
13 hiring local people to do the work. So, I need  
14 to know why did the developers come to Yonkers?  
15 Did they initiate? Did Yonkers initiate? What  
16 was the origin of the project? What were the  
17 promises made? And can we use that same dynamic  
18 to create a restoration of Main Street and our  
19 own local vendors by giving tax abatements to  
20 individuals? I really think that we have a lot  
21 that we should be working on together. So that  
22 we can go forward into a future. And not where  
23 developers -- it's almost like we're giving  
24 everybody is worried about subsidies for low  
25 income, but these developers are getting

1 subsidies that we don't even know about in  
2 millions of dollars and many times they're not  
3 held accountable for the promises they've made.  
4 And I need to see concrete data. And I hope we  
5 have time to speak to experts who were  
6 responding back. Because we've been talking now  
7 for six or seven months. And, again, this could  
8 be all perfunctory and our lives are at stake.  
9 So, I hope this is the beginning of a better  
10 dialogue and progress. We all want progress for  
11 all. And we do need to have excellence in  
12 schools for sure.

13 THE CHAIRPERSON: Thank you.

14 PUBLIC SPEAKER GARAN: Will we get  
15 responses?

16 THE CHAIRPERSON: Bill, is there anything  
17 that you want to address this evening about  
18 going, steps going forward?

19 MR. BRADY: You want me to step forward?  
20 You want me to come up to the mic up?

21 THE CHAIRPERSON: Yeah, why don't you  
22 come up -- ma'am to you want to speak?

23 PUBLIC SPEAKER JACOBO: Yes.

24 THE CHAIRPERSON: Okay. So let this lady  
25 speak first, Bill, and then maybe you can

1 outline going forward steps. I'm sorry, ma'am.  
2 Go ahead.

3 PUBLIC SPEAKER JACOBO: Hello, my name is  
4 Astrid Jacobo.

5 (Court reporter requested spelling.)

6 PUBLIC SPEAKER JACOBO: Astrid. Think of  
7 the star. Sometimes you don't plan to be places  
8 but God guides you to them. And today I came  
9 for another event. And it was cancelled and I  
10 just happen to walk into this room. I live in  
11 the north of Yonkers. And I just listen here to  
12 my fellow residents speak. And I have many  
13 wonderings as I listen. One, why isn't anyone  
14 sitting from the community at this place? Even  
15 if you don't have an official title to be zone  
16 commissioner, whatever your titles are, excuse  
17 me, I don't know them. But how are we truly  
18 inviting the community to participate? And I  
19 don't know if this is the best place to have the  
20 meeting. But maybe we need to rethink about the  
21 way we communicate and engage the community to  
22 really have a voice.

23 The other thing that came, other  
24 wonderings that I have is about the sewer.  
25 Because we know what happened to many of us who

1 were asked to get our own insurance for sewage.  
2 So I'm wondering what impact is that going to  
3 have to the infrastructure of the City.

4 Third, we were just voted number 8 Best  
5 City, right? In a lot of surveys to live in for  
6 Black women, they said this is the one of best  
7 city to live in. For safety, it's one of the  
8 best city -- I don't know if you have seen this,  
9 but I was very exited about that. And I share  
10 it with everybody that do not live in Yonkers  
11 that I know. And I would like to keep that. I  
12 was very hesitant to move back to Yonkers. It's  
13 really because of my sister that I moved to  
14 Yonkers. We promised that we would always live  
15 within walking distance of each other. She  
16 bought first so I had to buy second. And now I  
17 like that my daughters were able to walk to her  
18 house and I felt okay with that. And I would  
19 like that for other children. Because it feels  
20 safe.

21 I wonder what is going to happen with the  
22 infrastructure of the Fire Department, the  
23 Police. Right now we have a good response rate.  
24 What happens then?

25 My daughters graduated from high school

1 from Yonkers. And I was very excited with the  
2 level of education that they had at Yonkers  
3 High. How are we investing back into our  
4 school? That's another wondering. What is the  
5 promise? And what is the accountability?

6 Owning is important. I was very blessed  
7 to have a father who helped with the  
8 infrastructure of the Bronx and help reconstruct  
9 a lot of the housing in the Bronx. And his  
10 philosophy is that when you own, you care. So I  
11 like that idea from my fellow person, I don't  
12 know who it was who said, how are we rethinking  
13 about ownership versus renting? How is parking  
14 is going to work? Because I love living in  
15 Yonkers and I have to figure out where I'm going  
16 to park versus New York City that I get a ticket  
17 every time that I go.

18 And then I don't know if it's cultural  
19 and I think I get to see your faces better here,  
20 but for a moment I wasn't sure if you cared with  
21 your body language. But I don't know you and I  
22 don't know if this is your neutral face to just  
23 to listen, so no judgment. But I think that  
24 when you sit in the audience and you're looking  
25 at the people who are listening -- and, again,

1 it may be cultural for me. Maybe I'm too  
2 passionate and what you see is what you get.  
3 Maybe personal. Again. But I wasn't sure how  
4 much -- is this procedural, is this what we do  
5 and then we're going to do what we're going to  
6 do anyway?

7 You see because I was one of the people  
8 who did not want Chick-fil-la, because I live  
9 right near Central Avenue where it's happening.  
10 And I felt that it was procedural. Because we  
11 were the last people to know that this was  
12 happening. I mean I'm excited that right now in  
13 Central Avenue we're going to have Citibank.  
14 But actually the whole bank was already had the  
15 sign that said Citibank and then the hearing  
16 date came on. (Timer.) Which I thought that  
17 was interesting. Right? So I'm hoping that  
18 it's not the same thing here that one day we're  
19 going to come and it's already building up and  
20 we're still listening to hearings. And then  
21 that the other -- is a yes vote. So I just had  
22 a lot of wonderings. And my daughter is just,  
23 like, mommy. I was, like, I don't know what I'm  
24 going to say, but I'm going to say what I'm  
25 wondering. Thank you for listening to my

1 wonderings.

2 THE CHAIRPERSON: Thank you.

3 (Court reporter requested clarification.)

4 PUBLIC SPEAKER JACOBO: Yes.

5 J-a-c-o-b-o. As in boy.

6 THE CHAIRPERSON: Bill, why don't you  
7 introduce yourself.

8 MR. BRADY: Sure. My name is Bill Brady.  
9 I'm with the planning consulting firm Nelson  
10 Pope Voorhis. And we've been hired by the City  
11 to assist the Zoning Board and the City staff on  
12 reviewing and having the process the SEQRA  
13 process move along. We're another set of eyes  
14 and ears on the materials that are developed by  
15 the consultant team. And importantly as they  
16 were mentioned before the draft scoping document  
17 that you have all seen and is available, you can  
18 continue to comment on it, this document will  
19 now be updated again. Going to consider  
20 everything you said here and incorporate  
21 possible edits into the scoping document. As  
22 was said before it's a table of contents. These  
23 are the things that are going to be assessed and  
24 very deep dive into each one of these topics.  
25 Many of you mentioned many things that are

1 already in there, but some of them perhaps are  
2 new and will be incorporated into the scoping  
3 document.

4 So the next process is it will be  
5 finalized. The final scoping document will then  
6 be released and adopted by the Zoning Board  
7 after further review. Then the developers go  
8 back to work. They're going to go in get  
9 together with their engineers, their architects,  
10 and they're going to produce the big Draft  
11 Environmental Impact Statement. That's the big  
12 long process that happens next. Our team will  
13 actually review that document for completeness.  
14 And we'll review that with the Zoning Board to  
15 make sure they hit all the topics that are in  
16 the scoping document. Every point that was in  
17 the scoping document, every intersection, every  
18 geology point, every impact environmental impact  
19 are they doing what was promised that was going  
20 to be looked at in the scoping document.

21 We'll have our own traffic engineers  
22 looking at it to compare what their traffic  
23 engineers are presenting in their traffic  
24 documents, so and onward.

25 Then it will be looked at for



1 completeness. The draft document will be pulled  
2 together. There will be public hearings along  
3 the way to look and have more public comment on  
4 the Draft Environmental Impact Statement. Then  
5 the, after the Draft Environmental Impact  
6 Statement is pulled together, all the public  
7 comments during that process will be pulled  
8 together and considered for the Final  
9 Environmental Impact Statement. And, again,  
10 that would then be adopted with public hearings  
11 by the Zoning Board.

12 And then the Zoning Board as you all  
13 mentioned too have their own actions to take on  
14 the requested variances too. So the requested  
15 variances when the environmental review's  
16 completed, they will then also be considering  
17 the application for the variances and the  
18 permits that they're requesting from the City.

19 I think that's it. A little bit of a  
20 summary of what's happening, so. Thanks.

21 THE CHAIRPERSON: And I think, just to  
22 confirm that we -- at our last public hearing we  
23 talked about how this process will probably take  
24 approximately a year.

25 MR. BRADY: Yeah, so again, it's a long

1 time frame. A lot of materials to pull together  
2 on the applicant side. A lot of review that  
3 happens on this side. There are public  
4 meetings. Again, additional opportunities for  
5 public to discuss the various impacts of the  
6 project. And your voices will be again written  
7 down and incorporated into the documents in the  
8 end too.

9 THE CHAIRPERSON: Thank you. This is  
10 public comment. So there are no questions, but  
11 please feel free to come back and comment if you  
12 would like.

13 PUBLIC SPEAKER ABDALZAHRA: So, Hawa  
14 Abdalzalhra. So based off of that information I  
15 just wanted to I guess question the statement,  
16 when we're talking about consultancy firms and  
17 we're talking about, you know, how this process  
18 is going and just getting the clarity and all of  
19 that, there's been many a time that I've been  
20 flown in on a consultancy team where we're  
21 having to assess all of these different data  
22 points. One that I can think of recently it was  
23 in Bali and it was dealing with a particular  
24 factory. So, what the impact was going to be  
25 about how certain things needed to go, it was a

1 few different agencies and organizations that  
2 were kind of all working together. I say that  
3 just to say one of the biggest most critical  
4 factors for us was that we also had people from  
5 the community that we were interfacing with  
6 directly. Not just from community comments and  
7 from different, you know, angles and  
8 perspectives in that regard. But that we also  
9 made sure that we were utilizing the tangible  
10 wisdom and insight of the people that had lived  
11 there, had been living there, that understood  
12 some of the nuances that all of our beautiful  
13 well-educated data sense could maybe not  
14 triangulate.

15 So my question, slash, statement is how  
16 invested in community data that only happens  
17 when you have genuine conversation face-to-face  
18 with the people who are impacted on the ground,  
19 how much of a priority is that for the  
20 consultancies and the firms and the experts that  
21 are being brought in on this very expensive  
22 process?

23 THE CHAIRPERSON: Thank you.

24 (Brief pause.)

25 PUBLIC SPEAKER GARAN: Judith Garan. 74

1 Warburton Avenue. Regarding the consultant, do  
2 members of the community have an opportunity to  
3 engage the consultant? And what kind of time  
4 frame will there be? This is a huge document.  
5 So that would be one question.

6 The other question is once this process  
7 is completed, what is the relationship to the  
8 other branches of government i.e the City  
9 Council, what will, what role does the City  
10 Council play? And maybe that's something the  
11 lawyer can answer. Because I think that's  
12 important for our understanding.

13 MR. BRADY: I prefer not to get into, you  
14 know, the back and forth on how the process  
15 works right now. So thank you for the question.  
16 Again, this is a great opportunity for the  
17 public, public hearings and so.

18 PUBLIC SPEAKER GARAN: This is going to  
19 be an issue. Because, again, it sounds like  
20 it's perfunctory. And it sounds like you're  
21 going through the paces. We've got a lawyer  
22 here. CYA, who's -- or CYA are they worried  
23 about. And we as a community, we are paying, I  
24 don't know unless -- and here's another thing,  
25 who's paying the consultants? Are the

1 developers paying the consultant fees? Have  
2 they -- I'd like to see their, who they worked  
3 with in the past. Because we can say they're  
4 experts, but they're experts who are biased.  
5 And I have to say that answer is pretty  
6 alarming. And, again, I have to know where does  
7 the City Council come in? Because they're our  
8 elected leaders. Someone who is elected should  
9 be in charge.

10 Now, last month I felt that because Lee  
11 Ellman was there and Sam Borelli who have an  
12 expertise, who've working for Yonkers for years,  
13 I think Yonkers flows through their blood. I  
14 felt that when they even did what they do with  
15 the Building Department as far as all the dots  
16 that the developers should be needing. And then  
17 my concern is that that the Zoning Board of  
18 volunteers who don't have the same expertise are  
19 making such vital decisions, I don't want to  
20 play in a game of pretense. And now I'm getting  
21 worried. And here we have a lawyer who's here.  
22 And if you can make a comment where does the  
23 City Council come in, or has this been decided  
24 and now because everything sowed up we're doing  
25 a dance to keep the public happy, or at least

1 confused. Because I am going to tell you, the  
2 amount of paper that is here is extraordinary.  
3 I would have to do 40 hours to really be able to  
4 comprehend at the level that I should be.  
5 Whereas someone who's familiar with all the  
6 terminology, they see it. So, I really think we  
7 have to do the best. And I want to know where  
8 the City Council is coming in, because I'm  
9 getting lost in what we're calling SEQRA. Or  
10 the scoping process. And I'm beginning to think  
11 it's like the magicians that has the little nut  
12 in the walnut shell. And it's hiding it. So  
13 I'm concerned and I hope we're working together  
14 not apart.

15 THE CHAIRPERSON: Thank you.

16 PUBLIC SPEAKER CARPENTER: Good evening,  
17 again. James Carpenter, 233 Woodworth Avenue.

18 I guess I would like to put the Doctor  
19 here at ease. This confusion is by design. The  
20 more or the less a community knows about what's  
21 going on, the less likely they're able to be  
22 involved. I've told quite a few members of  
23 block of 233 Woodworth Avenue. And a lot of  
24 people are concerned but they work. They're  
25 caught up in their day-to-day lives. They've

1 become very cynical. I can't blame them one  
2 bit. They've become cynical because of the  
3 simple fact that the City of Yonkers continually  
4 just does what it wants to do. And it doesn't  
5 matter what the community thinks. Don't want to  
6 use that word corruption. That might sound like  
7 I have an interest or something in this process;  
8 however, my concern as I said earlier is that  
9 most of the, most of the projects that you guys  
10 are voting on, it doesn't directly impact or  
11 affect your day-to-day life. And I can be  
12 honest, many times I was ignorant to projects  
13 that were going on in other parts of Yonkers.  
14 And I was just like, well, if it doesn't affect  
15 me, it's not in my neighborhood then I don't  
16 really care about it. Until you realize that  
17 this is all by design.

18 Government has these projects called  
19 fifteen-minute cities. I would urge you to look  
20 into them. I would urge everyone in this room  
21 to look into the fifteen-minute cities and the  
22 quadrants that are going to be divided off into  
23 State of New York and around the country. That  
24 sounds like a conspiracy, I'll be quiet. I'm  
25 deeply concerned. Thank you.

1 THE CHAIRPERSON: Thank you.

2 PUBLIC SPEAKER GARAN: I have a question.

3 I've been coming to the Zoning Board meetings  
4 and I've been coming to the scoping meetings.

5 We have the experts who are the developers here.

6 And now we have the experts hired by Yonkers to

7 look at what the environmental impact report

8 would be. I don't understand that when the

9 developers have been sitting in the audience

10 when we've been in the Zoning Board meeting or

11 even here, we've asked a lot of questions. I

12 don't know why they haven't used the time to

13 start answering some of those questions and to

14 start giving assurances promises to the

15 community if indeed this project is to benefit

16 residents. After hearing all our comments.

17 Now, regarding this thing that they're

18 going to be writing, that they're going to be

19 evaluating, here we are, people who are going to

20 have to go through this and it's daunting. So I

21 agree with this gentleman who was up here who

22 was saying who, who in the world in Yonkers is

23 really looking out for the residents or is it a

24 matter that has been agreed upon somehow?

25 Because if I was a developer and I heard all



1 these concerns, I would be going back, and I  
2 think there's some consultants here, I would be  
3 going back to them and say, you know what, we  
4 should modify, we should be doing this, we  
5 should be promising this. If they really want  
6 to be in Yonkers. Because if they're just  
7 interested in maximizing their profit taking it  
8 off the residents who have given their lives to  
9 Yonkers, their taxes to Yonkers and they're  
10 getting abatements, whatever benefits they're  
11 getting, we don't hear anything about benefits  
12 to the community. Maybe there's a park, but,  
13 boy, we need schools. So, something should be  
14 done and what I don't understand is why the  
15 people who work for Yonkers are not the ones,  
16 you're in the power seat, to be asking them what  
17 are the givebacks going to be so you could be  
18 delighted and say to the residents, we heard  
19 you, we're getting this, we're getting this,  
20 we're getting this, because these developers  
21 want to be here. We're mad, we're diminishing  
22 the height, we're doing all this. This is going  
23 to be a new day for Yonkers, a renaissance.  
24 That would be glorious. But right now we're  
25 going out feeling that, you know, we're just

1 wind bags talking. And that is disturbing.

2 I hope we've learned from the lessons in  
3 the past, what happened at Ridge Hill. I hope  
4 we've learned from the lessons in the past what  
5 happened about desegregation. I hope we've  
6 learned from those lessons. And if you don't  
7 know those lessons, someone should be going over  
8 it. And I like Mayor Spano, but I'll tell you  
9 Mayor Spano could have a hornets nest on his  
10 hands if he doesn't know the history. And I  
11 like him. So I think for anybody who is  
12 representing Yonkers, they should be speaking to  
13 him and say, how do we not get into a Ridge Hill  
14 situation? How do we not get into Sands, Judge  
15 Sands' situation? How do we not get into  
16 desegregation where Yonkers -- it was a mess?  
17 And it seems like this might not be de facto  
18 segregation but it's de jure segregation. And  
19 that gentleman who know all the statistics, he's  
20 going even deeper. And I hope there's someone  
21 at City Hall who is getting into this.

22 And, again, if these developers want to  
23 be here, why not work together. And if this  
24 consultant, let's do something that we make sure  
25 that we're not repeating past mistakes because

1 you're counting on sleepy residents who are too  
2 busy to come out. Because I'll tell you, right  
3 now we all know everybody is just trying to put  
4 bread on the table. I'm retired. I'm in a  
5 position where I have little more time. But  
6 I'll tell you, a lot of people don't want to be  
7 coming out at night. And this might be great --  
8 (Timer) -- to move the project ahead and that  
9 would be a shame. Let's get it right for the  
10 citizens of Yonkers. Let's be a model for New  
11 York State and the nation. (Timer.)

12 THE CHAIRPERSON: Thank you.

13 (Brief pause.)

14 PUBLIC SPEAKER GARAN: Judith Garan. 745  
15 Warburton Avenue.

16 On a regular basis, the residents have  
17 been making comments, handing out paper, doing  
18 everything they could. And now we understand  
19 there's a new process. We write letters before  
20 certain days. Is anybody going to answer us?  
21 Or is it going to be this mute silence? We've  
22 asked some very pertinent questions. And I'm a  
23 little disappointed at what the developers did  
24 in the beginning. I don't even know what they  
25 were saying other than showing pictures, the

1 same picture that I couldn't see five months  
2 ago. I know what dialogue is. It's a  
3 reciprocity. Ask a question you get a response.  
4 Everybody from Yonkers is mute. No one is  
5 making any effort to give us any answers.  
6 Either you don't know the answers, you're not  
7 listening to our questions, you don't care what  
8 we say, you're going through the motions. And  
9 the more paper you throw out, the more words you  
10 throw out, the better it is. Because you know  
11 most people can't go through that dense amount  
12 of information. And that Environmental Impact  
13 Study becomes useless, because it has a lot of  
14 words. But the essence of it, which has been  
15 questions we've been asking about cost benefit,  
16 sewage, impact on schools, impact on firemen,  
17 impact on police, the size of the parking, the  
18 size of this streets. That doesn't need a  
19 thousand pages of whatever is going on here.  
20 These are some essential questions that could be  
21 lost in the verbiage.

22 So, I am interested in getting some  
23 questions. I can see cost benefit analysis,  
24 impact on schools, firemen, police, who's doing  
25 that kind of study? That is not asking too

1 much. And I'm hoping there's going to be some  
2 kind of response. And I think the kind of  
3 questions, it seems like there's going to be a  
4 dialogue between the consultant and the  
5 developer. What about the residents who are  
6 bringing up essential points that are seeds to  
7 prosperity in the future for the residents.

8 THE CHAIRPERSON: Thank you.

9 PUBLIC SPEAKER GARAN: Thank you.

10 No one can give any assurances, nothing?  
11 It's like there's a gag order. Unbelievable.

12 (Brief pause.)

13 PUBLIC SPEAKER GARAN: Judith Garan. I  
14 was wondering if someone could summarize the  
15 meeting and review when this document, which  
16 will integrate our comments into the existing  
17 comments, will be ready. When is the next  
18 meeting? And could you give us more of a  
19 outline for at least a month, two months? You  
20 say it's going on for a year, we want to know  
21 where we can have some kind of leverage in this.  
22 And is anybody going to talk to us and say  
23 something?

24 And I am shocked that there is not any  
25 assurance that anybody can give that they're

1 taking into consideration what we're saying. We  
2 are going to be working together. The  
3 developers are going to be respond to our  
4 concerns not only this scoping thing. And I  
5 hope -- somehow I'm feeling there's a gag order.  
6 I'm a professional person. I've been in  
7 meetings, but I've never been in anything like  
8 this. After six months and all it is, is blank  
9 stares. Silence. I am astounded. And I like  
10 Yonkers, but I am getting an education that I  
11 have to process and it's alarming.

12 THE CHAIRPERSON: Thank you.

13 PUBLIC SPEAKER WAITE: Hello, Nicole  
14 Waite. United Yonkers, 79 Alexander Street.

15 I just want you to understand although we  
16 have not been as vocal as Dr. Garner, Garan, I'm  
17 sorry, we feel the same way. She's taken the  
18 words out of our mouths. We hope that this is  
19 not a futile effort by the people because  
20 although you don't see a lot of people here, the  
21 information is being disseminated to them. And  
22 we don't want to feel like we're speaking for no  
23 reason and have to make this become something  
24 bigger than it should be. And when I say,  
25 bigger, I mean protests in the streets. I mean

1 getting more media involved. Because as a  
2 52-year resident of Yonkers, I am appalled at  
3 what's going on. People have moved, or I would  
4 say my family and other people that live in any  
5 parents' neighborhood, they moved from the City,  
6 not because they didn't want development,  
7 because they wanted to live in a residential  
8 area of New York that was not all the way  
9 upstate that still had the things that the City  
10 offered, but also offered the same kind of  
11 community and neighborhoods that Yonkers  
12 offered.

13 Again, no one is against development, but  
14 infrastructure has not been considered and  
15 that's probably the biggest thing on the table.  
16 Infrastructure. Electricity. I have brownouts  
17 in the brand new building that I live in. We've  
18 had, you know, we don't have anyone that checks  
19 the kind to make sure these buildings are  
20 properly inspected or to follow-up. The  
21 building materials that are used, you know, I  
22 would say that the 88 apartments in Avalon that  
23 were destroyed and is still being repaired since  
24 August 18th, it's a disgrace that, that is  
25 happening and people are paying \$4,000 for rent.

1 We want development, but as someone mentioned  
2 earlier, there are beautiful buildings that can  
3 accommodate people that are not fully used.  
4 There are new buildings, 66 Main Street is not  
5 full, Sawyer is not full, Avalon is not full.  
6 But we're still building to attract people of a  
7 certain income who have no investment in this  
8 community who are not spending in this  
9 community. They don't eat, shop, anything.  
10 They get on the Metro-North and go to work.  
11 Come back.

12 So, as a show of just some respect for  
13 your constituents, we should have some kind of  
14 report feedback and be kept abreast not just  
15 with this particular development, but all the  
16 other ones that have come into question. And  
17 just because you may see myself with the green  
18 and white letters for United Yonkers or other  
19 members, there are people that we are sending  
20 this information to, they can't get here because  
21 of the times of the meetings, because either  
22 wherever they work at or have children, but  
23 people care. So don't believe because you only  
24 see, you know, less than 50 people that people  
25 don't care and don't want answers. They deserve



1 it. It is a respectful thing to do. And we  
2 just hope that, like, she said that this is not  
3 just a show. Thank you.

4 THE CHAIRPERSON: Thank you.

5 PUBLIC SPEAKER WAITE: You're welcome.

6 PUBLIC SPEAKER COLEMAN: Rena (PH)

7 Coleman. One Pier Pointe.

8 I would like to point out and make sure  
9 the guys when you work with the development,  
10 with the developers, please make sure the  
11 building will be -- whatever they will be.  
12 Okay? But they supposed to be with good quality  
13 materials. What happened? I live in luxury  
14 living, Hudson Park. And after a few years,  
15 five years they became a rat infestation for our  
16 whole community. Just make sure it won't happen  
17 again. Okay? Thank you.

18 THE CHAIRPERSON: Thank you. It is now  
19 8:00, the public comment period is going to be  
20 closed for 143 Woodworth. We will be extending  
21 again the public comment period via email to  
22 ZBAPublic until the 30th of the month. And then  
23 as Bill explained the back and forth will begin.  
24 The comments that were taken this evening will  
25 be shared with the Board. And given to the

1 consultant and incorporated into the outline of  
2 the document for which the developer must  
3 answer.

4 Thank you all for your participation.  
5 (Time Noted: 8:00 p.m.)

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1 CERTIFICATION

2

3 STATE OF NEW YORK )

4 ) ss.

5 COUNTY OF WESTCHESTER )

6

7 I, LYNNETTE MAZZA, a Court Reporter and  
8 Notary Public within and for the State of New  
9 York, do hereby certify:

10 That I reported the proceedings that are  
11 hereinbefore set forth, and that such transcript  
12 is a true and accurate record of said  
13 proceedings.

14 I further certify that I am not related  
15 to any of the parties to this action by blood or  
16 marriage, and that I am no way interested in the  
17 outcome of this matter.

18 IN WITNESS WHEREOF, I have hereunto set my  
19 hand.

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LYNNETTE MAZZA,  
COURT REPORTER