

1  
2 STATE OF NEW YORK  
CITY OF YONKERS  
3 -----X

Minutes of

4 City Council of the City of Yonkers  
April 29, 2008 - 6:30 p.m.

5 at

City Hall

6 87 Nepperhan Avenue  
Yonkers, New York 10701-3892

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B E F O R E:

10

CHUCK LESNICK, Council President

11 PATRICIA D. MCDOW,  
Councilmember

LIAM J. MCLAUGHLIN,  
Councilmember

12 SANDY ANNABI, Councilmember

JOAN GRONOWSKI, Councilmember

13 JOHN MURTAGH, Councilmember

DEE BARBATO, Councilmember

14 P R E S E N T:

15 CHRISTIAN DIPALMERO, Special Counsel

16 JOAN C. DEIERLEIN, City Clerk

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20 DOUGLASS REPORTING  
COMPANY

8 EDSAM ROAD

21 VALLEY COTTAGE, NEW YORK  
10989

(914) 426-2400

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23

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2 MR. LESNICK: Welcome, it is April  
3 28th. This is a public hearing.

4 Before we start I would like everybody  
5 to stand for the pledge of allegiance.

6 (Pledge of allegiance.)

7 MR. LESNICK: I would like to ask  
8 the clerk to call the call.

9 MS. DEIERLEIN: We have some  
10 rules, if you will bear with me a  
11 moment, that the speakers will be  
12 called to speak for five minutes and  
13 will be timed, and since it's a public  
14 hearing to obtain input from the  
15 community, council members will listen  
16 to your comments but they will not  
17 engage in dialogue.

18 If anybody has written comments,  
19 if you would just pass them up and the  
20 staff people will take them and they  
21 will become a part of the record, and  
22 when your name is called, please come  
23 to the microphone. I will call you  
24 three or four at a time, and as a  
25 courtesy at this time, if you will turn

2 off your cell phones, that would be  
3 appreciated. Thank you very much.

4 MR. LESNICK: I understand there  
5 is a spanish translator here. The  
6 spanish translator here? Okay. We  
7 have some room in my office. If there  
8 is anybody here who doesn't understand  
9 english, and sir, if you would come up  
10 and explain it as I say it, explain it,  
11 we have made arrangements for people  
12 to  
13 sit in my Council President's office  
14 behind with channel 78 on.

14 If you signed up to speak and you  
15 don't speak in english and you would  
16 like the assistance of the translator  
17 to help you speak, that will also be  
18 available. Would you like to say that,  
19 sir?

20 (Interpreter into the spanish  
21 language.)

22 MR. LESNICK: Thank you. By the  
23 way, Patricia McDow, the co-chair of  
24 the Real Estate Committee along with  
25 me, the other co-chair was very

2 instrumental in making sure we had  
3 translation services.

4 Anything else, Pat, that you  
5 wanted to mention at the start?

6 MS. MCDOW: No, not at this time,  
7 Council President.

8 MR. LESNICK: Okay. Okay. The  
9 first thing we would like to do is ask  
10 AKRF or Kevin Ryan, whoever is here,  
11 to present why we are here in the contents  
12 of SEQRA, and then we will have a

short

13 presentation by the developer and then  
14 well open it up to the floor, to the  
15 people who have come here to speak.  
16 Are they here?

17 AKRF are trying to make their way  
18 through the crowd, so AKRF for those  
19 of you who don't know, was the consultant  
20 firm that the Council hired about two  
21 years ago pursuant to an RFP to help us  
22 with our planning review. Saccardi and  
23 Schiff are the other consulting firm  
24 you will hear a lot of. Oh, they are  
25 here in the front room. They are the

2 consulting room for the developers.

3 The developers will introduce  
4 their team, and Kevin Ryan is our

SEQRA

5 consultant who we may call on from time  
6 to time. Are you here? You can start  
7 from this podium over here.

8 MR. RYAN: We are here.

9 MS. BOURNE: Good evening. My  
10 name is Annette Bourne and I am the  
11 Senior Vice President with the planning  
12 consulting firm of AKRF. We were  
hired

13 by the City of Yonkers to assist in the  
14 process of reviewing the proposed SFC  
15 Development specific to the SEQRA  
16 process, and before the applicant  
17 provides a more detailed description of  
18 what they're proposing, I would like to  
19 introduce to you for those of you who  
20 are unaware of the process, where we  
21 are and how we have gotten there.

22 This is a project that is-- that  
23 requires City Council approval. There  
24 are several discretionary actions  
25 including site plan approval and zoning

2 approvals.

3 As a result of these discretionary  
4 actions, it is necessary for this  
5 project to go through the New York  
6 State Environmental Quality Review Act  
7 or it's called SEQRA.

8 In October of, October 24th, 2006,  
9 Struever Fidelco Cappelli submitted an  
10 application that began that began this  
11 process.

12 This board here goes through the  
13 various stages, so the first block  
14 represents the application that was  
15 submitted by the applicant that  
16 included a site plan application and an  
17 environmental assessment form which  
18 outlined the actions that they are  
19 requesting approval of.

20 Because of the size of the project  
21 and because this is subject to the  
22 SEQRA process or State Environmental  
23 Quality Review Act, it was identified  
24 as a Type I action because it's more  
25 likely to have a potentially

2 significant adverse impact on the  
3 environment. This was identified by  
4 the City Council and it was declared to  
5 be a positive declaration.

6 A positive declaration just means  
7 that an Environmental Impact Statement  
8 is to be required.

9 On December 12, 2007, the City  
10 Council declared this action was to  
11 require an environmental impact  
12 statement, and that the City Council  
13 would act as lead agency, and that is  
14 the role that they would do to  
15 coordinate the SEQRA process on  
16 behalf

17 of the other involved agencies in the  
18 process.

19 Subsequent to this declaration,  
20 the City Council engaged in a process  
21 called the scoping process. What the  
22 scoping process does is, it focuses the  
23 Environmental Impact Statement of the  
24 Draft Environmental Impact Statement  
25 on  
the potentially significant adverse  
environmental impacts.

2 It identifies the extent and  
 3 quality of the information that is  
 4 required in the DEIS and identifies  
 5 alternatives to be discussed. It  
 6 identifies potential litigation  
 7 measures, and as part of this process,  
 8 a public hearing was conducted to make  
 9 sure that all potential issues that  
 10 were of concern to the lead agency, to  
 11 involved agencies and to members of the  
 12 public were included in this scope.

13 This process was a lengthy process  
 14 and it concluded on March 27th, 2007,  
 15 with the City Council adopting a  
 16 scoping outline.

17 With this scoping outline adopted,  
 18 the applicant then took this lengthy  
 19 outline, if you will, to begin  
 20 preparation of the Environmental Impact  
 21 Statement.

22 On July 7th, 2007, the applicant  
 23 submitted the Preliminary Draft  
 24 Environmental Impact Statement which  
 25 was their first draft to address all of

2 the items that were included in the  
 3 scoping outline.

4 As part of the SEQRA process, the  
 5 lead agency took a look at the  
 6 Preliminary DEIS, compared it to the  
 7 scoping outline, and made comments  
 8 back  
 9 to the applicant, identifying areas in  
 10 which they felt additional information  
 11 was necessary, what areas that we felt  
 12 the conclusions drawn were inaccurate,  
 13 or areas in which clarification and  
 14 amplification of the proposed project  
 15 was necessary in order for the public  
 16 to fully understand the project.

17 Between July and approximately  
 18 January of 2008, the applicant revised  
 19 the document. There were several  
 20 iterations of this document to make  
 21 sure that what was submitted and  
 22 distributed to the public would be  
 23 adequate for public review.

24 On March 18th, 2008, the City  
 25 Council as lead agency determined that  
 the Draft Environmental Impact

2 Statement was complete and adequate for  
3 public review, and a notice was  
4 circulated on April 2nd, 2008 to begin  
5 the public comment period.

6 We are in the middle of this  
7 process with the first public hearing  
8 that was scheduled tonight for April  
9 29th.

10 As Kevin Ryan is showing, we are  
11 here, and there are a number of steps  
12 that have yet to be taken before the  
13 project is considered complete and  
14 ready for approval and possible  
15 building permits.

16 Included in that will be to hear  
17 the public tonight of concerns that you  
18 have issues, questions that you might  
19 have, receiving letters from involved  
20 agencies, interested agencies, and  
21 community activity groups as to the  
22 components and issues involved in this  
23 project.

24 Once the public hearing process,  
25 the public comment period is over,

2 there will be a process where all of  
3 the comments that are received are  
4 catalogued and inventoried, and each  
5 one will have to be responded to by the  
6 lead agency with regards to some kind  
7 of an answer, and that process is  
8 called the Final Environmental Impact  
9 Statement.

10 Once the Final Environmental  
11 Impact statement is prepared and  
12 completed to the satisfaction of the  
13 lead agency, then a statement of  
14 findings is prepared and adopted by the  
15 City Council acting as lead agency, and  
16 that concludes the SEQRA process and  
17 allows the project to move forward with  
18 other necessary building approvals,  
19 permits and processes.

20 Concurrent with the SEQRA process  
21 are a number of other actions that are  
22 going on at the same time. This board  
23 does not show those, but one of those  
24 includes the TIFP process which needs  
25 to run parallel and concurrent with

2 this process, so this is not intended  
 3 to exclude those other processes and  
 4 reviews, but strictly to focus on the  
 5 SEQRA process, and with that, the  
 6 applicant can describe in greater  
 7 detail what their project is and what  
 8 has been included in their  
 9 Environmental Impact Statement.

10 MR. LESNICK: Thank you very  
 much.

11 So we now invite the applicant up.

12 MR. APICELLA: Good evening.

Mr.

13 President, President of the City  
 14 Council and the honorable members of  
 15 the City Council here before me, excuse  
 16 my back those of you to the rear.

17 MR. LESNICK: I don't mind your  
 18 back, talk to the audience.

19 MR. APICELLA: Okay. My name  
 is  
 20 Joseph Apicella. I am the executive  
 21 project manager with Struever Fidelco  
 22 Cappelli. I am also with Cappelli  
 23 Enterprises, a firm that many of you  
 24 are familiar with here in Westchester  
 25 County.

2 My role tonight is to expedite  
 3 this review of the program, but  
 4 certainly it's important for you to  
 5 understand what we are proposing,  
 6 particularly those of you who have come  
 7 out in such masses this evening.

8 This is an unprecedented project  
 9 and we have an unprecedented  
 outpouring

10 of interest in this project so we will  
 11 go through it very quickly.

12 This evening, as I have done in  
 13 all my other projects, White Plains,  
 14 New Rochelle, the like, Stamford, it's  
 15 your night, it's your night to talk so  
 16 we will go through the project quickly,  
 17 be happy to answer questions at the  
 18 appropriate time, but this is your  
 19 night to get your comments on the  
 20 official record as part of the State  
 21 Environmental Quality Review Act's  
 22 process as Annette Bourne indicated a  
 23 few moments ago, so we are going to go  
 24 through the project very quickly.

25 Obviously this is the public

2 hearing tonight, April the 29th. These  
3 are the firms that encompass Struever  
4 Fidelco Cappelli. This is the Struever  
5 Brothers Eccles and Rouse Partnership.  
6 They built a lot of projects down in  
7 Baltimore Maryland including Inner  
8 Harbor, including the renovations for  
9 those of you who are Boston Red Sox  
10 fan, they renovated Fenway Park, they  
11 did a terrific job there actually.  
12 Austin Grill and the like. They built a  
13 lot of adaptive reuse, a real community  
14 based builder. Very concerned with  
15 what the community's needs are.  
16 Then there is Fidelco, the Fidelco  
17 Group based in northern New Jersey.  
18 Speaking of baseball, that is part of  
19 the project, very small part of our  
20 project. Nonetheless an important  
21 part. They own the Newark Bears  
22 Stadium and the Newark Bears minor  
23 league team out in New Jersey. They  
24 are very prolific builders both in this  
25 case residential builders in Adventura

2 Florida just north of Miami, and they  
3 have done a lot of work in the Bayonne  
4 Harbor area.

5 Best known for their adaptive  
6 reuse, they take older buildings and  
7 renovate them and develop them for  
8 different using depending on what the  
9 market needs and wants at that  
10 particular time.

11 You know our organization if you  
12 are in Westchester we built the City  
13 Center project, most notably home of  
14 Target and the Cinema Deluxe Theaters,  
15 New Rock City in New Rochelle,  
Trump

16 Plaza in New Rochelle, and most  
17 recently we are very proud to have  
18 opened the first five star brand new  
19 hotel and residences at White Plains  
20 known as the Ritz Carlton Residences.

21 If you get a chance to get up to  
22 White Plains and see those projects,  
23 these are the project areas. There are  
24 ten of them if you count them that we  
25 have been, that we have been charged



2 with focusing on.

3 As part of our master developer's  
4 designation nearly two years ago, the  
5 city came to this development team and  
6 said hey, this downtown needs  
7 redevelopment. This downtown needs  
an  
8 infusion of money. This downtown  
needs  
9 jobs. This downtown needs affordable  
10 housing. This downtown needs quality  
11 retail stores, we don't have them west  
12 of the Saw Mill River Parkway. This  
13 downtown needs new roads,  
14 infrastructures, sewers and parking.  
15 We want you to bring this kind of  
16 development to our downtown, and we  
17 have begun to do that not just simply  
18 by putting forward the proposal, the  
19 applications that is before you  
20 tonight, but also focusing on a master  
21 plan for this entire area, nearly five  
22 hundred acres radiating out as far  
23 north as the JFK Marina, and as far  
24 south as the refine sugars plant.

25 The areas we will talk about

2 tonight that our proposal is focusing  
3 on is the Phase I project known as  
4 River Park Center, Palisades Point and  
5 Larkin Plaza. That is what the  
6 application is that is before you  
7 tonight, the sum and substance of which  
8 I am going to go through with you here.

9 Community outreach. This project  
10 has been the subject of more public  
11 meetings. This may have been as  
12 Annette said, the first public hearing.  
13 We have had 30 to 40 public meetings  
14 throughout this entire city. These are  
15 some of the generalized meetings we  
16 have had at the libraries, both east  
17 and west, Griton Will Library and here  
18 at the Riverfront Library, but there's  
19 been many, many more.

20 All of these meetings, we've met  
21 with everyone from the Yonkers  
Mexican  
22 Chamber of Commerce to the Yonkers  
23 Businessweek Breakfast presentation, to  
24 the Hudson River Community  
Association  
25 to the Saw Mill River Coalition to the

2 Society of Marketing Services and the  
3 Impera Park, Gray Oaks, on and own and  
4 on, Lincoln Park Taxpayers. This  
5 project, these projects that we are  
6 proposing to you has had an  
7 unprecedented amount of public display  
8 and public hearings, so this project  
9 has been well heard.

10 During the course of those  
11 meetings we have had a tremendous  
12 amount of input from the community.  
13 The concept of integrating the arts  
14 into the River Park Center building  
15 facade, wall coverings, floor  
16 coverings, and the riverscape, walk  
17 streetscape, establishing a technical  
18 school in downtown, not just building  
19 bricks and mortar and retail and shops,  
20 but also bringing some culture and  
21 education as part of this massive  
22 redevelopment plan.

23 That idea was born not by the  
24 development team, but by people like  
25 you. You all contributed to these

2 notions and that is what is in your  
3 plan.

4 Utilization of the ballpark not  
5 only for baseball, about 60 games a  
6 year in a minor league season, so not  
7 only for baseball but also for  
8 concerts, the little league world  
9 series in Yonkers, all of those kinds  
10 of things.

11 This can be the hub of the city as  
12 it relates to the special events in  
13 downtown once again. Expanding the  
14 publicly accessible open space at the  
15 site formerly known as H & I right  
16 next-- just to the north of the refined  
17 sugars, that blank site right now which  
18 is several acres that we will develop  
19 as residential, retail and public open  
20 space, a significant amount of public  
21 open space. In fact 56 percent of the  
22 public site will be publicly assessable  
23 with free parking.

24 Establishing a trolley service. We  
25 talk about green today because of the

2 gas prices and the global warming that  
3 we all have to deal with. It's  
4 frightening what we are going through,  
5 but I am telling you that getting  
6 people out of their cars that live on  
7 the river front, and they are going to  
8 commute back and forth to the  
downtown,  
9 to the movie theaters that we will  
10 bring downtown and to the retail shops  
11 are important, keeping their cars home,  
12 lowering the emissions, not burning  
13 unnecessary fuel is important. We are  
14 going to do that through an inexpensive  
15 if not free trolley service from the  
16 waterfront emanating up through Main  
17 Street right through to the downtown  
18 River Park Center, get people out of  
19 their cars.

20 MR. LESNICK: Joe, if you can curb  
21 your enthusiasm a little bit and just  
22 get to the facts, we can have the  
23 public hearing.

24 MR. APICELLA: Yes, sir. At the  
25 community's request SFC continues to

2 support public organizations, whether  
3 it's not for profits, whether it's the  
4 local hospital, we'll continue to do  
5 that.

6 The chronology of the project  
7 schedule, you have seen some of that  
8 already. I am going to breeze through  
9 it for you because Chuck is anxious,  
10 required City Council actions, I don't  
11 know that we will go through that,  
12 Chuck, well breeze right through it.  
13 He is anxious.

14 The Draft Environmental Impact  
15 Statement, this is an outline of all of  
16 the categories or all of the sections  
17 of that book. You can see we studied  
18 air, noise, utilities, socioeconomic  
19 conditions, community facilities. We  
20 studied just about all of that.

21 Phase I development, River Park  
22 Center, Cacace Justice Center,  
23 Palisades Point, and of course the  
24 daylight opening up of the Saw Mill  
25 River, and most importantly opening it

2 up around Larkin Plaza and the River  
3 Park Center project.

4 This is the program right here.  
5 Residential dwellings at the River Park  
6 Center there is 950 residences. At  
7 Palisades Point, 436.

8 We are going to build about  
9 475,000 square feet of office as part  
10 of this project. The retail is going  
11 to be almost half a million square  
12 feet, that includes 80,000 square feet  
13 of restaurants and cafe's, and that  
14 also includes movie theaters, something  
15 the downtown desperately needs.

16 We have the Salvation Army  
17 relocation as part of our project, the  
18 6,500 seat ball park, hotel. We are  
19 proposing to build a hotel at the  
20 Cacace Justice Center and an office,  
21 150,000 square feet, and a brand new  
22 firehouse as part of the redevelopment  
23 of the entire core of the downtown.

24 Parking. Significant amount of  
25 new parking. We are going to build

2 nearly seven thousand new parking  
3 spaces to support the ball park, seven  
4 thousand spaces to support the  
5 government center, seven thousand  
6 spaces to support the retail and  
7 entertainment.

8 These are the three major sites of  
9 the project, the River Park Center, the  
10 Chicken Island site. Larkin Plaza is  
11 also here. Palisades Point is the five  
12 acre site to the north as I described,  
13 the refined sugars.

14 I am going to go back even if it  
15 makes Chuck nervous. This is what we  
16 have and this is what we are proposing,  
17 quite a drastic difference.

18 We are looking to revitalize and  
19 reconstruct this entire downtown from  
20 roads to infrastructure to building  
21 facades. It's going to be quite a  
22 change.

23 When we open up that Saw Mill  
24 River corridor and take that little  
25 creek that you see now which is strewn

2 with garbage and dumping and we open  
it  
3 up and make it a public amenity like  
4 you see in Providence Rhode Island and  
5 like you see over in other-- San  
6 Antonio is another example. You are  
7 going to see what we can create with  
8 this project. There is another example  
9 of that river walk.

10 It's just an extraordinary  
11 opportunity for people to enjoy the  
12 outdoors and it costs nothing. It's  
13 going to cost nothing to enjoy that  
14 building once it's built.

15 This is a site plan of the project  
16 known as River Park Center. You see  
17 the ball park. If you are looking from  
18 above and you were in a higher-- or  
19 looking at this thing this is what you  
20 would see, the ball park footprint, two  
21 foot prints of the residential housing  
22 towers here, nearly a thousand units,  
23 950 units of housing, and open up the  
24 Saw Mill River here and have it run  
25 around the ball park, retail and

2 entertainment facilities.

3 We are going to create differing  
4 water experiences along the river's  
5 edge, so at one point it may be a  
6 rushing water, and at another point it  
7 may be a stream, and at another point  
8 it may be a wave area.

9 You are not going to able to  
10 experience it unless you go the entire  
11 length of that area.

12 MR. LESNICK: Joe, two minutes to  
13 wrap it up.

14 MR. APICELLA: You got it. We  
are  
15 going to run through this quickly.

16 Alternative uses at the Yonkers  
17 stadium, we talked about that,  
18 festivals and craft fares, integrating  
19 the public art into the downtown is  
20 critical. This is some examples of it.  
21 Rebuilding the government center  
22 garage. If you parked in this garage  
23 tonight, you know how desperately it  
24 needs to be rebuilt.

25 I believe this is a site plan of

2 the Cacace Justice Center, building of  
3 the office building that we are  
4 proposing here with a hotel above with  
5 great views of the river, building of  
6 the brand new firehouse. We have an  
7 extraordinary firehouse we are  
8 building, and the government center  
9 garage and River Park Center.

10 This is a prospective rendering of  
11 the Cacace Justice Center and the view  
12 of the new Carnegie building which we  
13 are proposing to build right at the  
14 Cacace Center. Okay.

15 I want to give you all a flavor  
16 for the project. I think it's  
17 important that you see it.

18 This is the Carnegie building.  
19 You remember the old Carnegie library.  
20 We took some of the elements of the  
21 Carnegie building, the limestone, and  
22 put it right into the building.

23 This is the new proposed  
24 firehouse. This is the last piece of  
25 the project, Chuck. This is what we

2 call the twin towers of the Palisades  
3 Point development. This would house  
4 about 436 dwelling units. There will  
5 be approximately 56 percent of the site  
6 will be publicly accessible open space.

7 There will be 58 parking spaces on  
8 the river's edge where you can come  
9 down and enjoy the riverfront and not  
10 pay for the parking. There will be a  
11 boat canoe launch which will also give  
12 you an opportunity to enjoy the  
13 riverfront as well.

14 This is a site plan that includes  
15 green roofs, green roofs and green  
16 development.

17 Lead certification is something  
18 that we have proposed for this project,  
19 very, very important. We want these  
20 buildings to be green buildings. We  
21 want them to be energy efficient and  
22 that is precisely what they will be.

23 Open space analysis. I just went  
24 through this for you. What we are  
25 proposing is this option right here,

2 the two story-- the two 25 story  
3 buildings. 3.13 acres will be publicly  
4 accessible open space.

5 Here is the river walk to  
6 conclude, with day lighting of about  
7 one thousand one hundred lineal feet,  
8 lineal feet of day lighting at River  
9 Park Center, and Larkin Plaza will have  
10 approximately 800 lineal feet.

11 We are again showing you the day  
12 lighting. This is a little accent of  
13 what the day lighting will look like.

14 This is what it looked like early  
15 part of the century when they are  
16 burying the floom, the Saw Mill River.  
17 This is an extraordinary picture, isn't  
18 it?

19 MR. LESNICK: Great picture, Joe.

20 MR. APICELLA: All right, thank  
21 you. That's it.

22 MR. LESNICK: Joe Apicella, thank  
23 you very much. We have Lou Cappelli  
24 who wants to add one more thing, and  
25 then we have 96 speakers signed up. If

2 each one takes five minutes, that is  
3 eight hours and more people can still  
4 sign up.

5 MR. CAPPELLI: Good evening.  
6 Thank you. I wanted to say that I have  
7 had the pleasure of being in the  
8 development business since 1973, and  
9 for all those years I have been in the  
10 development business, never has my  
11 corporation or myself been involved in  
12 such a comprehensive project and  
13 comprehensive process that this is.

14 Joe and the team have worked for  
15 probably the past three or four years  
16 on this project, and you know this is  
17 the part of the project that I think I  
18 enjoy the most because this is the part  
19 of the project that I actually get to  
20 hear everyone's feelings.

21 Over the last four years that Joe  
22 has been telling me that everybody is  
23 for the project, I now actually get to  
24 hear who's for the project, who is  
25 against the project, and whoever is

2 against the project, why they are  
3 against the project, so that we on the  
4 development team might make  
adjustments  
5 and do whatever it is that is the right  
6 thing to do for both the project, for  
7 both the city and for the public, so  
8 without me taking up too much of the  
9 time, I am here to work with the team  
10 to answer any questions or do anything  
11 like that, but I do want to say to you  
12 that every step of the way, and I want  
13 to commend the City Council and  
commend  
14 the Mayor's staff because we have had  
15 unanimous vote on everything that has  
16 happened so far to date, and what that  
17 means to me is that we have been  
18 listening to what everybody has to say.  
19 We have been incorporating that, and  
20 hopefully this process comes to a good  
21 conclusion tonight so that we can get  
22 on with the most important part of this  
23 and that is actually building it,  
24 renting it and revitalizing the  
25 downtown City of Yonkers, so thank  
you

2 very much.  
3 MR. LESNICK: Thank you very  
much.  
4 Although Mr. Cappelli and Mr. Apicella  
5 offered to take questions, unless you  
6 talk to them in the hall, that is not  
7 going to happen tonight.  
8 The council members will be taking  
9 questions. This is just your  
10 opportunity to speak. Now, what we  
had  
11 intended to do is use the first two  
12 rows for the ten speakers that are sort  
13 of on deck. I am going to ask the  
14 clerk to call out the names of the  
15 first ten speakers, and as they come,  
16 if number two gets to the room before  
17 number one, we will have that person  
18 speak, so will the first ten speakers  
19 please come into the room if you are in  
20 the ceremonial courtroom listening,  
21 come in and sit in the first two rows,  
22 and if you are not speaking and you are  
23 in the first two rows, yield your seat  
24 to somebody who is.  
25 MS. DEIERLEIN: Our first speakers



2 is Edward Doyle Sr. Mr. Doyle in the  
3 room? Yes, he is.

4 MR. LESNICK: While Mr. Doyle is  
5 approaching the podium, I would like  
6 the clerk to read the read the  
7 remaining nine names so those people  
8 will be ready to speak.

9 MS. DEIERLEIN: Michael Carriere.  
10 Harry Langer. Barbara Carmichael.  
11 Reverend William Norman. Vincent  
12 Gurgigno. Andrew Simmons, Joan  
13 Jennings and Kevin Case and Father  
John  
14 Hamilton.

15 MR. LESNICK: You don't have to  
16 all stand. You can sit now, we know  
17 who you are and the order you are in.  
18 Thank you. Mr. Doyle.

19 MR. DOYLE: Good evening,  
20 everyone, I am Ed Doyle.

21 MR. LESNICK: Wait one second.  
We  
22 want to make sure the speaker is on.  
23 Do a test.

24 MR. DOYLE: Testing.

25 MR. LESNICK: Don to the rescue.

2 It's a good time to thank Don.

3 MR. DOYLE: I am Ed Doyle. I am  
4 here tonight to address the council not  
5 only for jobs, I was born and raised in  
6 Yonkers, I lived here all my life. I  
7 went to Yonkers schools, my children  
8 went to Yonkers school and my  
9 grandchildren are in Yonkers schools,

33.10

10 and every year when budget time comes  
11 the same thing in Yonkers, where we are  
12 going to get the money? Are we going  
13 to get it from the state, borrow from  
14 here, from there. The only way to  
15 solve this is problem is development.  
16 We got Ridge Hill going, that was a  
17 long battle, it is a great project  
18 going. This project is more important  
19 than Ridge Hill. This project makes  
20 Yonkers. It makes Southwest Yonkers  
21 Whole.

22 Just so you know, this project  
23 will be built. We have an agreement  
24 with the developers with the project  
25 labor agreement, will be done by local

2 union trades. We will also put our  
3 training programs to work which we  
have  
4 done before in Yonkers down at Hudson  
5 Park, done it in New Rochelle, White  
6 Plains where I am sure the City Council  
7 will give us a list of names. We'll  
8 take those names. We will train  
9 people, put them in our programs and  
10 give them jobs for the rest of their  
11 life, not one job while this is going  
12 on and take care of people.

13 Also you are going to have  
14 thousands of jobs, permanent jobs, and  
15 that means these jobs should be filled  
16 mostly by people that live in southwest  
17 Yonkers, and you read the paper, you  
18 got gangs, you got kids on the street.  
19 This is what you need. Yonkers needs  
20 jobs, and this is an opportunity to get  
21 jobs, and I am not going to have to  
22 describe the project because you  
23 already heard about it.

24 Let me tell you something, this is  
25 not Ridge Hill. The developers here

2 don't own the property like Ratner did.  
3 I don't believe we'll stay here for  
4 seven years to battle this.

5 I worked with Louis on a lot of  
6 projects and I know the project they  
7 are looking at now. They are busy  
8 people, and they have tenants waiting  
9 here too, and we don't want to  
10 discourage them, so please I ask you,  
11 pass this resolution, because if these  
12 developers percent leave Yonkers, it's  
13 going to be many, many years before  
you  
14 see any developer coming here to try to  
15 do something to Yonkers, so let's not  
16 miss the train and stand and watch it  
17 go away, let's approve this project and  
18 please do that for the City of Yonkers.  
19 I thank you.

20 MS. DEIERLEIN: Mr. Carriere and  
21 Harry Langer.

22 MR. CARRIERE: Good evening.  
23 Hello, good evening. City Council  
24 President, City Council members, my  
25 name is Michael Carriere. I am a

2 business representative of District  
3 Counsel 9 Painters and Allied Trades  
4 where I represent 14,000 members  
5 strong, and most of my membership lives  
6 and resides in the City of Yonkers.

7 I stand before you here tonight to  
8 talk to you about this project, the  
9 future of downtown Yonkers. It's now.  
10 It's time to move forward on this Phase  
11 I project, estimated 1.5 billion  
12 dollars.

36.13

13 More than 50 meetings have been  
14 taking place to move this project  
15 forward. I think the time is now. As  
16 you can see, my constituents and my  
17 members stand behind me with this  
18 project. We need to move this. This  
19 is big. Yonkers needs jobs like Mr. Ed  
20 Doyle just said. We need jobs, but we  
21 need good jobs. This is good, this is  
22 good for Yonkers.

36.23

23 The first phase of this project  
24 will create 13,000 construction jobs  
25 for people coming out of high school or

36.23

2 coming out of college. Phase I also of  
3 this project will contribute 5400  
4 permanent jobs.

5 Also, as Ed Doyle stated, we  
6 implemented a few years back the  
7 apprenticeship language. We will have  
8 the opportunity again to use this and  
9 use it well.

37.10

10 Yonkers desperately needs the tax  
11 revenues. This project will generate  
12 millions of dollars in property and  
13 sales taxes to the city where you don't  
14 have to keep going to the State for  
15 funds, you can get them here.

16 They spoke about new fire  
17 department headquarters. This project  
18 will replace an antiquated building  
19 with the state of the art facility,  
20 again, in Yonkers. A new fire station  
21 will be enlarged to handle the growth  
22 plan for the downtown Yonkers area.

37.16

23 They spoke about the baseball  
24 park. This will bring attractive,  
25 affordable and quality entertainment to

37.23

37.23

2 downtown Yonkers. This is incredible.

3 Again, this is not Ridge Hill,

4 this is something really really

5 important for everybody.

6 Small businesses. SFC will

7 contribute more than \$200,000 to

8 Yonkers downtown business

improvement

9 district. These funds will be used to

10 support the small businesses in need.

38.11

11 Parking. They spoke about seven

12 thousand parking spots that are going

13 to be better for the community and also

14 the people that come to this community.

38.15

15 This construction will incorporate

16 new features, including state of the

17 art cooling systems, advanced storm and

18 water filtration systems, water saving

19 fixtures and green roofs.

20 Risks of not moving this project

21 forward. It will jeopardize the

22 financing. It will increase the

23 construction costs for Yonkers.

24 Prospective tenants will lose interest

25 like the contractors.

2 These contractors are very, very  
3 good for our community. They proved  
4 throughout Westchester County and they  
5 are great people. Struever Fidelco  
6 Cappelli, they earned the respect, the  
7 dignity, the professionalism and  
8 support from the communities.

9 Over the last two years studies  
10 have been done along with reviews and  
11 meetings, it's time to move this  
12 project forward.

13 Yonkers City Council, I stand here  
14 tonight, don't wait, don't miss the  
15 boat. Vote for this project. You have  
16 voted unanimously in the past. Let's  
17 move this project forward for a better  
18 living, a better work place, a better  
19 job site and a more entertaining  
20 location for our residents. Vote yes.  
21 Thank you.

22 MS. DEIERLEIN: Mr. Langer and  
23 then Barbara Carmichael.

39.24

24 MR. LANGER: I would like to see  
25 Yonkers have a better future, a bigger

2 and better project and more  
3 construction jobs and more permanent  
4 jobs.

5 The master development agreement  
6 at the subject location should be  
7 scrapped because it won't produce the  
8 meaningful jobs and revenues that  
9 Yonkers needs for its fiscal and social  
10 viability. It's not the highest and  
11 best use for the property, particularly  
12 talking about Chicken Island, is a  
13 giveaway of an immensely valuable  
14 public property and irresponsibly-- for  
15 nothing, by the way, peanuts, and  
16 irresponsibly seeds indefinite control  
17 of the city's future due to developers  
18 who have no personal liability or  
19 accountability under a shell  
20 corporation.

21 Instead of wasting these  
22 irreplaceable and valuable public owned  
23 assets, low income housing, big box  
24 retailers which will wipe out all the  
25 local small retailers, and a bush

2 league baseball stadium that would be  
3 better placed elsewhere, Yonkers should  
4 position itself to capture the job  
5 producing-- relocating offices from New  
6 York City for cost, space and security  
7 reasons.

8 Chicken Island, Main Street and  
9 Larkin Plaza should be divided into  
10 separate 25,000 to 60,000 square foot  
11 parcels upzoned 15 to 20 to one floor  
12 to area ratio that they are for  
13 high-rise mix commercial use with  
14 retail on the ground and second floors,  
15 and 16 to 18 stories of job producing  
16 office space which could produce about,  
17 I would say, 10 to 20 thousand jobs,  
18 permanent jobs with parking below  
19 grade.

20 This parcel should be prepackaged  
21 with approved environmental impact  
22 statements, and then put out separately  
23 for bid to these same developers or  
24 others.

25 A similar procedure should be

39.24

2 followed with the luxury housing on a  
 3 major portion of the Hudson River  
 4 waterfront saving at least two miles of  
 5 that waterfront for high tech export  
 6 free zone for a job development program  
 7 which was previously submitted to the  
 8 city administration.

9 The EFP, which is what it's  
 10 called, could produce tens of thousands  
 11 of quality blue collar and white collar  
 12 jobs, and as a proven ability to  
 13 revitalize the economies of entire  
 14 cities, states and countries, like  
 15 Singapore, Taiwan, Phillipines, et  
 16 cetera. This doesn't produce permanent  
 17 jobs, only temporary construction jobs,  
 18 and that 60 to 80 thousand annual  
 19 family income is not affordable  
 20 housing, it's de facto gentrification.

42.21

21 Furthermore, housing requires  
 22 costly increases in city services and  
 23 public schools without producing  
 24 compensating revenues, and a lot of  
 25 these projects that these developers

39.24

2 are going to build have to have major  
 3 tax incentives, so Yonkers isn't going  
 4 to get the revenues it thinks it's  
 5 going to get.

6 Packaging, selling and marketing  
 7 these irreplaceable public properties  
 8 in this matter will bring Yonkers  
 9 hundreds of millions of dollars and  
 10 tens of thousands of jobs, instead of  
 11 the negligible sums and small number of  
 12 minimum wage jobs it will receive

under

13 said master development agreement.

14 Such retail minimum wage jobs are  
 15 merely a form of economic apartheid  
 16 which reinforces the dependancy and  
 17 perpetuates social and fiscal problems.

18 Yonkers has to the potential to  
 19 surpass White Plains because it has all  
 20 the advantages and assets to capitalize  
 21 on New York City's expanding satellite  
 22 office market, superior location  
 23 surrounded by public transportation and  
 24 highways, proximity to New York City,  
 25 the capital of world finance and

2 culture, and the financial engine of  
3 New York State and the country.

4 Yonkers has all the same  
5 advantages and assets of New York City,  
6 and this includes nearly five miles of  
7 deep water ocean access to all the  
8 world markets. All it needs is  
9 enlightened leadership and developers  
10 who will realize this potential for  
11 them.

12 Yonkers is at a crossroads. It  
13 can choose mediocrity or can choose  
14 greatness. Choose greatness. Scrap  
15 the present master development plan for  
16 Chicken Island in favor of the above  
17 alternatives. Thank you.

18 MR. LESNICK: Thank you.

19 MS. DEIERLEIN: Barbara  
Carmichael

20 and then Reverend Norman.

21 MS. CARMICHAEL: Hi, my name  
is

22 Barbara Carmichael. I represent  
23 Collins Enterprises, the developer of  
24 Hudson Park.

25 We have been participants in

2 Yonkers for over ten years, and since  
3 our involvement here have been active  
4 in the implementation of the division  
5 of master plan program for the  
downtown  
6 area.

7 The Mayor's Office and the City  
8 Council are to be congratulated for  
9 leading the redevelopment of downtown  
10 Yonkers. The initiatives here at times  
11 have been doctored, but significant  
12 progress has been made. The show of  
13 progress is evident by new people  
14 coming to Yonkers to enjoy the  
15 riverfront, the restaurants and now to  
16 live here.

17 Last year Riverfest had the best  
18 attendance since its inception over ten  
19 years ago. Last summer for the first  
20 time people were looking for something  
21 more to do in the downtown in the  
22 summertime jazz series. This is just  
23 the start.

24 The redevelopment and economic  
25 development of the downtown must

2 continue to sustain the enthusiasm for  
3 the area that has been building, and  
4 that is why we are here to support the  
5 SFC application.

6 Being a developer, property owner  
7 and manage in western Yonkers, we  
8 realize the importance of continued  
9 development.

46.10

10 SFC proposes a substantial  
11 development which will bring not only  
12 more people to live in the downtown,  
13 but will also expand the business  
14 community, and an expanded retail  
15 component is vital to the ongoing  
16 success of the growth of the downtown.

46.17

17 We support the other ideas to  
18 develop the public amenities such as  
19 walks and esplanades that will truly  
20 make downtown what it once was, a  
place  
21 to live, visit, shop and be  
22 entertained.

23 The approval of the SFC proposal,  
24 while vast, is the next step the city  
25 needs to take. This proposal will

2 augment the already successful campaign  
3 that the city launched over ten years  
4 ago. Its public partnership with  
5 Hudson Park, the new library, the  
6 redevelopment of trolley barn, the  
7 Gazette Building and the city pier,  
8 the boardwalk and the gardens to name  
9 but a few.

10 These initiatives and others  
11 combined with the revitalization of the  
12 train station and the opening of the  
13 water taxi make the downtown an easily  
14 accessible safe affordable and dynamic  
15 community convenient to the major  
16 employment and cultural center of New  
17 York City.

18 The SFC proposal furthers this  
19 campaign. We urge counsel to continue  
20 its support for this multiphased  
21 project. Thank you.

22 MS. DEIERLEIN: Reverend  
Norman  
23 and Vincent Gurgigno.

24 REVEREND NORMAN: Good  
evening,  
25 City Council President and to the



2 Council, as a matter of fact I wanted  
3 to just run out of here after I heard  
4 everything. I said I think I am a  
5 little ill prepared to talk, but  
6 forgive me for my ignorance if I do say  
7 a few words.

8 I think haste leads to waste, and  
9 what I mean by that is, I think that  
10 the project is a good project, but I  
11 still think that it still needs to be  
12 flushed out.

13 I believe that some of the  
14 constituents in the community feel left  
15 out, so I will say a few things and  
16 then I will sit down real quick.

17 I represent Solid Rock Christian  
18 Center which is a church here in the  
19 community and I happen to be part of a  
20 coalition of clergy, about 12 clergy  
21 that has predominant churches in this  
22 community which I happen to be  
23 president of.

24 I also happen to be a part of the  
25 Yonkers Alliance Community Benefit

2 Entity as well.

3 One, until guarantees are in place  
4 that will address the concerned issues  
5 of the Faith Base which is what I  
6 represent and the community at lodge,  
7 development or proposal cannot be  
8 supported, though we embrace economic  
9 development in the City of gracious  
10 living.

11 Number two, we, the Faith Based  
12 Community believes that by working  
13 with  
14 the Yonkers Alliance for Community  
15 Living, many of the community  
16 concerns

17 we feel can be brokered through the  
18 meaning of the minds whereby all  
19 concerns can be heard and fully  
20 addressed.

21 In other words, I don't believe  
22 that all concerns have been fully  
23 addressed yet, though you gave an  
24 elaborate array of entities on your  
25 introduction.

26 Therefore, number three, we the  
27 Faith Based concern, we the Faith Based

2 support wholeheartedly the collective  
 3 efforts of the Yonkers Alliance for  
 4 Community Benefit. We believe that  
 5 since you partnered with other  
 6 entities, you need to partner with us  
 7 because we do feel that we have the  
 8 heart of the community as well, and I  
 9 want to say once again I am fully in  
 10 agreement for economic development

but

11 not at the expense of the little man.

12 Thank you.

13 MR. LESNICK: Thank you.

14 MS. DEIERLEIN: Mr. Gurgigno

and

15 then Andrew Simmons.

16 MR. GURGIGNO: Good evening,

17 Council President and City Council

18 members. My name is Vincent

Gurgigno.

19 I am the President of the Laborers

20 Local Union 235.

21 I have been in the labor movement

22 for 40 years and the president of the

23 Local for 10 years. More importantly,

24 excuse me, related to the issue at

25 hand, I am a resident of Yonkers for 63

2 years and own a home for 40 years, and  
 3 because of this, I have a unique  
 4 ability to see this project in two  
 5 dimensions.

6 The benefits of construction jobs  
 7 with this project here in Yonkers is  
 8 obvious. It is permanent jobs that  
 9 will resonate well into the future.  
 10 Monies generated for permanent jobs  
 11 will contribute directly to the  
 12 economic structure of Yonkers.  
 13 Restaurants, retail and cinemas will  
 14 generate a stream of revenue, and  
 15 people who travel from surrounding  
 16 areas spending money in Yonkers.

17 As a resident of and homeowner for  
 18 40 years in Yonkers, I speak to you  
 19 today not only as a union president  
 20 concerned about my men working, but

as

21 a concerned father and grandfather  
 22 living and thriving in a great city  
 23 that I have made my home for 63 years.

24 My objective today is not to bore  
 25 you with facts and figures. I am here

2 to speak to a human aspect of what this  
3 project means to me, my family, my  
4 city.

52.5

5 Born and raised in Yonkers, I  
6 chose to stay and raise my family here  
7 as well, buy a home, help support local  
8 retailers, and send my boys to Yonkers  
9 schools.

10 Because I believe in Yonkers, and  
11 has the potential for growth and  
12 prosperity, I urge the Council to  
13 expedite this project and continue the  
14 revitalization of Yonkers so that  
15 Yonkers could be on the forefront of  
16 the thriving communities in the county,  
17 in the country.

18 Let's finish what we started at  
19 the waterfront, that's for members of  
20 the Council for you today.

21 MR. LESNICK: Thank you.

22 MS. DEIERLEIN: Mr. Simmons and  
23 then Joan Jennings.

24 MR. SIMMONS: Good evening,  
25 Council President, Council, my name is

2 Andrew Simmons and I work with  
CURE, a  
3 not-for-profit organization. I was  
4 born and raised in the City of Yonkers  
5 also, and previously I had addressed  
6 the committee concerning the developers  
7 proposal to make changes in our  
8 community and the City of Yonkers.

9 I believe it is fair to say that  
10 people who are natives and who have  
11 lived here for a long time are reaching  
12 out and are excited for changes in the  
13 City of Yonkers.

14 I believe we would like to see a  
15 better place and environment for our  
16 children and families to live in.  
17 Also, CURE always promote their local  
18 residents to also benefit in the  
19 redevelopment of their community.

When

20 I say change, I mean redevelopment in  
21 our neighborhoods and power to the  
22 people in our neighborhood and  
23 rebuilding the City of Yonkers. I  
24 believe we all should agree on this  
25 common situation.

2 The principals and board members  
3 and consultants of CURE have  
monitored

4 the proposal plans and participated in  
5 the community meetings and met with  
the

54.7

6 representatives of the developers of  
7 SFC. CURE supports the proposed  
8 development in that it will  
9 significantly contribute to the  
10 revitalization of the city, and at the  
11 same time respond to our local needs  
12 for affordable housing and job  
13 opportunities and training programs.

14 CURE plans to continue to monitor  
15 and participate in the plans as they  
16 evolve, and be a part of a showing that  
17 the employment opportunities are  
18 available, and that affordable housing  
19 for Yonkers residents will be built.

20 We look forward to working with  
21 the city and the development team and  
22 urge the city to approve the proposal.

23 Thank you.

24 MR. LESNICK: Thank you. As

Joan

25 Jennings approaches the mic I ask the

2 clerk to call the next ten people so  
3 they can come into the chambers, and by  
4 the way, after you have spoken, feel  
5 free to leave, go to the ceremonial  
6 courtroom, go down, you know, have a  
7 bite at the restaurants on the  
8 waterfront, enjoy yourself.

9 MS. DEIERLEIN: We will have  
10 Kenneth Case then Father John  
Hamilton

11 to be followed by Jacqueline Booet and  
12 Peter Creegan, Jenne Martinelli,  
13 Phyllis Harrison, Lael Paulson, Richard  
14 Brand, Alvina Tyropolis and Joseph  
15 DiSalvo and Anthony Felicissimo.

16 MR. LESNICK: If any of those  
17 people are in the ceremonial courtroom,  
18 come over now.

19 MS. JENNINGS: Mr. Lesnick, City  
20 Council President, Yonkers City  
Council

21 members:

22 I would like to thank you for this

55.23

23 opportunity to address you. My name is  
24 Joan Jennings. I was born and raised  
25 in downtown Yonkers and I am  
currently

2 a Yonkers resident and property owner.

3 I am excited about the potential  
4 for progress that this represents, and  
5 in order to create the best city we  
6 can, we must keep open the dialogue  
7 between residents, community  
8 organizations and developers so as to  
9 best address the needs of the entire  
10 Yonkers community.

11 I feel that the Yonkers Alliance  
12 for Community Benefits is the vehicle  
13 for this dialogue and will continue to  
14 contribute concepts similar to the ones  
15 outlined in Mr. Apicella's slides,  
16 great ideas from the community, and  
17 will ultimately enrich everyone for the  
18 City of Yonkers. Thank you.

19 MS. DEIERLEIN: Kevin Case, then  
20 Father John Hamilton.

21 MR. CASE: Good evening, Mr.  
22 Council President, members of the  
23 Council:

24 I thank you for allowing us this  
25 opportunity. I would like to go a

2 little differently with this. You are  
3 presented tonight with the opportunity  
4 to really remake what is our downtown.

5 Our downtown has not had major  
6 investment on a private basis for many,  
7 many years, more years than I have been  
8 around, and I am a lifelong resident.

9 The SFC proposal has been around  
10 the city for over two years, so it's a  
11 little-- it really isn't true that  
12 tonight is the first opportunity for  
13 the public. The public has had  
14 opportunity for the last two years.

15 I know at our breakfast two years  
16 ago, April, 2006, the presentation of  
17 this particular project was made, so it  
18 has been out there, and anyone and  
19 everyone in the city that has had an  
20 interest in finding out about it,  
21 asking questions about it, provide  
22 comments, provide thoughts, they have  
23 all had the opportunity. They continue  
24 to have the opportunity.

25 The project has gone slowly. It

2 needs to go more quickly. We are faced  
 3 right now with a very uncertain  
 4 financial time. Everyone sees  
 5 television or reads the newspapers  
 6 realizes that the banks are in  
 7 difficult straights right now.

8 We have skiddish places, and  
 9 people are looking at things and they  
 10 are not expecting to -- the  
 11 expectations are not there. The  
 12 positive feeling is not there. We are  
 13 fortunate to have three of really the  
 14 largest developers around, the SFC  
 15 group that has taken an interest here.  
 16 They have expressed to us that it is  
 17 important that time is of the essence.

18 I am not suggesting that the  
 19 project should be approved without your  
 20 input, I am just asking that you get  
 21 down, get to work, roll up your sleeves  
 22 and let's get this project approved  
 23 hopefully within the next few months so  
 24 construction can begin so that tenants  
 25 can be secured and so that lenders can

2 be comfortable that Yonkers is a good  
 3 bet. Thank you.

4 MS. DEIERLEIN: Farther John  
 5 Hamilton.

6 FATHER JOHN HAMILTON: Mr.  
 Council

7 President, counsel members:

8 I am delighted to be here,  
 9 delighted to the part of Yonkers.

10 Developers, your hard work is  
 11 beautiful. Your presentation is  
 12 beautiful.

13 I want to speak on behalf of St.  
 14 John's Episcopal Church in Getty Square  
 15 which is right next to this  
 16 development. We were there when it  
 was  
 17 a prairie, 1693. We expect to be there  
 18 as long as there is a Yonkers, and so  
 19 we are delighted to see anything that  
 20 helps Yonkers come forward, helps the  
 21 people provide meaningful jobs. We  
 22 like to see people make money as well.  
 23 We especially love when they put some  
 24 of it in the offering plate in their  
 25 house of worship and we hope you do

2 that.

3 This is actually fortuitous. It  
4 falls on the day that I am required to  
5 pray for agriculture, commerce and  
6 labor. This falls on Rogation Day,  
7 three days prior, so I've been praying  
8 for all of you guys, and I will be  
9 praying for you tomorrow too.

10 I like this project. The city  
11 needs it, it's good, but I do want to  
12 put a word in for the process of the  
13 Community Benefits Agreement, that I  
14 guess it's a very important process,  
15 and one of the things that makes the  
16 agreement different, I am part of a  
17 church. I don't know how many of you  
18 are part of your church or volunteer  
19 organization. You can have meetings  
20 until you are blue in the face, but  
21 what you need are wise decisions, and  
22 what you need are systems of  
23 accountability.

24 We've been doing religion and we  
25 have been doing church for four

2 thousand years, we know something  
about

3 accountability and we know something  
4 about wisdom. That is why I want to  
5 put a word in for the Yonkers Alliance  
6 for Community Benefits. What this does  
7 is, it doesn't have to be big things,  
8 it can be small things, but it looks at  
9 the details of how the project can  
10 influence and affect the community.

11 What it does is, it situates the  
12 project in the community so people  
13 benefit. I think it makes the project  
14 more profitable in the long term, but  
15 it does take some time, so I want to  
16 say that I support the project, but I  
17 can't really give that unreserved  
18 support unless some sort of process is  
19 in place for there to be an agreement  
20 between the community and the  
21 developers about the details, and there  
22 be some instrument of accountability so  
23 that we know that there is going to be  
24 free parking spaces next to the river,  
25 okay.

2 What is going to happen if  
 3 something happens? What happens if  
 4 these good people sell the project and  
 5 those people don't know about it? I  
 6 really want to encourage the Council to  
 7 work closely with the Community  
 8 Benefits Agreement Alliance, and I am  
 9 looking forward to that movie theater.

10 MS. DEIERLEIN: Jacqueline Booet.

11 After Jacqueline, Peter Creegan.

12 MS. BOOET: Jacqueline Booet.

13 Thank you City President Councilman,  
 14 thank you City Council, thank you SFC  
 15 and the Mayor's Office. My name is  
 16 Jacqueline Booet and I am a Yonkers  
 17 resident, I am a homeowner and I am a  
 18 business owner in the lovely downtown  
 19 Yonkers, and more importantly, I am the  
 20 proud parent of a child in the Yonkers  
 21 public school system.

22 That being said, I am here to  
 23 just -- I am desperate for this project  
 24 to go under way. My son is in third  
 25 grade. He has been going to the Pearls

2 Hawthorne school since 2003, of which  
 3 there have been a lot of programs that  
 4 have been taken away, and while it's a  
 5 great school and has great programs,  
 6 science, no play field where he can he  
 7 can accelerate in sports, arts,  
 8 everything have been stripped down. We  
 9 need the tax dollars that SFC is going  
 10 to bring in, okay.

11 More importantly, my business,

12 which allows me to put him into a  
 13 private school if I needed to, is  
 14 suffering dramatically.

15 I came here four years ago. I was  
 16 painted a picture of a lovely downtown  
 17 Yonkers that was going to be built up  
 18 by developers that were promising to  
 19 come in, located 17 miles from midtown  
 20 Manhattan. It's the greatest place for  
 21 people from New York City to be  
 22 located.

23 Here we are two years it took me  
 24 to build 5,200 hundred square feet. I  
 25 have plunged in over half a million



2 dollars of debt and my own money. I do  
3 not have partners, I do not have  
4 investors. If anybody is interested,  
5 see me after the meeting.

6 I built a studio in downtown  
7 Yonkers that I wanted to be an amenity.  
8 It was my dream, granted, it's mine and  
9 nobody else's, but I have created a lot  
10 of amenities for the neighborhood of  
11 which we still don't really have one.

64.12

12 We don't have one because with all  
13 of the work of Collins, with all of the  
14 work of Cole Partners, we have a  
15 transient hub where people move in  
from  
16 the city, they live there for a few  
17 months, maybe a year, and then they  
18 move out because there is no amenities  
19 in the downtown area.

20 We need commercial residents. We  
21 need more stores. We need grocery  
22 stores. We need dry cleaners. We need  
23 bakeries. We need florists. We need  
24 support to help build a community, a  
25 community that while I am sitting on

64.12

2 Main Street in Yonkers and I have  
3 people coming into my studio daily,  
4 they can't wait for it to happen.

5 The residents that have moved here  
6 from Manhattan, they love what I have  
7 built. I have changed some of their  
8 lives. I have people from Park Hill  
9 who kiss me on the forehead and thank  
10 me for being here. That is what one of  
11 my customers does, but you know what,  
I  
12 am not going to be able to stay much  
13 longer, and more importantly, I can't  
14 live with the uncertainty of what the  
15 future holds, so I am really begging  
16 this project get approved and gets  
17 approved fast. The time is now. Thank  
18 you.

19 MS. DEIERLEIN: Peter Creegan  
and  
20 then Jenne Martinelli.

21 MR. CREEGAN: Good evening,  
ladies  
22 and gentlemen, Council President,  
23 Counselwomen and Councilmen, my  
name is  
24 Peter Creegan, and it's an honor to be  
25 before you as a business agent for Mine

2 Workers Local 508 in New York City  
3 which represents the five bureaus, Long  
4 Island and Westchester County.

5 I am not going to stand before you  
6 and speak of the redundancy that has  
7 been said before me, and that is the  
8 positiveness of this project. It seems  
9 pretty apparent that a process is going  
10 through in a positive manner, which it  
11 should do, and you doing your due  
12 diligence as council people to make  
13 sure the people you represent are  
14 represented in a fair and equitable  
15 manner, but as Mr. Cappelli said when  
16 he spoke to the general public, he is  
17 the general, and he has a guy named Joe  
18 Apicella who is second in command.

19 Joe is supposed to execute that  
20 general's plan. He is supposed to  
21 follow what his lead is, as your  
22 council people and the president is  
23 supposed to do for your constituency,  
24 and that is, as I am to my members of  
25 Local 580, and that is to improve the

2 lives of the people that you represent.

3 I think everybody has that  
4 capability, and whatever way it is, the  
5 milkman makes sure the milk is brought  
6 cold so the mother of this child has  
7 cold milk to give to her kid, and  
8 that's a small way of making that life  
9 a little bit better for the person that  
10 he helps and moves along in his life,  
11 but the people that you represent don't  
12 necessarily know how all the intricate  
13 parts of that machine work nor do I. I  
14 am a labor person.

15 Twenty some-odd years ago I  
16 remember when that sugar house was  
17 abandoned, and that was the first part  
18 of Yonkers that was getting developed,  
19 and it was like who in their right mind  
20 would want to come to this part of  
21 Yonkers, and look how its flourished,  
22 look at it now. People are leaving  
23 here to go downtown and sit at that  
24 property and have a cup of coffee.  
25 That is progress, and that is your

68.3

2 responsibility as the Council people is  
 3 to make that happen, and you would be  
 4 remiss in your duty to represent your  
 5 people to let this process move to the  
 6 point where the money, that intricate  
 7 part of that machine that we don't  
 8 really know necessarily how it  
 9 operates, but if that money is sitting  
 10 and not growing for those people that  
 11 want to get that thing going, the  
 12 priming the pump, they are going to go  
 13 someplace else and shame on us.

14 I heard a little thing that was  
 15 said the other day, and I am going to  
 16 kind of plagiarize it, and we have the  
 17 opportunity to have the developers  
 18 prime the pump, and the pump that is  
 19 going to be primed is for an area where  
 20 all the boats are drydocked, you have  
 21 dingies, you have 20 foot boats, you  
 22 have some fairly nice size yachts that  
 23 are downtown in Manhattan that could  
 24 possibly come up to those areas.

25 If all of those boats get lifted

2 up, the dingie and that yacht that is  
 3 down in Manhattan might all pull up to  
 4 this part of Yonkers because this could  
 5 be a place of destination, and if we  
 6 don't close this process up, shame on  
 7 us.

8 We have a great opportunity for  
 9 us. Cappelli and the other developers  
 10 are part of this community. Get down  
 11 to the table. I think everybody is  
 12 looking to slice this pie up, but you  
 13 got to get those guys, the money people  
 14 down to the table and cut that pie up  
 15 and get this thing going. Thank you  
 16 very much.

17 MS. DEIERLEIN: Jenne Martinelli.  
 18 Phyllis Harrison.

19 MS. MARTINELLI: Good evening,  
 20 Mr.

Lesnick, members of the City Council.

21 MR. LESNICK: Try it again.

22 MS. MARTINELLI: Try it again?

23 House is that? You hear me now,  
 24 Chuck?

24 How about now?

25 As you all know, my name is Jenne

2 Martinelli and I am a lifelong resident  
3 here in Yonkers. I broke this, but I  
4 am also here tonight representing the  
5 Yonkers Chamber of Commerce, and it's  
6 very interesting, because when we  
moved

7 offices from 20 South Broadway over to  
8 55 Main, there is a wonderful old photo  
9 of 10 or 12 men, dates back to the  
10 1860's, and we also found their  
11 charter, and the first item that is on  
12 that charter is to develop the

70.13  
13 waterfront. Well, ladies and  
14 gentlemen, I think that we have waited  
15 long enough, and I think that the City  
16 of Yonkers has before us a very  
17 exciting proposal that will increase  
18 our tax base, provide jobs, and make us  
19 become a showcase in our state and in  
20 our nation.

21 We are fortunate to have  
22 developers who are willing to listen  
23 and work with us, so if there are some  
24 problems that you foresee, I know that  
25 these are gentlemen that will do the

2 right thing and work with all the  
3 residents here in Yonkers, so again I  
4 ask you, I urge you all to please vote  
5 yes and to give us the green light and  
6 to approve Phase I of this very, very  
7 important project. Thank you for your  
8 time.

9 MR. LESNICK: Thank you very  
much.

10 If you are in the hallway, there are  
11 probably 12 or 15 seats in here so more  
12 people can come in because more people  
13 are leaving.

14 MS. HARRISON: My name is  
Phyllis

15 Harrison. I am a Human Voices Be  
Heard

16 member. We are here representing over  
17 two thousand community Voices Heard  
18 members in Yonkers who's lives will be  
19 affected by the development.

20 I am a grandmother raising my  
21 grandson. I live on School Street, one  
22 of the public housing developments that  
23 have been threatened to be torn down.

71.24  
24 I am here today to fight for the rights  
25 of me and all of the people who will be

2 affected by this development that will  
3 leave many people homeless.

4 I have heard that the School  
5 Street apartments are not even on the  
6 map. I don't understand that. My  
7 home, my grandson has a disability. I  
8 cannot afford to live anywhere else,  
9 and some of us, some of-- a lot of the  
10 other people are in the same situation  
11 I am.

12 This is a community. We shouldn't  
13 have to be relocated. How can I be  
14 stripped from this development if we  
15 are forced to move away? You are  
16 spending our tax money to help the rich  
17 get richer and the poor get poorer.

18 We cannot afford the rent in the  
19 apartments, in the apartment plans for  
20 the development. Instead of using this  
21 money to make our community a better  
22 place, you should be using-- you  
23 should-- you are using this money to  
24 drive us out. Why not use the money to  
25 improve the housing we have, to train

2 and higher Yonkers residents for the  
3 jobs. The.

4 Cost of gas and food is getting  
5 more expensive and the rent is getting  
6 higher and higher. How are we supposed  
7 to survive?

8 When the landlords hear how much  
9 development, how much the rent is  
10 going, how much rent you all are going  
11 to be charging, they are going to raise  
12 their rents too.

13 The development is going to leave  
14 a lot of people homeless. Where are we  
15 supposed to go? I am going to give you  
16 my keys now because unless there will  
17 be housing and jobs for us, to low  
18 income people, residents, I am going to  
19 leave you my keys now because unless  
20 we  
21 are included in the low income housing,  
22 the residents -- brick by brick, wall  
23 by wall, feel for us all.

24 MS. DEIERLEIN: Mr. Paulson.  
25 Richard Brand.

MR. PAULSON: Good evening, Mr.

2 President, members of the City Council:

3 My name is Lael Paulson. I am the  
4 manager of the sugar refinery that was  
5 referenced a couple of times this  
6 evening. That refinery is owned by  
7 American Sugar Refining, also known as  
8 ASR. Our brand is Domino Sugar.

9 We are located on the Hudson River  
10 adjacent to and directly to the south  
11 of the planned Palisades Point  
12 development.

13 The refinery is operated in the  
14 City of Yonkers since the early 1900's.  
15 We process four million pounds of sugar  
16 a day, have a payroll, an annual  
17 payroll of almost 20 million dollars.

18 The company and the employees pay  
19 hundreds of thousands of dollars a year  
20 in taxes to the City of Yonkers, and in  
21 addition to that, the company purchases  
22 goods and services from contractors and  
23 vendors from Westchester County. In  
24 Yonkers alone in the amount of over 4.6  
25 million dollars.

2 My reason for speaking before you  
3 this evening is to inform you that we  
4 have a number of concerns about items  
5 that may not have been fully addressed  
6 in the Draft Environmental Impact  
7 Statement.

75.8

8 I want you to know American Sugar  
9 is not here to oppose this important  
10 project but is here to request a modest  
11 extension of the comment period to  
12 allow our consultants to analyze  
13 potential issues that could be created  
14 by the Palisades Point development, and  
15 determine what, if any, mitigation  
16 measures should be implemented by the  
17 developer to reducing any adverse  
18 environmental impacts.

19 The failure to address these  
20 potential items could ultimately impact  
21 adversely on the refinery operations,  
22 our employees and the residents of  
23 Palisades Point.

24 Consequently our lawyers have  
25 filed a formal letter with the Council

2 and its lawyer requesting an extension  
3 of time. We have asked for a few weeks  
4 to allow our consultants to study the  
5 matters.

76.6 6 One point made by our consultants  
7 is that a study should be made to  
8 determine whether and how the high-rise  
9 residential buildings would change the  
10 dispersion of the plant's emissions  
11 from the four stacks that we have in  
12 service.

13 We further need to be certain that  
14 pending changes to the American Sugar  
15 Refinery's Title V air emission permit  
16 have been included in the existing  
17 modeling.

18 The first work that we have to do  
19 is develop our own air model with  
20 accurate data, and then examine the  
21 adequacy of the mitigation measures in  
22 the DEIS. This takes time. If the  
23 studies do show that a problem would be  
24 created, I would hope we can work in  
25 partnership to development a solution

76.6 2 well in advance of construction.

77.3 3 Noise is another potential issue.

4 We want to be certain that noise  
5 surveys are taken and evaluated  
6 adjacent to the refinery and not only  
7 on the city streets that run parallel  
8 to the refinery and to the planned  
9 development.

10 Again, if studies indicate  
11 potential mitigation issues, they need  
12 to be addressed in partnership at this  
13 time well before the residents move  
14 into Palisades Point.

15 We want to work in partnership  
16 with the developers and the City of  
17 Yonkers to ensure that mutual interests  
18 are addressed, to ensure the success of  
19 the Palisades Point development, the  
20 long term development of the sugar  
21 refinery, and ensure a long term and  
22 harmonious coexistence between the  
23 refinery and the residents of Palisades  
24 Point.

25 In closing, I want to acknowledge

2 what the Mayor, the President of the  
3 Council, members of the Council and the  
4 developers have accomplished thus far  
5 in bringing this project to the point  
6 that it is, and we do look forward to  
7 working with you to ensure the  
8 successful completion of the project  
9 and continue the operation of the  
10 refinery for the long term benefit of  
11 all.

12 In a few moments ASR's attorney,  
13 Joseph DiSalvo, will address you about  
14 the request for the extension of time.  
15 Thank you very much.

16 MS. DEIERLEIN: Richard Brand  
and  
17 then Alvina Tyropolis.

18 MR. BRAND: Good evening. I  
would  
19 like to thank the Council President and  
20 members of the Council for the  
21 opportunity to express my opinions  
22 tonight.

23 I have been a resident of Yonkers  
24 for 35 years and feel that I have a  
25 vested interest in the future of

2 Yonkers.

3 Finally after many years of seeing  
4 projects start, stop, start, stop, we  
5 finally see momentum in the City of  
6 Yonkers. We have Ridge Hill, Cross  
7 County Shopping Center and now the  
SFC  
8 project.

9 I believe that the project should  
10 be going forward and expeditiously, but  
11 I do not believe that the developer  
12 should receive any type of cart blanche  
13 from the City Council.

14 We depend upon the City Council to  
15 use all due diligence to make sure that  
16 all the agreements are done for the  
17 benefit of Yonkers in all fairness to  
18 the developers.

19 In 35 years of corporate  
20 experience and seeing what has  
happened  
21 in other municipalities, I would like  
22 to offer two pieces of advice to make  
23 this project go forward.

24 The first is communication.  
25 Nothing will derail a project worse

79.9



2 than poor communication. It is  
3 imperative that when the City Council  
4 asks for information, the developer  
5 promptly provide that information.

6 When the developer needs  
7 information, it's incumbent upon the  
8 Council to respond promptly. Without  
9 that type of communication that is  
10 clear and clean, you will end up with  
11 misinterpretations, mistrust, and it  
12 will lead to an us versus them  
13 situation which is not in the best  
14 interests of anybody.

15 The second piece of advice that I  
16 would like to offer is having  
17 transparency. That means that we want  
18 to know, and everyone should know  
19 what

20 the project is costing, what the  
21 estimates are accurately, what the  
22 progress is accurately, and even just  
23 as importantly, this is a big project,  
24 we should not have any backroom  
25 meetings, secret agreements.

What can happen at the very least

2 is embarrassing, but at worst we'll end  
3 up with a scandal and legal  
4 investigations. Everybody loses, so  
5 the integrity of everybody involved in  
6 this project has got to be of the very  
7 highest order. If we have that, both  
8 the city and the developer have a win  
9 win situation. The city will have a  
10 beautiful new downtown that everyone  
11 will be proud of, and the developer  
12 will have another notch in his belt for  
13 doing a great job and being able to do  
14 future projects, so with that, I would  
15 like to thank again the Council for  
16 their time. Thank you.

17 MR. LESNICK: Thank you. As the  
18 next speaker approaches the podium, I  
19 would like the clerk to call the next  
20 10 people, and if the people are not in  
21 the room, please come in the room.  
22 Before you start--

23 MS. DEIERLEIN: Joseph DiSalvo,  
24 Anthony Felicissimo. Annette Arthur.  
25 Vernon Brinkley. Alex Cheblac, Dennis

2 Shepherd, Donald Daly. Justin Tobilo  
3 and Frank Giannettino.

4 MR. LESNICK: If anyone is not in  
5 the room, please come in.

6 MR. TYROPOLIS: Mr. President,  
7 members of the City Council:

8 These days you have a difficult  
9 job, because no matter what you do,  
10 somebody one will get ticked off with  
11 you.

12 I agree with you holding this  
13 hearing and I have several concerns,  
14 and I will start with a historical  
15 view.

16 Early settlers of Yonkers and the  
17 Phillips new business, they used every  
18 wheel and deal conception they could to  
19 make money, and they were  
20 multi-millionaires and billionaires by  
21 our standards, but they did this with a  
22 self-serving attitude, and when and the  
23 finally got kicked out after the  
24 revolution, the new farmers used the  
25 same attitude, and they did not help

2 Yonkers until they found out they were  
3 losing money, and then they literally  
4 gave the farm away to Southwest  
5 Yonkers.

6 As industry moved in and boldly  
7 took hold and gave nothing back, some  
8 major industries like Otis, Arlington  
9 chemical which makes vitamins which  
10 makes billions, Andress that gives away  
11 billions a year but not to Yonkers.  
12 You see any libraries, museums,  
13 cultural centers?

14 These people took in the name of  
15 Yonkers, and as far as the Carnegie  
16 Foundation goes, they gave libraries to  
17 poor cities. We were wondering why  
18 cities with major international  
19 corporations were considered poor, and  
20 the steps is not what I am worried  
21 about with the Carnegie building, I  
22 would like to know what the tiffany  
23 dome is, the italian window and the  
24 italian marble, and rosewood shelving  
25 that would be worth millions went. No

2 one seems to know about this.

3 During the depression Yonkers  
4 almost went bankrupt, although the  
5 industries raked in millions.

6 MR. LESNICK: If you can keep the  
7 comments on this project.

8 MS. TYROPOLIS: I will, this is  
9 for it. All these booms came in and  
10 you are talking about the schools and  
11 not having money. They didn't because  
12 these people made money but they never  
13 gave back.

14 We have been told for years we  
15 need development anywhere in Yonkers.  
16 Well, as far as I know, the sugar mills  
17 is the only one that gave back. You  
18 have Stew Leonards, Home Depot  
bringing

19 in millions for whom? We have gotten  
20 it.

21 There are thousands of good jobs  
22 in Yonkers, where? Ridge Hill is worth  
23 three hundred million and only pays a  
24 part of it. Sacks property went from  
25 practically nothing, and you have

2 Nepperhan Community Development for  
20  
3 million.

4 MR. LESNICK: I will cut you off  
5 unless you talk about this project.

6 MS. TYROPOLIS: Okay. I would  
say  
7 to you and only for this because it  
8 addresses education. You need it in  
9 this city, and it's failing because it  
10 hasn't been funded, and I told a judge  
11 10 years ago it wouldn't work and it  
12 didn't.

13 I think a change is needed, but  
14 this project says they are going to  
15 have 50 people. I went to six  
16 buildings and found very few people  
17 there.

18 One job creates 13,000  
19 construction jobs, that is great, but  
20 how is this going to help my tax base?

21 You are talking about southwest  
22 Yonkers. We say it's a city. We all  
23 pay taxes here, and I want to know  
24 because my taxes went up 36 percent  
25 this year.

2 9.9 million in property taxes  
3 based on proposals. You told us Stew  
4 Leonards will give it and we haven't  
5 gotten it. 4.2 million in sales tax,  
6 these are all charming ideas, but can  
7 you guarantee it? And all these  
8 calming things about more  
9 infrastructure, a baseball park and  
10 everything is very nice, but what is  
11 needed now before you do anything else  
12 is to really go back and do a  
13 demographic study that you provide and  
14 also a major development plan.

15 They had one in '64 that was  
16 excellent that talked about the  
17 riverfront, but the rest of the  
18 Yonkers.

19 Changing the taxation. Because of  
20 the bandid efforts that have gone  
21 through, and these people are fun but  
22 they are here to make money, and no  
23 matter what they do, that is their  
24 prime thing.

25 When it's all said and done, can

2 you guarantee? And the answer is no.  
3 We won't-- our taxes won't go up  
4 another 16 percent? Downtown is great.  
5 Who is there? The minorities won't be,  
6 and who's going to come in and buy?  
7 You have got to have a stable  
8 city, not only a city on the Hudson.  
9 Thank you.

10 MS. DEIERLEIN: Mr. DiSalvo and  
11 then Anthony Felicissimo.

12 MR. DISALVO: Mr. President,  
13 members of the City Council and  
14 Council  
15 meeting attendees. My name is Joseph  
16 DiSalvo. I am an attorney. I  
17 represent American Sugar Refining,  
18 which operates the Domino Sugar  
19 Refinery on the waterfront.

20 I echo what plant manager Paulson  
21 said: ASR does not oppose this or any  
22 project, provided the development  
23 allows for ASR's continued refinery  
24 operation.

25 I speak tonight to request that  
this Council extend the period for

2 comments on the DEIS for 30 days from  
 3 May 13 to June 12. Mr. President, you  
 4 and each member of the Council, should  
 5 have received a letter from co-counsel,  
 6 Daniel Riesel, from the law firm Sive  
 7 Paget and Riesel, that requests this  
 8 extension, and I have copies of that  
 9 letter for you that I can leave with  
 10 the Council if you ask.

11 Like our client, Domino Sugar, I  
 12 too have many ties to the City of  
 13 Yonkers. I began practicing law at 20  
 14 South Broadway. I am privileged to  
 15 serve as Chairman of the Board of  
 16 Trustees of a local hospital in  
 17 Yonkers, and to be a member of the  
 18 Board of directors of a large  
 19 not-for-profit in Yonkers.

20 I am the former President of the  
 21 Yonkers Lawyers Association, and I was  
 22 part of the team that brought together  
 23 the rehabilitation of Philipsburgh Hall  
 24 on Hudson Street.

25 As does my client, I understand

2 the importance of this project, and am  
 3 very interested in seeing that Yonkers  
 4 Renaissance continue.

5 We are requesting that council  
 6 make sure, in its excitement for the  
 7 new, that it does not forget to protect  
 8 what is tried and true and still vital  
 9 and important to the economic welfare  
 10 of Yonkers, and in my client's case, a  
 11 factory that has contributed to this  
 12 city for over 100 years.

13 Simply stated, the DEIS does not  
 14 accurately assess the Palisades Point's  
 15 impact on the sugar refinery and vice  
 16 versa, or adequately identify measures  
 17 to address these impacts.

18 What is being asked by this  
 19 veteran facility is that there be a  
 20 short pause so it can complete its  
 21 study in order to make every effort to  
 22 be sure that the new development and  
 23 the sugar refinery can be good  
 24 neighbors.

25 ASR needs time to be sure that

2 together SFC, the city and ASR identify  
3 all the issues and may arise when  
4 people are living in two 25 story  
5 residential towers adjacent to a sugar  
6 refining plant.

7 The brief 30 day extension being  
8 requested would give time to ASR to  
9 complete its further study, and permit  
10 ASR's technical consultants to finish  
11 the modeling on which they currently  
12 are working, and that was not done as  
13 part of the DEIS.

14 The extension would further give  
15 time for ASR consultants to talk to the  
16 SFC consultants, and time for the  
17 lawyers on each side to discuss any  
18 issues and potentially work out written  
19 agreements.

20 A detailed itemization of what we  
21 have discovered so far that is wrong  
22 with the DEIS is set forth in the  
23 letter from co-counsel to the President  
24 of this Council.

25 I want to tough briefly on the air

89.13

89.13

2 quality noise issues. Right now all is  
3 well regarding the emissions from the  
4 sugar plant.

5 If the proposed two 25 story  
6 towers are built next to the plant, the  
7 pattern of dispersion of emissions may  
8 change.

9 Our client will run models to  
10 determine the interaction of the  
11 plant's emissions and the towers, and  
12 whether the existence of the towers may  
13 force emissions back onto the plant and  
14 its workers, and perhaps on other  
15 neighbors. If any potential problems  
16 are identified, a solution, called  
17 mitigation in EIS parlance, must be  
18 agreed upon as part of this project's  
19 environmental review.

20 Regarding noise, the DEIS does not  
21 appear to have a sufficient evaluation  
22 of how noise from the sugar refinery  
23 will impact Palisades Point residents  
24 and employees.

25 Our client is undertaking its own

91.20

2 noise modeling, and will offer that  
3 assessment to SFC and the city for  
4 incorporation into the EIS analysis.

5 Mr. President, I thank you. If we  
6 do not get the extension, we will be  
7 forced to submit comments by May 13.  
8 Those comments may lead to a further  
9 delay as they are responded to. Our  
10 hope is to have an extension during  
11 which we can work things out and avoid  
12 the need to put in those kind of  
13 comments.

14 We wish to reiterate we are not  
15 seeking to stop the project, we are  
16 seeking a brief additional period of  
17 time to complete the study.

18 MR. LESNICK: Thank you.

19 MR. DISALVO: Thank you.

20 MS. DEIERLEIN: Anthony  
21 Felicissimo, then Annette Arthur.

22 MR. FELICISSIMO: Good evening.  
23 My name is Anthony Felicissimo. I  
24 speak as a resident of Yonkers.

25 I just want to say to the Council

2 that I totally support this project,  
3 and while there is some things in there  
4 I am not crazy about, no project is  
5 going to be a hundred percent  
6 acceptable to everybody.

7 I am not sure why we need 25 or 30  
8 story buildings, the same like the  
9 cities around us have tower envy  
10 recently.

11 The other thing I am not crazy  
12 about, and I have nothing against  
13 wealthy people, but the only people who  
14 can afford those apartments, and I am  
15 educated myself, I can't even live on  
16 the waterfront, okay, but I also  
17 understand that, and I believe and I  
18 agree with the idea that it will help  
19 our tax base.

20 You know, I can't afford to eat at  
21 Xavier's, but I will put up with that  
22 because I can walk along the waterfront  
23 and have fun in other ways, but at the  
24 same time I understand that we do need  
25 businesses in the city that will help

2 with our tax base, because in the end,  
3 the little guy will get hurt if this  
4 development doesn't happen, because  
5 where is the money from the city going  
6 to come from?

7 Our educational system needs  
8 money. Our government needs money,

and

9 I believe this project will infuse a  
10 lot of the money so we need this  
11 project, so I am willing to overlook  
12 all that other stuff even though I have  
13 my apartment picked out in the  
14 waterfront, I just can't afford it.

15 I would say, and I am not going to  
16 belabor the point, I one hundred  
17 percent hope you will go on with this  
18 project without further delay, but  
19 please do keep in mind the little guy.

20 I am also a member of a local  
21 pro-life group called the Advocates of  
22 Life, and we are concerned about the  
23 little guy, whether that little guy is  
24 in the womb of his mother, whether that  
25 little guy is the woman or man who is

2 struggling to survive.

3 MR. LESNICK: One more time, just  
4 on the project.

5 MR. FELICISSIMO: I am, sir. I am  
6 concerned that our organizations-- our  
7 organization is concerned about this  
8 all, Mr. Lesnick. We are concerned  
9 about the little guy who lives in  
10 housing that is just barely making it,  
11 as one of our speakers said tonight in  
12 terms of jobs, and I would ask that,  
13 Mr. Lesnick I was on the topic, just  
14 don't let ideology get in the way of  
15 hearing the truth.

16 We support you one hundred percent  
17 with this project. Please, council, go  
18 along with it, but don't forget the  
19 little guy. Thank you.

20 MS. DEIERLEIN: Annette Arthur  
21 then Vernon Brinkley.

22 MS. ARTHUR: Good evening, City  
23 Council President and City Council  
24 members, my name is Annette Arthur. I  
25 am a long time Yonkers resident, a



2 graduate, a mother and a grandmother.

3 I am also a member of Community

Voices

4 Heard, an organization of over 2,000

5 low income families in Yonkers.

96.6

6 I believe that the redevelopment  
7 of the waterfront and downtown area is  
8 long overdue. I remember when they  
9 started talking about rebuilding this  
10 side of town, but there is nothing here  
11 for low income people economically.

12 We need jobs, housing and tax  
13 revenue for the city to improve our  
14 schools and other services that are now  
15 suffering. We need to uplift our city  
16 and our community.

96.17

17 I know that you plan to spend 159  
18 million dollars of our tax money on  
19 this development, but I see a lot of  
20 other things we desperately need this  
21 money for.

22 I see that our schools are  
23 failing, and our children need  
24 after-school programs to help bring  
25 themselves up to become productive and

96.17

2 successful citizens. We need more  
3 affordable housing because we the  
4 residents do receive a living wage and  
5 struggle to pay their rent. Many more  
6 become homeless every day.

7 We need to be lifted up  
8 economically. We don't want to be  
9 pushed out. If it wasn't for us,  
10 living paycheck to paycheck and month  
11 to month, the businesses would not have  
12 grown, and Yonkers wouldn't have  
become

13 the city it is today.

97.14

14 We deserve to be able to stay and  
15 benefit from the incoming prosperity  
16 this development will bring. Instead  
17 of moving into the future, we seem to  
18 be going back to resegregating the  
19 community, so we are calling on our  
20 council members today to include low  
21 income housing and job training for  
22 Yonkers residents in this development.

23 This is an opportunity, the  
24 development, to make our city better,  
25 but if it does not include us, we'll be

2 forced out.

3 The developer of this project has  
4 held over 50 community meetings on this  
5 development. We have attended some of  
6 these meetings and asked that housing  
7 be included that is not affordable just  
8 to middle income residents, but those  
9 of us who are low income. However, the  
10 plans have not changed to include  
11 housing for low income residents and  
12 jobs for Yonkers residents.

13 Our questions have not been  
14 sufficiently addressed as to how low  
15 income residents will be included.

16 So tonight, we are here to invite  
17 each of you, council members, each of  
18 you council members to attend a  
19 community forum that we are planning  
20 for June 18th, each of you council  
21 members, June 18th, to address the  
22 concerns of low income-- of your low  
23 income constituents, and get some  
24 concrete answers on how the needs of  
25 low income residents will be added to

2 the plan.

3 We will like an answer tonight.  
4 Will you attend our forum? Yes or no?  
5 Yes or no?

6 MR. LESNICK: Okay, we are not  
7 allowed to answer, but people can do it  
8 afterwards on their own.

9 MS. DEIERLEIN: Mr. Vernon  
10 Brinkley and then Alex Cheblac.

11 MR. BRINKLEY: Mr. President,  
12 Honorable members of the Yonkers City  
13 Council, my name is Vernon Brinkley. I  
14 am a member of the Yonkers Alliance  
15 for  
16 Community Benefits.

17 As you have heard this evening,  
18 most people see the benefits of the SFC  
19 development, yet you also hear tonight  
20 many people still have major concerns  
21 about the development, concerns such as  
22 affordable housing, well paying jobs,  
23 jobs for those in the project area, and  
24 monitoring and enforcement of these  
25 jobs that promises that are typically  
made with all developments, jobs will

2 be created.

3 We believe jobs will be created,  
4 but who in the project areas are going  
5 to receive these jobs and how are we  
6 going to know that people actually from  
7 the project area actually receive the  
8 jobs? And are the jobs for more than  
9 30 days to two months?

10 So what we are asking for at this  
11 point is to be able to negotiate with  
12 SFC a community benefits agreement  
that  
13 will address a lot of issues that you  
14 heard so far tonight and you will  
15 continue to hear.

16 These issues aren't going to go  
17 away. Yes, we understand there is  
18 potential here for the development.  
19 Displacement is a very real concern  
20 again you heard already tonight.

21 We typically see this in any urban  
22 area throughout the country that's  
23 going to through redevelopment. Again,  
24 promises are made, but the folks who  
25 redevelopment should be trying to help

2 typically get displaced because they  
3 could no longer afford to live there,  
4 and they have been there many times all  
5 their lives.

6 The alliance understands the need  
7 for incentives to spur redevelopment,  
8 yet we also realize that part of these  
9 incentives that developers receive from  
10 cities and states allows the community  
11 then to ask for much more in return.

12 The alliance believes that until a  
13 community benefit agreement is  
14 negotiated, that we cannot support this  
15 project as it is.

16 One of the main goals of the  
17 alliance is to ensure that all Yonkers  
18 residents benefit from this  
19 development, and we want you again to  
20 sit down and make sure that everyone  
21 does, and the only way we can do that  
22 is through the CDA.

23 I want to say thank you, and  
24 listen to the other folks tonight  
25 because you are going to continue to

2 hear a lot of the same issues over and  
3 over again, and these issues are going  
4 to have to be addressed. Thank you.

5 MS. DEIERLEIN: Alex Cheblac,  
then  
6 Dennis Shepherd.

7 MR. CHEBLAC: Good evening. My  
8 name is Alex Cheblac. I have a  
9 business on Main Street, a restaurant.

102.10

10 I live in Yonkers. Four years ago I  
11 believed that you would be the next  
12 Brooklyn, and the opportunity was not  
13 happening, and we are waiting and we  
14 need those tax dollars to make a change  
15 for the owners. We need it for the  
16 kids. It's a horrible school. We need  
17 it for the city to do better.

18 We need to have more leadership  
19 for people like me who can have a  
20 chance to set up a business. We need  
21 coffee shops. We need services for the  
22 community, and everybody will profit  
23 from it, will have a life from it, will  
24 have jobs for it, will bring a lot of  
25 young kids there. Because of me, I

2 created my jobs with my little  
3 business, my 35 seat restaurant. I am  
4 able to give jobs to the community, and  
5 I think with these guys we can bring  
6 money, but also live with the community  
7 together. I don't speak so good  
8 english, I am French, and I hope we can  
9 all live together and be like when I  
10 moved to Park Hill, a city of shame, a  
11 sea of poverty, and every day we can  
12 think of something else, and we all  
13 have our dreams of making a better  
14 Yonkers and better jobs. Thank you for  
15 your time.

16 MS. DEIERLEIN: Mr. Shepherd and  
17 then Donald Daly.

18 MR. SHEPHERD: Good evening,  
19 Council President and Council. To  
20 debate an issue is good, to delay and  
21 do nothing is dangerous.

22 I am President of the Hyatt  
23 Association which is on the southeast  
24 side of Yonkers which probably  
25 represents about a thousand homes.

2 The big issue over in southeast  
3 Yonkers is, of course, look at the  
4 taxes that we just got hit by the  
5 County, and we are going to get a  
6 property increase. Certainly we can't  
7 do anything in these chambers about  
8 what happened, but we certainly can do  
9 something about the property taxes, and  
10 by going ahead with a project like this  
11 who will certainly help, hopefully that  
12 we won't get property taxes increased  
13 year after year after year.

14 As I said, President of the Hyatt  
15 Association, been around since 1984.  
16 It's not a fly by night association.  
17 It's not an association here to make  
18 any financial gains for itself. It is  
19 here because it cares about Yonkers  
20 like I know you people do too.

21 The developers, this is not a  
22 virgin project that we are looking at  
23 here. I don't know about their  
24 personal life, but from the developing  
25 issue, all you have to do is go around

2 the country and see the development  
3 that they have done already and the  
4 success that it has, so this is not  
5 something that we are going to try it  
6 in Yonkers and we don't really know.

7 We see this in Baltimore and a  
8 number of other places, in White  
9 Plains. It's not even that far a  
10 drive. It's not even that much in gas.  
11 So, I mean, we once again come up  
12 against this tax thing, and the Mayor  
13 spoke again that we have to go up to  
14 Albany once again.

15 Well, I don't know about you, but  
16 we're tired of that, and if we can  
17 relief any of the tax burden on the  
18 property owners, that is what we look  
19 to do, and this is a great opportunity  
20 for us to do this.

21 I don't know about the math that  
22 goes on in Albany, but I am tired of  
23 doing their calculations on the funding  
24 that we get.

25 The more independence that we can

2 create for ourselves that we don't have  
3 to go to the State, the better off as a  
4 city we'll be. Thank you.

5 MS. DEIERLEIN: Mr. Daly and then  
6 Justin Tubilo.

7 MR. DALY: Good evening. My  
name

8 is Donald Daly. I live over on the  
9 border with New York City, rarely if I  
10 ever come downtown, but last time I  
was

11 down here was to pay a parking ticket.

12 There is little or no incentive  
13 for me or any of my friends to come to  
14 this part of the town. There is no  
15 incentive for us to come down here.

16 The proposed development will  
17 change all that. It would change  
18 Yonkers, will give the city a profile  
19 it deserves.

20 Yonkers apparently is the forth  
21 biggest city in New York State, and if  
22 you look at the downtown area, it's  
23 empty. There is nothing here.

24 The proposed development will  
25 provide not only jobs, but also a major

2 resource and incentive to bring people  
3 downtown.

4 I have friends and relatives  
5 coming over from Europe all the time to  
6 visit me. I have never considered  
7 bringing them downtown to Yonkers  
8 because there is no reason to bring  
9 them down here. In fact, I try to  
10 avoid this part of town and pretend it  
11 doesn't exist in my life. We always go  
12 towards Manhattan.

13 This proposed development I think  
14 would make a major difference in the  
15 lives of Yonkers residents not only by  
16 increasing the tax base, relieving the  
17 burden on the individual homeowners  
and  
18 taxpayers, also providing the youth of  
19 the area to work, to have jobs and to  
20 see a new vision for the city.

21 I left here from Ireland years  
22 ago. Prior to leaving Ireland a  
23 development was proposed in my little  
24 town called Cork. It would have  
25 provided thousands of construction

2 jobs, and after the initial development  
3 was concluded, it provided hundreds of  
4 permanent jobs.

5 A well organized and local  
6 minority managed to shoot it down, and  
7 what happened was, economic stagnation  
8 and mass immigration, and for  
9 generations my family and friends have  
10 been leaving for that reason. I don't  
11 want to see the same thing happen here  
12 in Yonkers because of the  
13 shortsightedness and the difficulty in  
14 order to process this massive project,  
15 ultimately depriving us the opportunity  
16 to see this huge development, huge  
17 opportunity.

18 If we leave it go away, it may  
19 never come back. As some people  
20 already mentioned, there are several  
21 possible developments that these people  
22 can go through instead of waiting  
23 around here for months and months and  
24 months through arguments and  
arguments  
25 and arguments trying to resolve what

2 should be done, how high a building  
3 should be and what the square footage  
4 of the building should be, all the  
5 individual micro details which  
6 ultimately have been addressed rather  
7 significantly, so I urge on behalf of  
8 me and my children and future  
9 generations of Yonkers residents, grab  
10 this opportunity and don't let it  
11 escape us.

12 We should seize the opportunity to  
13 make it go forward right away. Ratify  
14 it and put it on the books, and that is  
15 what I ask you to do.

16 MR. LESNICK: Thank you.

17 MR. TUBILO: Mr. President,  
18 members of the Council, can you all  
19 hear me? My name is Justin Tubilo. I  
20 am a long time resident of Yonkers and  
21 a member of the Hyatt Association of  
22 Southeast Yonkers, one of the largest  
23 associations in the City of Yonkers.  
24 We represent more than 1,500  
25 households.

2 My wife, who grew up in the city,  
 3 and I chose to raise our three children  
 4 here. Over the years we have seen many  
 5 changes take place. I am excited about  
 6 the development and the changes that  
 7 have occurred, and those that are drawn  
 8 for the horizon, one of which is the  
 9 development and expansion of  
 downtown  
 10 Yonkers.

11 Building community through  
 12 participation and dialogue is an  
 13 important ingredient. Struever Fidelco  
 14 Cappelli have held up 50 public  
 15 meetings to discuss this plan. They've  
 16 shown they are committed to be in  
 17 partnership with our city. They have  
 18 an outstanding reputation of working  
 19 with the community and the city.

20 Peter Klein, I would like to say  
 21 thank you for his presentation at the  
 22 Hyatt Association. We constantly asked  
 23 questions. Our associations are made  
 24 of working people and professionals.  
 25 We didn't leave one stone unturned. We

2 asked many questions to make sure what  
 3 was in the best interests of our city  
 4 and of our community.

5 The City of Yonkers is on the  
 6 verge of a renaissance. We must take  
 7 advantage of the opportunity to move  
 8 our city in the right direction.

9 Our mayor has a vision for our  
 10 city which many of our citizens share  
 11 with him. This was seen in November  
 12 when an overwhelming number of  
 voters  
 13 reelected him. They wanted to continue  
 14 and complete his vision.

15 This project will bring long  
 16 needed jobs to the residents of  
 17 Yonkers. We are a city of proud and  
 18 hard working people. More jobs will  
 19 boost our Yonkers economy and help  
 our  
 20 small businesses. This will bring  
 21 vitality to the City of Yonkers and at  
 22 a time, ladies and gentlemen, when we  
 23 are in a recession and I think we will  
 24 go deeper into a recession.

25 The next couple of months you will

111.15



2 be hearing layoffs from Wall Street.  
 3 Let's take this word and let's heed  
 4 that.

112.5

5 This project will bring additional  
 6 tax revenues to Yonkers. As a property  
 7 owner and taxpayer, I think we are in  
 8 desperate need of these revenues, and  
 9 as a result, the burden of the costs  
 10 will no longer be solely absorbed by  
 11 the property owners. Additional  
 12 revenues will be given or brought to  
 13 this city from this development.

112.14

14 This project will bring additional  
 15 park land to Yonkers, and I am certain  
 16 that the majority of Yonkers citizens  
 17 will welcome come this. It's right  
 18 for our children, our seniors and all  
 19 our Yonkers residents.

112.20

20 This project will clean up acres  
 21 of land. The scope of going green will  
 22 do so much for our environment. This  
 23 project will give Yonkers its own  
 24 ballpark and will be something  
 25 wonderful and a new source of

2 entertainment.

3 Our Councilman McLaughlin, I want  
 4 to thank you for your continued  
 5 leadership. Many people in our  
 6 community work two and three jobs to  
 7 raise their families, to keep their  
 8 homes and pay the taxes.

9 Our seniors, who live on fixed  
 10 income, need the help. Taxes are  
 11 burdening them. So we are asking you  
 12 please to continue moving in the right  
 13 direction.

14 We urge you all to keep this  
 15 momentum going forward and make this  
 16 project a reality.

17 On behalf of the Hyatt  
 18 Association, thank you very much,  
 19 ladies and gentlemen.

20 MS. DEIERLEIN: Our next speaker  
 21 is Mercedes Antoinette.

22 MR. LESNICK: I understand Ms.  
 23 Antoinette is one of those using the  
 24 spanish interpreter, so if she and the  
 25 interpreter would come to the

2 microphone where she has been  
watching.

3 Let's skip one person and then  
4 we'll do her next. You go in my office  
5 and Rich will tell you what to do.

6 THE INTERPRETER: All right.

7 MS. DEIERLEIN: Next speaker is  
8 Frank Giannettino.

9 MR. GIANNETTINO: My name is  
Frank

10 Giannettino and I have lived and worked  
11 in Yonkers for 40 years. My history  
12 with the city starts 80 years ago when  
13 my wife's family came here for  
14 opportunities, for working in the  
15 carpet mills at Otis, and also for  
16 education.

17 My father-in-law was taught a  
18 trade in the Yonkers school, and 60  
19 years ago on Ashburton Avenue, he  
20 started a business called Courtesy  
21 Appliances which I now own.

22 This city has enabled five  
23 generations of my family to live very  
24 well. Two years ago we were honored  
by  
25 this city as one of the oldest families

2 in business in Yonkers.

3 If you don't move on this, I would  
4 like to see who will be standing here  
5 in years to thank you or to curse you  
6 for not making the right decisions.  
7 Thank you and good night.

8 MR. LESNICK: We have the  
9 interpreter.

10 THE INTERPRETER: Good  
evening,

11 Mr. President. A few moments ago I  
had  
12 the opportunity to talk with Mercedes  
13 Antoinette, a resident of Yonkers and  
14 two other ladies that they didn't speak  
15 english. They have certain  
commitments  
16 to take care of their families and they  
17 left.

18 For your information and the  
19 information of everybody here present,  
20 their main concern was what will  
happen  
21 with them, with the little people, with  
22 the poor people, where are they going  
23 to be relocated? Their rents will  
24 probably go high, and that was the main  
25 concern, that they are going to be

115.3

115.18

115.18

116

2 destitute or evicted from their  
3 families.

4 That is all I can tell you. That  
5 is the question that they asked. Thank  
6 you.

7 MR. LESNICK: Thank you.

8 MS. DEIERLEIN: Mr. President, I  
9 would like to call the next group of  
10 speakers. Ginger Keys. Walter  
11 Lipscomb. Margaret Sotterholm. Toni  
12 Volchok. Thomas Carey. Timothy  
13 Fawkes. Frank Casanova Jr. Vincent  
14 Wilson. Phyllis Stevenson. Tony  
15 Capone.

16 MS. KEYS: Good evening, Mr.  
17 President Lesnick and members of the  
18 City Council. You know my face. I  
19 have been here at almost every meeting.

20 When you first came out with the  
21 developers, I was talking to this young  
22 man about housing. I meet Joe every  
23 time I see him, but tonight I am going  
24 to talk about-- I have been coming all  
25 year.

117

2 I am looking forward, I am really  
3 looking forward to the development in  
4 Yonkers, but not at the cost of some of  
5 the people who are working in Yonkers  
6 now, okay.

117.7

7 Housing is going to escalate where  
8 the rents are going to be too high for  
9 our everyday worker. We have workers.

10 The guy was up here explaining about  
11 how the two spanish ladies are worried  
12 about can they afford the rents. This  
13 is really going to be really truthful.

117.14

14 What I would like to see is  
15 housing not so high because I am small.  
16 I don't want 25 stories, 12, 15. I  
17 don't mind having affordable as long as  
18 we have obtainable. You can have  
19 attainable inside an affordable. Give  
20 me 20 units, 30 units or 30 percent and  
21 charge the 60 percent people, I don't  
22 mind that, but make the housing where  
23 you have your 60 percent, 50 percent  
24 and 30 percent, then you will show the  
25 people that worked in the southwest

2 quarter that you are not coming here  
 3 and pushing them out, you are showing  
 4 them that you are truly well  
 5 developers. You are going to make sure  
 6 they don't lose their homes, because  
 7 like one lady said, the developers come  
 8 in, they say they want Westchester  
 9 median area finances for housing, you  
 10 know, we have a lot of people coming  
 11 into Yonkers building affordable, and  
 12 the first thing I heard last year was  
 13 for policeman, fireman, nurses, et  
 14 cetera.

15 Well, half of those people in  
 16 Yonkers are settled, so we have  
 17 outsiders coming here, so we don't want  
 18 to lose the little housing that we do  
 19 have for the low income, because if I  
 20 owned a building and you came in and  
 21 were getting 60 percent and my building  
 22 was getting only 30, I am going to get  
 23 60.

118.24  
 24 I am saying look out for the  
 25 little people. They need you. Joe,

2 you are from Yonkers and you know the  
 3 southwest quarter has been low income.  
 4 The east side has been upper income.  
 5 Now you are trying to make the south  
 6 quarter, but do us a favor, come in, we  
 7 welcome you with open arms, but make  
 8 sure housing has those 30 percent  
 9 units. Thank you very much.

10 MS. DEIERLEIN: Mr. Lipscomb.

11 MR. LIPSCOMB: Good evening,

City

12 Council members, my name is Walter  
 13 Lipscomb. I am a life long Yonkers  
 14 resident. I am a member of the  
 15 Community Voices Heard, okay, low  
 16 income organization.

17 I know this meeting is designed to  
 18 inform us on the environmental impact  
 19 on the City of Yonkers. My question  
 20 tonight is, what the economic impact of  
 21 the proposal will be on the low income  
 22 residents of our city.

23 Will the impact be on the downtown  
 24 residents of Yonkers or low or fixed  
 25 income? Presently, many low income

2 properties such as 47 Riverdale are  
3 being sold to the Michelama program.

4 The City of Yonkers is also active  
5 in the development. There is  
6 construction on Ashburton Avenue, the  
7 renovation of Mulford Gardens, the talk  
8 of affordable housing for Yonkers  
9 residents.

10 Long term citizens who reside in  
11 low income housing of the city has been

120.12

12 non-existent. So many questions, so my  
13 question is, what will the City of  
14 Yonkers, as well as the developers of  
15 the River Park Center, plan for the  
16 hard working long time residents,  
17 senior citizens and financially  
18 impaired people of Yonkers?

19 Okay. When I came in, I looked  
20 through this paper here, okay, future  
21 is now for Yonkers. I see no mention  
22 of low income. I see no mention of  
23 senior citizens. I see no mention  
24 handicapped, okay, so I guess we are  
25 not included in the future of Yonkers.

2 Nobody has yet to answer my  
3 questions, so if you are going to build  
4 a city, build it brick by brick, wall  
5 by wall, build a city for us all.

6 Thank you.

7 MS. DEIERLEIN: Margaret  
8 Sotterholm to be followed my Toni  
9 Volchok.

10 MS. SOTTERHOLM: Good  
evening.

11 Can you hear me?

12 MR. LESNICK: Your on.

13 MS. SOTTERHOLM: Can you hear  
me?

14 Everybody? Okay.

15 Chuck, thank you so much for  
16 arranging this for all of us. We owe  
17 you a debt of gratitude. It's not easy  
18 being in your chair, I am sure. All  
19 right.

20 I live on Warburton and Ashburton  
21 Avenue, and half my view has just been  
22 blocked by a new building, the new DSS  
23 building.

24 Now, as I watched this slowly  
25 happen, you know, I missed that

2 landscape to the left, but it was 400  
3 jobs being there, 400 jobs or more  
4 being there.

5 I can get up, walk out of my  
6 apartment and go down to the river. If  
7 this development proceeds, I will be  
8 able to have one hell of a time along  
9 the river having the best view of all  
10 which is right along the riverfront.

11 I am from Newport Beach. I am not  
12 a lifelong Yonkers resident. I am born  
13 and raised in California. I know  
14 waterfronts. I know them at their  
15 best. People love them and they are  
16 famous, and people pay a lot of money  
17 for a summer rental and just want to  
18 hang out on the boardwalk and have a  
19 wonderful time. That is what is in the  
20 works here. We will all be able to  
21 enjoy it.

22 There is not a dynamic of haves  
23 and have nots. There has been a  
24 distorted process in all of this. The  
25 distorted process is not from the

2 developers or the city. The distorted  
3 process concerns me very much, it's  
4 from the opponents of this entire  
5 opportunity.

6 The opponents have been distorting  
7 things from day one saying that hurry  
8 up to City Hall, claim you're short,  
9 they are going block it. There will be  
10 a wall of graphics, distorted  
11 information. It went out on e-mails  
12 and web sites saying the shore front  
13 will be blocked forever if this  
14 development goes through. That is not  
15 true.

16 Integrity matters in all of this.  
17 The developers and the city and the  
18 City Council, you have shown a lot of  
19 integrity in all of this.

20 The opponents have not shown the  
21 same integrity. Mainly they are led by  
22 a group called Scenic Hudson. I felt  
23 this group is disingenuous. They  
24 cannot and will not invest in anything  
25 in Yonkers except for deception.

2 They have been asking for a delay  
3 in all of this. For what? For more  
4 deceptions.

5 The other party that is asking for  
6 a delay is a business. What, this  
7 whole project has been on the table for  
8 two years and a company, it's a  
9 business need more time, they don't

10 have their act together? Their  
11 concerns are emissions? I am concerned  
12 about the emissions. They don't want  
13 people so close. What is happening  
14 there? All along they have been there  
15 in a residential area.

16 Number two, they are concerned  
17 about the noise impact. We have a  
18 railroad. The railroad goes right  
19 along. That's plenty noisy. Nobody is  
20 complaining about it. None of the  
21 buildings are complaining about it.

22 They are saying they want to have  
23 research about the noise impact on  
24 residences. Residences are already  
25 nearby there. I feel the request for a

2 delay is disingenuous and we need  
3 integrity in the process.

4 The two parties that want the  
5 delay I don't think they should be  
6 heard. Further, I feel that the  
7 concerns from the religious community  
8 are very sweet. They are saying that  
9 they want to have people included in  
10 all that.

11 What this development is proposing  
12 is this ancient religious tenant is  
13 inherent in it. When you can either  
14 give a person a fish or teach them to  
15 fish. It's intrinsic in this entire  
16 opportunity that you have jobs, that  
17 you have now educational opportunity  
18 already infused into it as a response  
19 from the community concerns that there  
20 is educational opportunity, a trade  
21 school and other opportunities. It's  
22 in there to teach, to give jobs. That  
23 is the ancient credo of giving someone  
24 something like a job or something like  
25 that, teaching them a way instead of

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2 just handing them a fish for the day,  
 3 for the hour, so I feel that this  
 4 opportunity is on every level  
 5 outstanding, and I feel that we have to  
 6 go forward, especially in this economic  
 7 climate.

8 There can be no delays. We are  
 9 the only region that is experiencing  
 10 this incredible pulse to go forward.  
 11 In other places they are collapsing,  
 12 completely collapsing, desperate,  
 13 desperate for leadership like this, and  
 14 what are we doing, listening to a few  
 15 people who are quite eloquent and quite  
 16 deceptive that show up every Tuesday  
 17 night at Council meetings and want to  
 18 have delays and cause distortions and  
 19 cause confusion? I am tired of it.

20 I come to these council meetings  
 21 on Tuesday nights. It means a lot to  
 22 me. I want the city to be revived. I  
 23 want the city to be great. It is. We  
 24 had a Pope here.

25 This is an extraordinary city.

2 There is a reason why someone like that  
 3 would come here. There is a major  
 4 dynamic going on with the city, a  
 5 believing in this city, and we really  
 6 need this incredible opportunity to go  
 7 forward and I pray that it does and I  
 8 pray that there are no further dramatic  
 9 delays to satisfy a few when many are  
 10 at stake. Thank you.

11 MS. DEIERLEIN: Our next speaker  
 12 is Toni Volchok and then Thomas  
 Carey.

13 MS. VOLCHOK: Good evening,  
 City  
 14 Council President and members of the  
 15 City Council.

16 My name is Toni Volchok and I am  
 17 the Executive Director of Cluster  
 18 Community Services, and like almost  
 19 everyone else here, I am a lifelong  
 20 Yonkers resident.

21 I am speaking as a member of the  
 22 Yonkers Alliance for Community  
 23 Benefits, and along with Jim Bostic,  
 24 Executive Director of the Nepperhan  
 25 Community District and Linda  
 Haywood,



2 Executive Director of the Yonkers  
3 Community Action Program, are  
4 representing the caucus on children,  
5 families and individuals.

6 We are concerned that the  
7 development is as beneficial to the  
8 local community as possible, and where  
9 appropriate benefits from the  
10 development go to those individuals and  
11 communities most directly affected by  
12 it.

13 We believe that there must be  
14 controls and monitoring in place to  
15 ensure that promised benefits are  
16 delivered. We feel strongly that a  
17 community benefits agreement is the  
18 best way for our concerns to be  
19 addressed. Therefore, we support the  
20 efforts of the Yonkers Alliance for  
21 Community Benefits.

22 I would also like to read a  
23 statement from Mr. Jim Bostic.

24 To City Council President Chuck  
25 Lesnick and the Honorable members of

2 our Yonkers City Council. I am  
3 obviously unable to attend this  
4 session, but as an intrical part of the  
5 Children Families and Individuals  
6 Committee of the Yonkers Alliance for  
7 Community Benefits, I want to lend my  
8 support in the strongest terms to the  
9 community benefits agreement crafted  
10 by  
11 the alliance.

12 We feel that this is the most  
13 effective way to ensure that the  
14 Yonkers community will benefit the  
15 most  
16 from the proposed development by SFC.

17 We have seen where more than one  
18 city in similar circumstances that we  
19 face in Yonkers at this time have new  
20 development, change the landscape and  
21 complex of major parts of their cities  
22 without the local residents of the  
23 community benefiting from the new  
24 development.

25 We feel the acceptance of the  
community benefits agreement will help  
to ensure that this does not happen in

2 Yonkers. We are not opposing the  
 3 redevelopment of downtown Yonkers,  
 we  
 4 just want to make sure Yonkers  
 5 residents will benefit from this  
 6 process, and stress as emphatically as  
 7 we can, that your support for the  
 8 community benefits agreement will  
 9 assure that. Thank you, Jim Bostic,  
 10 Executive Director of the Nepperhan  
 11 Community Center. Thank you very  
 much.  
 12 MR. LESNICK: Thank you.  
 13 MS. DEIERLEIN: Thomas Carey  
 and  
 14 after Mr. Carey, Timothy Fawlkes.  
 15 MR. CAREY: Good evening,  
 Council  
 16 President and members of the Council.  
 17 Can I first just say what a terrific  
 18 forum we have here tonight. I think  
 19 democracy at its best, people opposed,  
 20 people in favor.  
 21 You know, I thank the Council and  
 22 I thank the developers for this forum.  
 23 My name is Thomas Carey and I  
 represent  
 24 Plumbers and Steam Fitters Local 21.  
 25 We are out of Peekskill, New York. We

2 cover Westchester, Putnam, Dutchess  
 and  
 3 Ulster counties. I represent nearly  
 4 1,600 members, many who reside right  
 5 here in Yonkers.  
 6 More important, many of our  
 7 members are second and some even third  
 8 generation, which I feel is pretty  
 9 important. A lot of our members have  
 10 chosen to stay in the city, have  
 11 children. Those children stayed and  
 12 their ongoing children.  
 13 Personally I worked on many  
 14 construction projects in the City of  
 15 Yonkers. We have all witnessed  
 16 developers come and go through the  
 17 years, some good, some bad.  
 18 This proposal tonight is good  
 19 development. This is not shoe box  
 20 development. I can go on a little bit  
 21 but I will leave that alone.  
 22 I share my views with Mr. Langert.  
 23 He is thinking outside of the box, that  
 24 this project be a stepping stone for  
 25 the future development.

2 Take a good look at what this  
3 developer has in mind for this city,  
4 good long term jobs, a project that  
5 enhances this great city.

6 Currently our government is  
7 talking about an economic stimulus  
8 package. Some families will get a  
9 hundred, maybe up to six hundred  
10 dollars in the next couple of weeks.  
11 That doesn't really do it for what  
12 we're up against. The only thing that  
13 works is development. It's proven time  
14 and time again that development works.

15 We are in a recession. We need  
16 this project to go ahead, and I thank  
17 the Council.

18 MR. LESNICK: If you are watching  
19 in the hall or down the hallway, we  
20 have probably another 12 or 15 seats,  
21 you can come on in.

22 MS. DEIERLEIN: Mr. Fawlkes.

23 THE WITNESS: Mr. President, City  
24 Council, my name is Timothy Fawlkes.

I  
25 am with the Yonkers Alliance for

2 Community Benefits, and I just want to  
3 reiterate what people have been saying  
4 in terms of the help to the low income  
5 people there is a medium income range  
6 now of \$26,000 that is going to go up  
7 to \$200,000, and these are some of the  
8 things that the Council need to deal  
9 with in terms of keeping people here  
10 and exercising their rights in the  
11 community. Thank you.

12 MS. DEIERLEIN: Our next speaker  
13 is Frank Casanova Jr. Hopefully the  
14 pronunciation is right, and then  
15 Vincent Wilson.

16 MR. CASANOVA: Hello, I am  
Frank  
17 Casanova Jr. Joan, I have to apologize  
18 for my name. You couldn't get my  
19 name  
19 straight.

20 MS. DEIERLEIN: It took a lot of  
21 work.

22 MR. CASANOVA: You did good,  
thank  
23 you.

24 I just want to say I am a condo  
25 owner, and the Scrimshaw House. We

2 moved here in 1988 when there was  
3 nothing here, and then ten years had  
4 passed, and two owners, Noah Shapiro  
5 and Campbell, they went a held and sold  
6 all of the apartments, anyone that was  
7 living there, and they sold it to them  
8 at a pretty low rate. I was fortunate  
9 enough to be able to buy another one at  
10 a very, very low rate, so like I said,  
11 I was fortunate.

12 We were, through the whole time we  
13 first came down here, my wife and  
14 myself, what we first saw was one  
15 building and one dilapidated building  
16 and a dilapidated pier, and the first  
17 thing I said to myself, this is a  
18 diamond in the rough. I know this will  
19 take off some day some way.

20 We waited ten years. We got  
21 another apartment, nothing has  
22 happened. That is why the developers  
23 went ahead and moved out. Then Zuppa  
24 came in and we before extremely happy.  
25 My wife and I used to joke a lot

2 because we would wait for something to  
3 come in that was really going to be  
4 great, and the only thing that came in  
5 before Zuppa was White Castle.

6 They have a lot of great  
7 restaurants around here, don't get me  
8 young. I was making a joke back then,  
9 and nothing still really was happening  
10 until, about five or six years ago when  
11 Carlos came in and I said to my wife  
12 back then, it was a diamond in the  
13 rough, they are taking our view on the  
14 northern side, okay.

15 The windows will open in the  
16 summertime, all that dirt coming in,  
17 it's gold dust, and that is basically  
18 the way I kind of looked at it and  
19 packaged it all up.

20 We are not rich. I got a little  
21 work every single day. We are able to  
22 afford what we can afford because we  
23 are able to manipulate a couple of  
24 things, but we are only smalltime  
25 owners here.

2 A few things that I realized and I  
3 love about this waterfront. You have  
4 trains, you have planes, you have the  
5 cars and you have boats, now we have a  
6 water taxi reaching down to the city  
7 downtown.

8 As far as I am concerned, this is  
9 all very encouraging. I am not a  
10 professional at this so I am kind of  
11 like all over the place in my thoughts.

12 Some of the people think-- I want  
13 to bring to the point when the  
14 developers build the two towers over  
15 there, whether they be 25 stories or 14  
16 stories and everything is worked out  
17 and everybody has everything, you will  
18 see a lot of great things happening.

19 I've seen on the river, races. I  
20 have seen -- races with the boats, and  
21 it lasted until May, the 4th of July.  
22 They have a display there, similar to  
23 the-- what you call it, that place down  
24 there, Macy's, and it's all very  
25 enjoyable.

2 All I am trying to say is, from  
3 our small point, is that you can't stop  
4 this now. You are on a roll. The City  
5 of Yonkers is on a roll, Chuck, and I  
6 really feel that you guys should not  
7 stop.

8 I know everybody opposes. I have  
9 heard a lot of views. Some of the  
10 views I heard I am kind of really  
11 having a lot of mixed emotions, but I  
12 will tell you what, I am not for anyone  
13 losing their jobs or being in the  
14 street and being homeless, but I am for  
15 the progress of the neighborhood, and I  
16 do believe when you build that ballpark  
17 out there, I when I came up here I  
18 looked out the forth floor window and I  
19 said there is plenty of room there for  
20 a ballpark, other buildings, for  
21 opening up a waterfront and for jobs  
22 for the neighborhood, that is where my  
23 little thing is, so thank you very  
24 much.

25 MS. DEIERLEIN: Mr. Wilson and

2 then Phyllis Stevenson.

3 MR. WILSON: Hello everyone, City  
4 Council and also the people in the room  
5 who are here and have been here. My  
6 name is Vincent Wilson. I am Board  
7 President at the Scrimshaw House now  
8 called the Pier on the Hudson.

9 I am here to talk about schedule,  
10 okay. I have heard a lot of great  
11 things here, but I have heard these  
12 things before, and what I would like to  
13 see is a meeting that you come up with  
14 a schedule and keep with it.

15 What I am saying is, a lot of  
16 things that were spoken about tonight  
17 are not going to go away unless you  
18 talk about it and you address them,  
19 okay. You have a lot of people here  
20 who said a lot of intelligent things,  
21 but that does not mean we have to delay  
22 the process. We can still keep the  
23 process going, try to take as much as  
24 we can.

25 You are never going to make

2 everyone happy, I think we all realize  
3 that, but you can take as much as you  
4 can in this short period of time.

5 There is not -- this is not a new  
6 development.

7 I challenge, I challenge not only  
8 the City Council but the community to  
9 get what you want in and in writing,  
10 not just to say we need more time to  
11 think about it, you have had enough  
12 time to think about it, it's time to  
13 act. We don't act now, this  
14 development will go away.

15 I want to see everyone get what  
16 they want. I want to see new jobs. I  
17 want to see affordable housing, one of  
18 the most important things we heard  
19 tonight, right?

20 You have the sugar factory may  
21 have some issues. That does not mean  
22 you have to delay. You have to push  
23 and push hard to make sure everyone is  
24 heard, accumulate everything and act.

25 Thank you very much.

2 MS. DEIERLEIN: Phyllis Stevenson  
3 and then Tony Capone.

4 MS. STEVENSON: Good evening. I  
5 am Phyllis Stevenson. I am an educator  
6 and I too am in support of the Yonkers  
7 Alliance for Community Benefit, but  
8 unlike many of my fellow residents that  
9 came before me, I want to talk to you a  
10 little bit about why the developers  
11 should support along with the City  
12 Council, why you should support the  
13 Community Benefits Alliance.

14 Gentlemen, developers, what  
15 happens if you build it and they do not  
16 come? What happens if the deep  
pockets  
17 of the sugar industry, and they are not  
18 lollipops to be easily licked, what  
19 happens if they delay and drag you  
down  
20 by the knees all the while your bankers  
21 who you love or hate are nipping at  
22 your heels, the politicians who one day  
23 they are on your side and the next day  
24 they are a little concerned, what  
25 happens when they start to walk away?

2 What happens when you have bullet  
3 it and the tenancy is not what you had  
4 thought? What happens when you start  
5 to bleed money?

6 Who's there to feel the eggs and  
7 the sour for the developer? Nobody  
8 cries for the developer. However, the  
9 Community Benefits Alliance is not just  
10 here for those of us who declare  
11 ourselves to be long time residents of  
12 Yonkers. Our children are here, but we  
13 also are here for you.

14 You wish to be a part of this  
15 community, we want to embrace you.

You

16 have sent poor Peter Klein out to us.  
17 He has missed more dinners. He has  
18 almost become a step child to most of  
19 us, so yes, we see him as a part of  
20 this community and we want to

welcome

21 you into this community, but you will  
22 fair much much better with these  
23 politicians, pardon me, policy makers,  
24 and my favorite, my own City Council  
25 person McDow, you will fair much

better

2 if you join with us because we will  
3 move these policy makers for you. They  
4 have listened to the voice of the  
5 people because we vote.

6 No matter how much money you  
dump  
7 into the system, votes count more than  
8 money, so if you support the Community  
9 Benefits Alliance, we will support you.

10 We do not have the deep pockets  
11 that the sugar guys have, but we have  
12 votes and we care about you and we care  
13 about what Peter Klein has been saying  
14 to us for months and months and  
months.

15 Many of you we don't recognize,  
16 you have come later, but Peter has been  
17 here night after night, meeting after  
18 meeting, and we have come to believe  
19 that we can work with him, and I ask  
20 you to support the Community Benefits  
21 Alliance because at the end of the day,  
22 gentlemen and the lovely lady that is  
23 no longer there, we may be all you have  
24 and we want to work with you.

25 Stand with us and we will stand

2 with you. However, do not feel that  
3 the way to success is to abandon the  
4 community benefits agreement. Thank  
5 you ever so much and good night.

6 MR. CAPONE: Ladies and  
gentlemen  
7 of the City Council, thank you for this  
8 opportunity to address you tonight. My  
9 name is Tony Capone and I am a new  
10 resident of Yonkers. I am President of  
11 the Board of Act One Tenants Corp.  
12 which is an 18 unit co-op at 35 Hudson  
13 Street in the heart of the downtown  
14 area. Most people refer to it as the  
15 actors building since it started as a  
16 project with the Actors Federal Credit  
17 Union to provide affordable homes to  
18 its members.

19 I want to begin by saying that I,  
20 and the residents of 35 Hudson, are in  
21 favor of Phase I SFC plans. We are all  
22 new Yonkers residents, and I know that  
23 one of the strongest contributing  
24 factors in our decision to move here  
25 and to invest in the future of this



2 city, was the promise of new  
3 development, specifically the SFC  
4 plans.

5 It was, and continues to be, an  
6 exciting endeavor to which we look  
7 forward. When I look at downtown  
8 Yonkers as it exists in the SFC plans,  
9 it seems like a no brainer to me.

10 The area has so much untapped  
11 potential, that with the investment of  
12 such accomplished developers such as  
13 Struever Fidelco Cappelli, it can be  
14 lifted to an even more exciting and  
15 vital place for its current members and  
16 attractive commerce of others yet to  
17 come.

18 I don't see how the proposed plans  
19 can be anything other than a boon to  
20 the area. We have heard the facts  
21 repeatedly. The plans provide jobs,  
22 conveniences, new residents,  
23 destination points for shopping,  
24 entertainment, sports, parking, green  
25 space, government buildings, tax

2 revenues, and the list goes on.

3 For me, the plan makes sense to a  
4 downtown which appears to have a kind  
5 of randomness and disparity at present.  
6 There is no master plan evident. I  
7 know that Phase I will provide much  
8 needed direction and rejuvenation to  
9 the existing downtown.

10 Over the last year and a half,  
11 most of us at 35 Hudson have been  
12 settling into life in our new homes and  
13 getting into a routine. I am glad to  
14 know my neighbors and downtown  
Yonkers.

15 I find that a lot of our routines are  
16 all going outside or our neighborhood,  
17 and indeed Yonkers itself, to spend our  
18 money.

19 We enjoy the conveniences of some  
20 of the fine restaurants on Main Street  
21 and the pier for special occasions, as  
22 well as the proximity to the train, the  
23 library and Getty Square, but there is  
24 a lack of other conveniences in the  
25 immediate area.

2 This disappoints me, since we do  
3 live in a city. Shopping,  
4 entertainment and conveniences are all  
5 reasons why people chose to live in a  
6 city. Too often I am finding out that  
7 people are going to White Plains, New  
8 Rochelle, Mount Vernon or New York

City

9 to have the choices they want in their  
10 shopping and entertainment needs.

11 True, Yonkers does have the  
12 Costco, Home Depot and Stew Leonards  
13 complex which is terrific as a commuter  
14 destination, but it's not enough and is  
15 too far away to be considered as a  
16 convenience for the downtown  
residents.

17 And speaking of residents, we need  
18 more. We need people to invest and  
own  
19 in the downtown area. I was very  
20 disappointed to hear that the Greyston  
21 work force housing complex was  
stopped,  
22 or at least delayed, for the time  
23 being.

24 More home ownership is something  
25 that I think would greatly improve the

2 area.

3 We, at 35 Hudson, are absolutely  
4 in line with the same kind of project  
5 that was proposed for Greyston. We are  
6 all people of modest income level who  
7 want the opportunity to afford buying a  
8 home.

9 I think that more home ownership  
10 will instill a much needed sense of  
11 pride in an area which has too long  
12 suffered from neglect.

13 More home ownership will bring a  
14 life to a downtown that is less  
15 intermittent and more constant.

16 I commend the Mayor, the City  
17 Council and the rest of the city  
18 government on all of it's  
19 accomplishments that have been made  
20 thus far in rejuvenating downtown  
21 Yonkers.

22 I first made my choice to come and  
23 live here in late 2005. It is now two  
24 and a half years since I made the  
25 choice and there has still been no

2 groundbreaking on any of SFC plans.

3 I know that change is never easy,  
4 considering these plans and doing the  
5 due diligence is a very daunting and  
6 time consuming task, but I urge the  
7 City Council to act now and make the  
8 downtown development their number  
9 one  
10 priority.

11 Downtown Yonkers has been waiting  
12 too long. This is a great opportunity  
13 to bring Yonkers to the forefront of  
14 Westchester County's identity as a  
15 great place to work and live.

16 Have courage and confidence to  
17 know that it is good for the city and  
18 essential to its future. Thank you.

19 MS. DEIERLEIN: The next group of  
20 speakers, if they are outside in the  
21 courtroom they can come in. Andy  
22 Carlin. Robert Stevenson, Paula  
23 Crawford. Jose Cruz. John Kolenda.  
24 Leonidas Vlahopoulos. I believe it's  
25 Stanley Goodstein. It is very  
difficult to read. I hope I am right.

2 Olm Demon, Richard Halevy and Al  
3 Villate.

4 Mr. Carlin.

5 MR. CARLIN: My name is Andy  
6 Carlin. I am sort of an in between,  
7 new and old. I've only been here about  
8 35 years, which to the old timers in  
9 Yonkers is nothing, to the new people  
10 they may think it's old.

11 I have changed my mind in what I  
12 am going to say tonight, not under  
13 direction, but much of what I wanted to  
14 say has been said, so I am just going  
15 to talk a little bit about my history.

16 I was working for Ciba-Geigy which  
17 then was in Ardsley, and I decided to  
18 leave and set up my residence and go  
19 into a law practice in Westchester, and  
20 basically it came down to a decision  
21 between Yonkers and White Plains, and  
22 then I became very wise and said well,  
23 White Plains is sort of developed and,  
24 you know, for the big guys. A little  
25 guy like me has nothing there.

2 Yonkers, what potential, and that  
3 potential was going to be realized any  
4 day now. Well, if you guys vote right  
5 on this project, it will finally be  
6 realized. If not, I am 76 now, I may  
7 die before it's done. Please don't  
8 make me have that happen.

9 MS. DEIERLEIN: Robert Stevenson.  
10 Mr. Stevenson? Mr. Stevenson, if you  
11 are outside, come on over. Paula  
12 Crawford and then Jose Cruz.

13 MS. CRAWFORD: Good evening,  
14 Mr. President, can you hear me?

15 Good evening, Mr. President,  
16 Council and members of the Council.

17 My name is Paula Crawford and I speak as a  
18 member of the Yonkers Alliance for  
19 Community Benefits and a  
representative

20 of the Faith Based Community and  
21 Committee.

22 We are not opposed to the  
23 development, but we cannot support the  
24 development until guarantees are in  
25 place that will address the character

2 and needs of the Faith Based Community  
3 and those communities most affected by  
4 this development.

5 As it was stated earlier,  
6 agreements have been made with other  
7 persons of concern. Therefore, we  
8 believe the best way, or the right way  
9 to ensure that our concerns will be  
10 addressed is through an agreement  
11 better known as a community benefit  
12 agreement.

13 We therefore support the efforts  
14 of the Yonkers Alliance of Community  
15 Benefits for a better Yonkers for all  
16 of us, not just those who are making  
17 six figures. Thank you.

18 MS. DEIERLEIN: Jose Cruz. Mr.  
19 Cruz here? Mr. Cruz I will put aside,  
20 and Mr. Kolenda?

21 MR. KOLENDA: Good evening,  
22 Mr. President Lesnick and members of the  
23 City Council. You heard Mr. Capone  
24 speak a few minutes ago. He is  
25 actually president of his board. I was

2 the developer of the Federal Credit  
3 Union of that building, and we were  
4 going to bring people here downtown  
5 based on what it's going to be.

6 I am also the president of my  
7 co-op where I live at 293 North  
8 Broadway which is about three quarters  
9 of a mile off North Broadway from  
where

10 we are sitting, and the people in this  
11 building think the idea of the river  
12 park is fabulous.

13 There might be a few people who  
14 want to pick a few nits, but generally  
15 they love the idea. I hear a lot in my  
16 building about years ago we used to  
17 walk downtown and it was great, there  
18 was these stores, and Yonkers  
downtown

19 did this and went way down. Here is a  
20 chance to bring is back.

21 Most of you know me as the-- I am  
22 now the retired president of the  
23 Yonkers Downtown Waterfront  
Improvement  
24 District, and I was the Vice President  
25 before that.

2 What is the purpose of a business  
3 improvement district? Well, it sort of  
4 speaks for itself. We like the place  
5 clean, and we supplement what the  
6 Department of Sanitation does. We also  
7 help merchants with their storefronts  
8 and the like, but basically, and  
9 Councilwoman McDow can agree  
because

10 she is on the Board, we sit around and  
11 we try to help think of ways to help  
12 the businesses in the downtown.

13 Well, this is the way to help the  
14 businesses in the downtown. We need  
15 feet to the street. This project on  
16 this unused piece of property is going  
17 to bring a lot of people down here,  
18 there is no question.

19 When we interviewed for our  
20 current executive director about a year  
21 ago, we were told by the big  
22 professionals that came up from the 29  
23 bids from New York City, you know,  
you  
24 really have two bids here, you've got  
25 bid on the other side of Warburton,

2 that's doing great, all the new  
3 restaurants, you are rebuilding the  
4 waterfront there, but on this side it's  
5 not doing so well.

6 Well, this is the opportunity to  
7 do something about that. This project  
8 is just, you know, it seems to-- and I  
9 heard people say there is going to be  
10 housing displaced. I am not aware in  
11 Phase I of displacing anyone. This  
12 will give us a place for people to  
13 shop, to bring people down here, to  
14 revitalize the downtown.

15 We have had this decrepit downtown  
16 far too long. I was here about a month  
17 ago and I asked you this question: How  
18 come they can do it in White Plains and  
19 we can't do it here? Apparently White  
20 Plains can redevelop at will. And that  
21 will is the key answer. They have the  
22 political will.

23 No matter what you do here,  
24 someone is not going to like it. There  
25 is going to be groups that are going to

2 say we were left out, we should have  
3 taken more time, whatever, but this has  
4 been going on for two years. We have  
5 had 50 meetings, and I just think we  
6 are going to have to break some eggs.

7 You have to take the step and  
8 break some eggs to make this happen for  
9 the whole city. You know, we asked  
10 this question at the bid all the time.

11 Why come downtown? What is going  
12 to

13 bring people down here? Well, the  
14 answer is, the people could be in  
15 Chicken Island and River Park, that is  
16 why people will come down here, and I  
17 look forward in the not too distant  
18 future saying let's go downtown and  
19 watch them play ball in downtown  
20 Yonkers.

21 MS. DEIERLEIN: Mr. Vlahopoulos  
22 and then Stanley Goodstein.

23 MR. VLAHOPOULOS: Mr.

24 President

25 and council members, most of you here,  
I am friends with you and we grew up,  
we grew together, and I feel very

2 comfortable to be here tonight to speak  
3 to you as a friend, as a member of this  
4 community and as a business man, as a  
5 building owner.

6 Early in '83 I established my  
7 business at Getty Square, and early '90  
8 we started building a business in the  
9 downtown, between the city and the  
10 business people, the business  
11 community, when every problem we  
12 have,  
13 we go to him and he deliver to the  
14 city.

15 We worked very good, and little by  
16 little we bring the city where we are  
17 today, and I remember Ms. McDow,  
18 today  
19 she is sitting in a high chair, started  
20 from little, little, little, today,  
21 Council President, and she is making  
22 history in the best times of our lives.

23 Now, I would like to go to my  
24 office tonight and I have a box of all  
25 the plans I collected for 25 years,  
okay, and I want to throw it in the  
garbage and I keep only this plan which

2 is, I believe, this is going to happen,  
3 and I believe that this plan is going  
4 to include everybody, because we all  
5 need each other.

6 The big people bring the big ideas  
7 and the little people help, is the  
8 backbone of the big people. We all  
9 need each other, that's why we all have  
10 to help each other to be together and  
11 live in harmony and live a quality of  
12 life, have nice schools, pay less taxes  
13 because the community is going to  
14 benefit from hopefully this big  
15 development, and because we are part of  
16 Westchester County which is one of the  
17 richest counties in America, Yonkers,  
18 but we are not that rich yet but we are  
19 getting there little by little.

20 I would like to thank you for  
21 listening to me tonight and hopefully  
22 soon we put the shovel in the ground  
23 like I did and many other projects down  
24 on the waterfront.

25 We have the Palisades looking

2 every day, we see Palisades. Now  
3 Palisades is looking at us as the City  
4 of growing and prosperity. Thank you.

5 MS. DEIERLEIN: Mr. Goodstein,  
6 Stanley Fishbein.

7 MR. FISHBEIN: Excuse my  
8 scribbling. Good evening, Mr.  
9 President and ladies and gentlemen of  
10 the Council:

11 During these deliberations I  
12 encourage the City Council to focus on  
13 the big picture, and this is how I see  
14 it.

15 Yonkers is the fourth largest city  
16 in the state. It deserves a downtown  
17 befitting its size, a downtown that  
18 will raise the city's stature among  
19 other large cities such as White  
20 Plains.

21 When looking at the balance  
22 between large buildings and open  
23 spaces, keep a regional prospective  
24 encompassing the entire lower Hudson  
25 region.

2 The Westchester side of the Hudson  
3 with the Palisades will always be  
4 without buildings. The majority of  
5 Yonkers land mass which is outside the  
6 downtown, along with the river town  
7 surrounding Yonkers, will provide a  
8 low-rise balance to the new proposed  
9 Yonkers downtown developments.

10 The vast majority of the city's  
11 population does not live downtown and  
12 can no longer afford to subsidize the  
13 cost of city services to the downtown,  
14 not with property taxes increasing 20  
15 percent this year and the city's budget  
16 deficit soaring, so turn the tables on  
17 the downtown's taxes to service its  
18 ratio, and lower the tax burden on all  
19 city residents, of which I am one.

20 To be economically viable, new  
21 developments require a size that may  
22 not be to everyone's liking. Well, you  
23 cannot satisfy all the people.

24 Listen to the desires of the  
25 majority who I believe want the SFC



2 project to happen. Don't strive to  
3 perfection. It is not a perfect world.  
4 Approve the project, cut your best deal  
5 with the developer and make it happen.

6 The lead article in The Wall  
7 Street Journal this past Friday  
8 reported the death of a proposed seven  
9 billion dollar development in downtown  
10 Seattle due to the current prices and  
11 faulting economy.

12 According to Harvard professor  
13 Myron Fellstein, who is also president  
14 of the National Bureau of Economic  
15 Research, the U.S. slipped into a deep  
16 recession that could be the most  
17 serious since WW II. Thing about that.  
18 We are probably in the worst recession  
19 of our lives.

20 The Wall Street Journal further  
21 stated the Seattle project joins other  
22 dead projects around the country, in  
23 New York, Phoenix, Atlanta and Las  
24 Vegas.

25 You need to be mindful that this

2 could happen here in Yonkers at any  
3 time, so please reach a favorable  
4 decision on the SFC proposal as soon as  
5 possible, otherwise the decision may no  
6 longer be yours to make. Thank you.

7 MS. DEIERLEIN: Our next speaker  
8 is Olm Demon. Moving on to the next  
9 speaker, Richard Halevy to be followed  
10 by Al Villate.

11 MR. HALEVY: Good evening,  
Council

12 President, members of the City Council.  
13 I am here tonight to urge you to move  
14 this project forward as expeditiously  
15 as you can.

16 I have spent the last three hours  
17 here because I care, just like every  
18 speaker before me cares, about our  
19 city, and every person sitting in this  
20 room cares about what happens.

21 I had the great fortune of serving  
22 under the last two administrations in  
23 the city, as you all know. I spent 12  
24 years working with both of those  
25 administrations doing my very, very

2 little part in trying to get this  
3 economic engine moving in the City of  
4 Yonkers and trying to help improve our  
5 educational system in the City of  
6 Yonkers, in trying to keep our taxes  
7 low while increasing our tax base.

8 Although my part was extremely  
9 small in that process, I am very proud  
10 of the fact that I did have a part and  
11 helped to get the engine started.

12 We now have before us three  
13 incredibly quality developers. They  
14 have demonstrated what they can do,  
15 what they have done in many other  
16 communities across this country  
17 individually. We have got such a  
18 unique opportunity with the three of  
19 them coming together in our city in  
20 Yonkers, not somewhere else. They  
21 don't have to be here individually or  
22 collectively. They can go to so many  
23 communities across this country to do  
24 the kind of things that they are trying  
25 to do here, but they are here because

2 they want to be, and they want to be  
3 because they see the opportunity for  
4 themselves and for us, the community,  
5 and what it will do for the future of  
6 this City of Yonkers.

7 I can say, and I think you can all  
8 agree, that this city is not what it  
9 was 12 or 15 years ago. It has come  
10 such a long way, and we are a good  
11 city. We have so many good things  
12 have  
13 happened in the last number of years,  
14 but what I say to you tonight, we can  
15 be a great city.

16 This city can demonstrate to the  
17 State of New York and possibly the  
18 country, what a really great education  
19 system is, what a great job market we  
20 can develop here for our residents  
21 while the rest of the state is  
22 declining, how we can provide so much  
23 for the future of our city, for the  
24 children of our city and for so many  
25 future generations by the acts that you  
folks take in the next couple of weeks.

2 The engine is on the track, ladies  
3 and gentlemen, and it's moving down  
4 that track. It's up to you to build a  
5 full head of steam and get it moving  
6 quickly, so I urge you, on behalf of  
7 all of the residents of this city, if  
8 there are elements of this project that  
9 you are not happy with, sit down with  
10 the developers, work it out, but do it  
11 quickly, because if we miss this  
12 opportunity, it's not going to come  
13 back to us in our lifetimes. Thank  
14 you.

15 MS. DEIERLEIN: Mr. Villate,  
would  
16 you mind if I take a moment to call the  
17 next speakers.

18 Tom McSpedon, Andrea Morgan.  
19 Alvin Singletary. Kyle Fitzmaurice.  
20 Gale Pastor. John Marjand. Ronald  
21 Foligno. Peter Vadell, Charlie  
22 Hensley, and John Falon. Thank you.

23 MR. VILLATE: Good evening, City  
24 Council President and Council  
members,  
25 my name is Al Villate. I think a lot

2 of you know me. I am the founding  
3 Chairman of the Yonkers Hispanic  
4 Chamber of Commerce, and more  
5 importantly, I am also a 42 year long  
6 resident of Yonkers and a product of  
7 the Yonkers school system.

8 Over the years I have seen a lot  
9 and I have had a lot of expectations.  
10 I've traveled the world and I still  
11 come back to Yonkers.

12 A lot of what we have before us is  
13 what Yonkers will be in the future, and  
14 that is really what we are talking  
15 about. As we look around and we see  
16 basically art work of what Yonkers was,  
17 we are here deciding what Yonkers will  
18 be, and as a speaker said before, it  
19 really boils down to will, because, you  
20 know, there are a lot of  
21 considerations, there are a lot of  
22 concerns, but if we waited for every  
23 concern to be satisfied, we'd never  
24 leave the house because we can get run  
25 down, we can get hit by a bolt of

2 lightening or many other things, yet we  
 3 get up, we go out and we do things that  
 4 sometimes we don't really want to do  
 5 because we know our children depend  
 6 upon us, our families, of course. Not  
 7 only that but our friends and  
 8 neighbors, and when you work in the  
 9 Chamber of Commerce you do  
 commerce.

10 Commerce is more than just  
 11 business, and that is really one of the  
 12 things that we tend to forget.  
 13 Commerce is built upon contact that we  
 14 have with our neighbors, with our  
 15 businesses, and this is what we need to  
 16 move forward.

17 So we strongly urge the City  
 18 Council, and everyone that is  
 19 interested in the progress and the  
 20 future of this great city, to approve  
 21 this and move on. Thank you.

22 MS. DEIERLEIN: Tom McSpedon  
 and  
 23 then Andrea Morgan.

24 MR. MCSPEDON: Mr. Council  
 25 President, members of the Council, I am

2 Tom McSpedon, a lifelong Yonkers  
 3 resident, and I am here to urge you to  
 4 vote to move this project the next  
 5 step. I say that as the former Budget  
 6 Director, former Comptroller, the  
 7 former Economic Development Director  
 as  
 8 well as the former IDA Director, so  
 9 please, I have watched this city  
 10 develop for quite a while.

11 If you look at some of the records  
 12 in the Planning Department, the  
 Chamber  
 13 of Commerce going back to 1893, there  
 14 is development plans. Every ten years  
 15 we came out with a develop plan. None  
 16 of them went anywhere. In my lifetime  
 17 I watched White Plains go from, excuse  
 18 me, White Plains, a sleepy community  
 to  
 19 an urban hub, and why did that happen?

20 Well, about 15 years ago a  
 21 gentleman came to the city to do a  
 22 valuation of Yonkers as a development  
 23 site. He was an executive vice  
 24 president of an international  
 25 conglomerate, and he said to me Tom,

2 you got a great city here, great  
3 potential but you are going nowhere,  
4 why is that? You have no leadership,  
5 no political commitment, no political  
6 will and no sense of urgency.

7 Well, here we are. We are at the  
8 cusp. The time is now. There are  
9 issues that have to be addressed,  
10 community issues that need to be looked  
11 at, businesses that need to be talked  
12 to. You have an environment now, you  
13 have an economy that is of great  
14 concern. We saw it in '88. I saw the  
15 Scrimshaw House go up and nothing  
16 happened with that, so we have to show  
17 courage, leadership, commitment. Let's  
18 go. Let's do this.

19 As Andy Carlin said he is 76,  
20 let's do it before Anthony is not with  
21 us anymore. Let's do it before I am  
22 not with us anymore, so please move it  
23 forward, and thank you very much.

24 MS. DEIERLEIN: Andrea Morgan  
and  
25 then Alvin Singletary. What is your

2 name?

3 MR. SINGLETARY: I am  
Singletary.

4 Ms. deierlein: You are  
5 Singletary. Come on up.

6 MR. SINGLETARY: Hi, Council,  
good  
7 evening. I just want to say I am not  
8 here to tear down anything for anybody,  
9 I am here to build. I am part of Local  
10 46, great union. I just came aboard,  
11 you know, and I love the city. I am  
12 from New York. I am not from Yonkers  
13 but I am from here. I have been  
14 building through the city for a while  
15 now and I would like to see-- it's  
16 progressive. I think it's a great  
17 thing to happen. I want to see it  
18 happen. Let's build it.

19 MR. LESNICK: We are at the 52  
20 mark and we would hope to get through  
a  
21 hundred, so if you are going to say  
22 something that has already been said  
23 like support the Community Benefits  
24 Agreement or jobs, say it and sit down.  
25 In a half hour we'll take a five minute

2 recess because they have to reload the  
3 tape at 10 o'clock, so stick with us.  
4 A quarter after 10 is when our five  
5 minute recess will come.

6 MS. DEIERLEIN: Kyle Fitzmaurice  
7 and Gale Pastor.

8 MR. FITZMAURICE: Good  
evening,  
9 City Council President, City Council  
10 members. I am Kyle Fitzmaurice, Vice  
11 President of Hudson River Community  
12 Association, and I want to thank you  
13 for that, Chuck, because I have been  
14 here for three hours and I told my wife  
15 it will only take an hour.

16 You know, I am not going to say  
17 everything that everybody else said,  
18 but it does seem to me there is two  
19 distinct groups here, one that wants to  
20 push ahead with the development and  
one  
21 that has real concerns with the  
22 commitment that they want to hear  
23 addressed.

24 I didn't really hear anybody say  
25 they did not want the development. We

2 did submit a proposal, proposed  
3 compromise on February 18th to the  
4 DEIS. I don't know if you guys read  
5 it, and we are pretty adamant about  
6 that. We are more than willing to sit  
7 down with the SFC and come up with  
8 another compromise on Getty Square.

9 I understand the building heights  
10 is 50 stories, and we are more than  
11 willing to sit down and discuss that.  
12 This country is based on compromise,  
13 and it doesn't seem to me that it will  
14 take that much effort, more effort to  
15 get other groups, the feel that they  
16 got.

17 Compromise is, you give up  
18 something but you also get something,  
19 everybody involved, and it seems to me  
20 we can get more people on board with  
21 this project by just giving a couple of  
22 groups a little bit of what they want  
23 like Community Benefits Alliance.

24 Also it seems to me, I didn't  
25 address my neighbors who are also here

2 and I feel negligent for that. Good  
3 evening, neighbors.

4 One of our neighbors in the  
5 community, the sugar refinery wants a  
6 delay, and I don't see how a two-week  
7 delay can kill anyone, and I will leave  
8 it at that. Good evening.

9 MS. DEIERLEIN: Our next speaker  
10 is Gale Pastor. Gale Pastor? She did  
11 leave, and John Marjand, John? Doctor  
12 Faligno.

13 MR. MARJAND: Good evening,  
14 Council President Lesnick, members of  
15 the City Council. My name is John  
16 Marjand. I am, I guess, a 12 year  
17 resident of this great City of Yonkers,  
18 and I come here in favor of this  
19 proposal, adamantly in favor of it.

20 As many of you know, I am the CO  
21 and Director of the Healthy Respect  
22 Youth Development Program which  
serves  
23 over four thousand students in  
24 southwest Yonkers. We teach  
abstinence  
25 education, abstinence in preparation

2 for marriage which has been, as you  
3 know, a wealth creating institution,  
4 but I don't come here on behalf of that  
5 important non-for-profit, that  
6 important effort which had been an  
7 integral part of the renaissance in  
8 Yonkers, executing and putting Yonkers  
9 on the map in Washington, but rather I  
10 am coming here as a Yonkers resident  
11 and a father of six, soon to be seven,  
12 and ask all of you here to consider  
13 this.

14 This is not a time for fear. As  
15 been asked earlier, what if you build  
16 it and they don't come? Ladies and  
17 gentlemen, there are always risk with  
18 any enterprise, and those who fail to  
19 take risks fail to grow, and the only  
20 way we can grow is by taking the  
21 opportunity to lose.

22 We are now in a deep recession. I  
23 for one as a Yonkers resident am  
24 retired and in fact resentful having to  
25 go to a tin cup every so often to

2 Albany, which us not run very well,  
3 incidentally, and put our future in the  
4 hands of folks up there.

5 Lets grasp our future. Let's take  
6 it here. Let's address these  
7 legitimate concerns with respect to  
8 housing and gentrification and job  
9 opportunities that are facing us and  
10 let's deal with them directly. Let's  
11 pass this and pass it now.

12 We can lead this state and we can  
13 make this state and this city, the  
14 heralded-- go forward through a genuine  
15 renaissance not only for Yonkers but  
16 the entire Empire State.

17 Please pass this and pass it now.  
18 I want to also say that I have very,  
19 very strong confidence in the Mayor of  
20 this city. He might be someone who is  
21 an engineer who happens to be sitting  
22 in office, and I also want to thank  
23 President Lesnick for hurrying the  
24 cats, if you will, and directing this  
25 important effort here at the City

2 Council. This whole Council has done  
3 remarkable work in really attempting to  
4 roll up its sleeves and work as a team.

5 I have never seen this kind of  
6 collaboration at this level, and I am  
7 excited about it and I urge you to  
8 continue and intensify that effort, and  
9 as was said earlier, we speak not only  
10 for our own children, but for their  
11 children, and let's make this city the  
12 great city it can be. Thank you very  
13 much.

14 MS. DEIERLEIN: Doctor Faligno  
15 here? Well move on with Peter Vadell,  
16 Peter? How about Charlie Hensley?

17 MR. HENSLEY: I am here.

18 MS. DEIERLEIN: You're here?

19 MR. HENSLEY: Hi folks, how are  
20 you kids holding up? I know this is  
21 the kind of night makes you happy for  
22 term limits, isn't it?

23 I tell you, actors are moving to  
24 Yonkers. Property values are going to  
25 move one way or the other.



2 I really don't know how you do it.  
 3 I have been trying to plow through all  
 4 four thousand pages and, you know, I  
 5 just haven't gotten there yet, but I am  
 6 totally in favor-- this is my favorite  
 7 part of the proposed downtown  
 8 development and I think it's all  
 9 terrific.

10 I was running a theater in Norfolk  
 11 Virginia and was happy to get to know  
 12 Mr. Reynolds a little, and certainly  
 13 the riverfront developer there made a  
 14 huge difference to the future of  
 15 Norfolk. The building of the baseball  
 16 stadium there made a big difference to  
 17 the future of Norfolk so I know these  
 18 things can go well, so yeah yeah yeah.

19 The things that I want to bring up  
 20 tonight because I just -- you guys are  
 21 the only ones who can keep all of us  
 22 honest as this thing goes forward, and  
 23 what I want you to watch out for, the  
 24 planned urban redevelopment, this PUR  
 25 which I do not really pretend to

2 understand, I will pretend to  
 3 understand, but it seems to just be  
 4 sort of an okay, we'll give you this  
 5 and then you don't have to worry about  
 6 any zoning ordinances ever again. I  
 7 just don't like that idea.

8 The only other thing really that  
 9 as I look at this is, I want to make  
 10 sure that somebody somewhere is  
 keeping

11 tabs of some kind of analysis of the  
 12 cumulative impact of all of the  
 13 proposed projects on the table.

14 This is kind of a piecemeal  
 15 process the way we are doing it and I  
 16 think it's great and I think it's great  
 17 to lead with what is obviously going to  
 18 be the most popular part of the  
 19 downtown redevelopment, but as we,  
 you  
 20 know, as we watch these little anchors,  
 21 for me I want to make sure the  
 downtown  
 22 stays downtown.

23 I want to make sure when all of  
 24 these fantastic jobs are created, that  
 25 some of the people working those jobs

2 can actually afford to live downtown.

3 I moved into Park Slope in  
4 Brooklyn 25 years ago when it was not  
5 fashionable and nobody would come

visit

6 us, and it was a great neighborhood and  
7 the little irish ladies got out on the  
8 stoops and mopped every morning right  
9 before they went to mass and it was  
10 like the best thing.

11 Well, they don't live there  
12 anymore because they can't afford it,  
13 and so that's one of those things, you  
14 know, that's the kind of thing I want  
15 you to keep an eye on, and obviously in  
16 terms of the waterfront itself, I think  
17 the term view corridor is a scam, and I  
18 don't hate you guys, and I think it's  
19 great, and I know we have to have some  
20 tall buildings, but I would like to get  
21 those words off the table and say we  
22 are going to have some very tall  
23 buildings here and here and here, and  
24 not wouldn't it great living like this  
25 because it won't, it won't, it won't do

2 that. Do it in your spare time but do  
3 that and say I don't want to live this  
4 way.

5 Okay. I think that's all I have.

6 Thank you so much.

7 MS. DEIERLEIN: Our next speaker  
8 is John Falon. I don't see Mr. Falon.  
9 If I can call the next group. Ross  
10 Pepe, Carmine Monica. John Kader,  
11 Diana Brown. Fred LeMoine. Eddie  
12 Jorge. James Castro-Blanco. James  
13 Simmons. Louis Delgado. Mr. Pepe?

14 MR. PEPE: Good evening. I am  
15 Ross Pepe, President of Construction  
16 Council, and we are a business trade  
17 organization representing about six  
18 hundred businesses here in Westchester  
19 County, many of which are located in  
20 the City of Yonkers and provide jobs  
21 for hundreds, if not thousands, of  
22 workers here in the city.

23 I am not going to repeat much of  
24 what has been said tonight, but there  
25 are a couple letter of points I want to

2 make, one certainly about the  
3 infrastructure. Unless the City  
4 Council is prepared to go out and raise  
5 two hundred million dollars and bond  
6 the heck out of the taxpayers in the  
7 City of Yonkers to pay the debt service  
8 on those bonds, you have no other  
9 choice but to move this project forward  
10 and move it forward quickly.

11 That infrastructure is key and  
12 vital not only to this project, but  
13 it's key and vital to every other  
14 development idea that extends into the  
15 core of the City of Yonkers, so I just  
16 wanted to make that point for you.

17 I also want to talk briefly about  
18 jobs. Ed Doyle was up here first  
19 tonight, seems like several nights ago,  
20 and spoke about, you know, his  
21 endeavors with respect to trainees and  
22 bringing people into the market place.

23 Ed Doyle and I recently co-chaired  
24 a construction career day. We have  
25 done it now for ten years and we did it

2 over in Rockland County. It was up at  
3 Suffern in the Rockland Community  
4 College fieldhouse, about a thousand  
5 students showed up. Two hundred of  
6 them came from this city. They bused  
7 up there, they came in to see what the  
8 opportunities were in the construction  
9 industry, and we had 18 different  
10 trades there, hands-on display. The  
11 kids really learned what opportunities  
12 there are out there for them and how  
13 they can integrate into the job market  
14 and find opportunities in the  
15 construction trade, so here in Yonkers  
16 there is a great deal of interest on  
17 the part of the youth to find jobs and  
18 find opportunities for themselves for  
19 the future, and this industry creates--  
20 this job and this project will help to  
21 develop that idea and move forward.

22 Another point to make is trust and  
23 I think it's important to have trust in  
24 whoever it is that is making  
25 presentations for you, and in this case

2 I have known Louis Cappelli for 25  
3 years and other people on his team. I  
4 have seen what he has done in the  
5 communities in other cities here in  
6 Westchester, what he has proposed to do  
7 in other places. I mean, it's very  
8 exciting and he delivers, and I think  
9 that's what is important is for you to  
10 know that he delivers on what his  
11 promises are, and not only does he  
12 deliver, but I have seen the projects  
13 that his partners have built in other  
14 areas and they do the same thing.

15 You couldn't ask for a finer team  
16 to come into the City of Yonkers to  
17 build a project like this.

18 Lastly, time, it's the ending.  
19 You can't let this day lag on. You  
20 need to produce this project. You need  
21 to get through this process. You can't  
22 allow anything to get it off the track  
23 now. It's moving forward. It needs to  
24 be done quickly.

25 You got four thousand pages

2 already of study, what more do you have  
3 to study? Please, there is nothing  
4 else you can study, so please get  
5 through the process. Move the project  
6 forward. Don't lose the opportunity  
7 for the City of Yonkers, the residents  
8 of Yonkers, the taxpayers of Yonkers  
9 and the youth of Yonkers to see this  
10 development through. Thank you.

11 MR. LESNICK: I am glad you  
12 mentioned the four thousand pages,  
13 because the consultants keep telling me  
14 that I need to focus the speakers here.  
15 A lot of people are saying they like  
16 the project, they don't like the  
17 project. The purpose of the comments  
18 is supposed to be is there something  
19 substantive in the DEIS that we didn't  
20 address or did address, and we heard a  
21 lot of the background stuff, so if the  
22 future speakers can focus on those  
23 sorts of things, maybe we'll move  
24 quicker. Thank you.

25 MS. DEIERLEIN: Carmine Molica,

2 and after Mr. Molica, John Kader. Ms.  
3 Molica here? Mr. Kader here?

4 MR. LESNICK: If they don't show  
5 up, it moves quicker too. We are at 61  
6 now.

7 MS. DEIERLEIN: This is Diana  
8 Brown and the lady I can't pronounce.

9 MS. BROWN: Hi everybody, how  
are  
10 you?

11 MR. APICELLA: Nice to meet you.

12 MR. BROWN: Good evening Mr.  
13 President, good evening, City Council.  
14 At first I wrote a speech and I am not  
15 going to use it.

16 I am a member of the Community  
17 Benefit Agreement Coalition. I think  
18 that why I am here tonight is, I am  
19 speaking as a resident.

20 Many of you know me because I am  
21 affiliated with a lot of groups, but I  
22 am here today as a resident of Yonkers.  
23 I am representing myself as a resident,  
24 no affiliation with any other groups.

25 I have heard a lot of things said,

2 and there was one thing that you  
3 brought up just a few minutes ago about  
4 what wasn't in the agreement.

5 You know, when you develop people  
6 are concerned, and my concern about  
7 this development, I think it's a great  
8 idea. I think it should have been done  
9 20 years ago.

10 What my concern is, is that there  
11 are people in this community that are  
12 afraid. They are afraid of new, and  
13 when people are afraid, they are going  
14 to run, okay.

15 My concern is, like I told you two  
16 years ago, I have no problem with this  
17 development, but I cannot support it  
18 now for one reason, is that it does not  
19 address the issue of affordable  
20 housing.

21 When I saw affordable housing, I  
22 am not talking about low income  
23 housing, I am talking about tier  
24 housing, housing that will be  
25 beneficial for all people, the children

2 that are low income, moderate, and  
3 middle income would be able to afford  
4 it.

5 These children are coming out of  
6 college. They are going to make 30, 40  
7 thousand dollars. They can't pay 20  
8 thousand dollars, so we need to come up  
9 with some kind of way to address all  
10 the income members, not just one. I  
11 would be discriminating if I said low  
12 income only, but I am talking about  
13 everyone, so tonight I say I cannot  
14 support your development. I think it's  
15 a great idea, but I think you should  
16 sit down with the committees that asks  
17 you to speak to them, and let's iron it  
18 out because it can be attainable.  
19 Thank you.

20 MS. DEIERLEIN: Frank LeMoine  
to  
21 be followed by Eddie George.

22 MR. LEMOINE: Good evening, Mr.  
23 President, City Council members. I  
24 wish I lived in Yonkers because I would  
25 get home a lot earlier. I live in the

2 southern end of Staten Island, New  
3 York, which is the lowest you can get,  
4 but who knows, maybe some day I will  
5 move here. I lived in all five bureaus  
6 at one time or another but I have yet  
7 to live in Yonkers.

8 My name is Frank LeMoine. I am a  
9 business agent with Local 46 which is  
10 the Metallic Lathers and Reinforcing  
11 Ironworkers Union. We are a very old  
12 union, over a hundred years old. We  
13 cover Long Island and Westchester and  
14 the five boroughs.

15 We are also a very diverse union.  
16 Tonight we had 50 of our a present  
17 apprentices shop up, mostly out there  
18 and there is a number of them in the  
19 back, and I point to the diversity and  
20 I am very proud of the diversity of our  
21 union because a question came up  
22 earlier as to who would get the jobs,  
23 and quite often it's thought of as the  
24 unions and the good old boys club and  
25 they don't include people. We are very

2 inclusive, and we look forward to  
3 including more people as this project  
4 should take place.

5 I am here tonight to express my  
6 support for this project, and as you  
7 know, you have heard tonight this has  
8 been going on for two years now.

9 In the last few years, Westchester  
10 County has seen development in White  
11 Plains and in New Rochelle, and Louis  
12 Cappelli and his team have been a big  
13 part of that development.

14 Basically those two cities have  
15 been changed to a degree where it's  
16 considered a renaissance. There has  
17 been development here in Yonkers, but  
18 it has not been to that extent and we  
19 would like to see that to this extent.

20 There is currently a number of  
21 additional projects that are planned  
22 for various areas of Westchester  
23 County, but I must tell you at this  
24 point in time they seem to be in limbo.  
25 Now, perhaps that's due to the current

2 economy or perhaps the residential  
3 market is saturated, but I for one am  
4 concerned in going forward as to what  
5 is going to happen throughout all of  
6 Westchester County as far as  
7 residential development.

8 Having said that, I am delighted  
9 that SFC is still confident with their  
10 vision and they want to move forward  
11 with this redevelopment of downtown  
12 Yonkers, even though many other  
13 developers are taking this wait and see  
14 approach.

15 I am sure that once this project  
16 begins there will be many more  
17 entrepreneurs that would want to invest  
18 in Yonkers. In addition to the  
19 benefits we heard tonight, there is the  
20 benefits of the Yonkers infrastructure.

21 If you approve the sale of the tax  
22 increment financing bonds, then the  
23 public roads, sewers and water systems  
24 will be vastly improved, and they will  
25 be paid for with revenue that Yonkers

2 doesn't currently collect.

3 I am deathly afraid if you don't  
4 approve this project, these developers  
5 will look somewhere else. I urge you  
6 not to let this happen to the citizens  
7 of Yonkers. There is too much to lose.

8 With no new job creation, there  
9 will be no new growth. Do not let the  
10 youth of Yonkers have less job  
11 opportunities. Do not lose this chance  
12 for the much needed infrastructure  
13 improvements.

14 Do not lose this chance to have  
15 more recreational spaces and  
16 substantial increase to the city's tax  
17 base.

18 I appreciate everyone speaking  
19 here tonight, and I ask you to address  
20 any and all concerns that everyone has  
21 here, but please look long, hard and  
22 most importantly, look fast at what  
23 this project entails, and be aware that  
24 the delays will increase the  
25 construction costs and jeopardize the

2 financing.

3 For this generation and future  
4 generations of Yonkers residents,  
5 please do not let this project  
6 disappear. Thank you.

7 MS. DEIERLEIN: Eddie George.

Mr.

8 George here? And then James  
9 Castro-Blanco.

10 MR. GEORGE: My name is Eddie  
11 George. I am with the Iron Workers  
12 District Council. I had a few words.  
13 Some of my colleagues said mostly that  
14 they are in favor of this project.

15 I just want to make a comment that  
16 when-- knowing the developer that is in  
17 hand, Cappelli, we know he is a  
18 responsible contractor.

19 One of the biggest things that I  
20 see, I know he has got a couple of  
21 other projects, but just on the  
22 previous notes, one of the Domino's-- I  
23 lost my words, I am sorry, but the  
24 Domino's sugar plant said something  
25 about holding back and stuff like that.



2           Unfortunately, I know the history  
3           of Domino's factory and I have been  
4           there, and I know they are not as  
5           responsible as they seem to be.

6           I know having Cappelli at the  
7           forefront of this, everything, the  
8           opportunities for the kids in the  
9           neighborhood and the opportunities for  
10          members to grow is good.

11          Also, a lot of the friendly green  
12          roofs are going to be environmentally  
13          friendly. Thank you. I am in support  
14          of it.

15          MS. DEIERLEIN: Mr. Castro-  
Blanco

16          and then James Simmons.

17          MR. CASTRO-BLANCO: Good  
evening,

18          Council President, members of the  
19          Council. Thank you for letting me have  
20          this opportunity to address you this  
21          evening.

22          I was a Bronx kid, and I fell in  
23          love with Yonkers girl and then fell in  
24          love with the City of Yonkers, and I  
25          have been here now, I guess, been 17

2          years.

3           A lot of you know me already. I  
4           am here wearing several hats. One of  
5           them as the Council for the Yonkers  
6           Federation of Hispanic Chamber of  
7           Commerce, another as a father of two  
8           children in Yonkers public schools.  
9           Another is council for many, many small  
10          businesses here in downtown Yonkers.

11          Every night, except for nights  
12          like this where I stay out for  
13          business, I tell my kids stories before  
14          they go to bed. Most of them have a  
15          moral, and one of them that I remember  
16          is opportunity is not a lengthy  
17          visitor, and I ask you to remember that  
18          because you have a great opportunity  
19          here today and going forward with this  
20          development group.

21          This opportunity is to completely  
22          redo this downtown area into a vibrant  
23          exciting destination location. It will  
24          bring the kind of jobs.

25          Now, Mr. President, you asked us

2 to focus on the Environmental Impact  
3 Statement, but let me suggest to you  
4 and to all members of this council,  
5 that to improve this, will have a  
6 tremendously positive impact and will  
7 help get the infrastructure done that  
8 we need done in this city in one fell  
9 swoop. Instead of doing it piecemeal,  
10 instead of trying to do it one piece at  
11 a time, one bit of a budget at a time,  
12 we are going to be able to increase a  
13 significant amount of tax revenues  
14 through the approval of this project.

15 It's my understanding through my  
16 conversations with the developers here,  
17 that there really are a couple of  
18 choices. One, we say yes. Two, we sit  
19 here as we have for the last hundred  
20 years with the Chamber of Commerce  
21 development package saying redevelop  
22 the downtown of Yonkers.

23 If we look at the footprints of  
24 this project and say what is our tax  
25 base now for those footprints, what

2 will our tax base be going forward  
3 absent this development?

4 It's my understanding that this  
5 development is going to increase the  
6 tax from those footprints of some nine  
7 million dollars. That is going to if  
8 not lower the property taxes for  
9 homeowners in this city, will most  
10 assuredly stave off some significant  
11 increases.

12 So I ask you today what I asked my  
13 children to do every day, and that is  
14 seize the day. Go forward with this  
15 project. Do it for us, do it for our  
16 children, do it for the future of this  
17 city. Thank you.

18 MS. DEIERLEIN: Mr. Simmons.  
19 Louis Delgado. Our next group of  
20 speakers then David Hackett.

21 MR. HACKETT: Yes. Good  
evening

22 Council President, Council members. I  
23 own a company here right next to  
24 Chicken Island. I have a building  
25 there as well. I have been there for

2 almost 12 years.

3 I have seen a lot of things go on.

4 I have seen a lot of drugs, a lot of  
5 crime, a lot of business come and go.

6 What I see now in front of me is the  
7 tax base of 16 million dollars that  
8 potentially can build up an area that I  
9 would be proud to bring my family to.

10 Right now I wouldn't bring my  
11 family. I wouldn't bring my children  
12 downtown. What I see as a potential is  
13 a place I would like to bring my  
14 family.

15 Like the Mayor, Phil Amicone said,  
16 make Yonkers a destination, a place of  
17 a dream, someplace that you would  
bring  
18 your family. Someplace that you can be  
19 proud to bring your friends and spend  
20 money and enjoy. Thank you. Have a  
21 good evening.

22 MS. DEIERLEIN: Dafney Squire  
and  
23 then Eileen Fox. Dafney? Eileen? No  
24 Eileen. Terry Joshi. Ms. Joshi?

25 MR. LESNICK: Terry should be

2 here. I think she was watching it in  
3 the other room.

4 MS. DEIERLEIN: Shawn Spillman?  
5 Terry?

6 MR. LESNICK: Terry is here.

7 MS. JOSHI: Sorry. Sorry. Well,  
8 this is a very exciting evening. We'll  
9 make it to midnight, do you think?  
10 Thank you for holding this event which  
11 was required for SEQRA.

12 I just want to start out by saying  
13 there are some of us here who are  
14 committed to reading a five thousand  
15 page DEIS. I sincerely doubt with a  
16 full time job I can do that before May  
17 13th. I put forth yet again to extend  
18 at the very least the written deadline.

19 Everyone here is happy about  
20 development in Yonkers. I don't think  
21 there is anybody in the room who has  
22 spoken and said damn it, get rid of it.  
23 Nobody feels that way, but I think the  
24 important thing we have to think about  
25 is what, and this is what I propose to

2 the seven of you who I am sure is tired  
3 of hearing all of us tonight, is that  
4 we have to be absolutely sure that we  
5 are in fact bringing all the financial  
6 benefits that we are talking about.

7 We are talking about a two hundred  
8 million dollar TIFP bond issue which  
9 will be the biggest TIFP, tax  
10 incremental financing in the country,  
11 very exciting to be the first, but we  
12 have to think about how we are going to  
13 finance that, and, you know, the other  
14 thing I want to say is, to me, this is  
15 Phase I, but it's really like five  
16 different projects.

17 We all agree it's really big. I  
18 request of the City Council that you  
19 look at this piece in its components.  
20 We have a waterfront parcel. We have a  
21 very exciting central mall which I  
22 devotedly hope will include something  
23 besides a multiplex, perhaps maybe a  
24 theater for jazz, chamber music, et  
25 cetera.

2 We have an office building that  
3 includes a hotel. We have another  
4 office building. These are different  
5 components, and we have to think about  
6 them at least a little bit separately,  
7 and one of things I have been looking  
8 at as I started to read the DEIS, my  
9 interest is in the waterfront. My  
10 interest is in the waterfront, and one  
11 of the things that I started to do was  
12 to look at the H.I. package and the  
13 Prospect Street Bridge.

14 We are going to have to build a  
15 bridge which is not being paid for by  
16 the developers. It will either be part  
17 of the tax incremental financing or  
18 perhaps a general obligation bond, we  
19 are not sure, I presume, and that's the  
20 Prospect Street bridge which is an  
21 extension which is specifically to  
22 serve the two 25 story towers on H and  
23 I, and it's a perfectly valid project  
24 because clearly we can't put 435 units  
25 there and not be able to get a fire

2 truck in there.

3 I mean, you know, obviously we  
4 have to have access besides the bridge.  
5 However, let's just think about this in  
6 terms of how much property tax are we  
7 going to get from 435 units of housing?  
8 And imagine that from that we are going  
9 to pay for this bridge.

10 This is a hypothetical example  
11 that I was thinking about earlier  
12 today. Trust me, it's really  
13 hypothetical because I couldn't find  
14 any numbers in the DEIS to answer this  
15 question.

16 I was trying to find a price for  
17 the bridge. I know that anecdotally we  
18 have been hearing 15 million dollars,  
19 whatever, for the cost of the Prospect  
20 Street Bridge, and there is nothing  
21 really clear about how much the 435  
22 units are going to cost for the  
23 purchaser, but it's a safe guess that  
24 the two bedrooms answer will be in the  
25 half million dollar range, and in an

2 attempt to figure out what that really  
3 meant in terms of tax revenue, we ran  
4 just some quick numbers today out of  
5 the multiple lifting services to see  
6 some comparables in the city.

7 What you find, and trust me, this  
8 is really-- I am sorry it's a  
9 hypothesis but I just want to bring it  
10 out in a way of framing this  
11 conversation about thinking about these  
12 pieces of the package in separate  
13 components.

14 We looked at six high-end  
15 condominiums, most of them on  
16 Warburton, that were anywhere between  
17 \$400,000 and \$700,000.

18 The tax, the property taxes on  
19 those came out to an average of about  
20 \$3,300 a year, that sounds about  
21 reasonable. Multiply that by 435  
22 units, again hypothetical, and you get  
23 \$1,435,500 in annual property taxes  
24 which is a very hefty amount of money.

25 However, let's assume that that is

2 going to pay specifically  
3 hypothetically for the 15 million  
4 dollar bridge. We are talking about 12  
5 to 15 to 17 years, depending on the  
6 interest rate on these bonds that we  
7 have to pay back, to repay the bridge  
8 that is made simply to service these  
9 apartments.

10 I bring this up because I just  
11 want to say we have to look very, very  
12 carefully at the financials. It is not  
13 enough to say yes, let's plow ahead  
14 with this project, everybody has  
15 analyzed it.

16 The responsibility of the lead  
17 agency is to really analyze the  
18 financials. We want to make sure that  
19 we are really actually making money  
20 from this knowledge project.

21 If we are going to take an  
22 unbelievably valuable piece-- I am  
23 done. Thank you.

24 MS. DEIERLEIN: Shawn Spillman?  
25 Peter-- looks like Peter Haynes. Peter

2 is not here either. Jimmy Nolan?  
3 Shawn Spillman?

4 MR. SPILLMAN: Good evening.  
5 Good

6 evening. So two years on the ball,  
7 same issue, development, but with all  
8 due respect to all of you, the question  
9 is, are you going to vote for what your  
10 constituents want, or are you going to  
11 vote for what your political gain  
12 wants? That is the question.

13 The question is, if people in your  
14 district, your district actually want  
15 this project, I have been here since  
16 6:30, I have heard comments, I have  
17 heard it, these are people who are  
18 speaking for the project that either  
19 live in the city but haven't lived here  
20 long enough to know Yonkers, or they  
21 either work here or they are speaking  
22 for an organization.

23 The key issue here is that we have  
24 to move forward in everything that we  
25 do, of course we do, but the question  
now is, are we going to pimp poverty,

2 are we going to be poverty pimpers, or  
3 are we going to do the job the right  
4 way? And the right way to do the job  
5 is to look at a realistic development  
6 plan. This plan includes nothing but  
7 upper class.

8 I hear recession. Ladies and  
9 gentlemen, do you know that we are not  
10 in recession? Our President says we  
11 are in a slowdown, so there is no  
12 recession. Of course we are in a  
13 recession, but our issue that we deal  
14 with is where are the people that  
15 currently live in Pat McDow's district  
16 going to go? Where? What  
development?

17 What development? Three percent, I am  
18 hearing, of affordable housing, three  
19 percent? Somebody has got to come up  
20 with a better number than that.

21 You guys can't vote on a bill on  
22 this project that just doesn't have any  
23 merit. Find some different type of way  
24 to build a development that is  
25 sufficient for all people, everyone to

2 live in this city, people that work,  
3 that slave in this city, people that  
4 come home and deal with drugs in their  
5 building. Let them see a new light.  
6 Let them see a new Yonkers, not the  
7 person that is coming from the city  
8 that is only going to be here.

9 Go on Craig's List. You see  
10 apartments up for rent for \$1,900. So  
11 much for the affordability for the  
12 people that live here now.

13 This project is not a good project  
14 in my opinion. I think it should be  
15 relooked at and it should be  
16 questioned. I just think that we  
17 should definitely look towards a  
18 different alternative instead of this  
19 project particularly. Thank you.

20 MS. DEIERLEIN: Mr. Carl Lynn  
21 here? Kevin Gorman? After Kevin,  
22 Barbara Howard.

23 MR. GORMAN: Sorry, I don't  
24 recognize my own name. Just as a short  
25 line, I think you will be happy I

2 rewrote my page so I am down to a page  
3 and a quarter. I have been writing  
4 constantly and ripping up.

5 MR. LESNICK: Don't ruin it.

6 MR. GORMAN: First I want to thank  
7 the Council persons and Council  
8 President and the members of the  
9 Council for your patient and courtesy  
10 and your professionalism tonight for  
11 taking the time to be here and to  
12 listen to us and I judge by watching  
13 you, you have all been listening,  
14 everyone. That's really good, thank  
15 you.

16 You know, tonight's issue is  
17 really to discuss the DEIS. That is  
18 really the purpose. That is what the  
19 stated purpose is. Advocacy is one  
20 thing, but to discuss the issues is  
21 another thing.

22 Time for advocacy would be when  
23 the FEIS is up for approval. Let's  
24 just talk about some of the things that  
25 are making it important like, for

2 instance, something that is really  
3 germane to the whole EIS system in  
4 itself.

5 You can talk about, you know,  
6 remedies. You can talk about impacts.  
7 You can talk about all that, but  
8 nothing is going to be done. Nothing  
9 can be done unless you talk about the  
10 money, unless you are sure the money is  
11 there, that is the real problem and  
12 that's one of the things I'd like to  
13 address and make sure that you  
14 understand it. I am sure you  
15 understand it. Make sure that you will  
16 address it and you will take it under  
17 consideration.

18 I am trying to cut things short.  
19 One of the obligations of any public  
20 official as has been said time and time  
21 again is health, safety and welfare.  
22 That is the heart and soul of the EIS.  
23 That is something that is very heart  
24 and soul to me.

25 The EIS issues will involve the



2 expenses and revenues cost, you have to  
3 consider that. I am sorry, but it's a  
4 factor that we all have to face  
5 especially in today's economy.

6 The economic well being has to be  
7 considered for everybody. We have to  
8 consider the old, the young, lower  
9 class, middle class, the upper class.

10 It's the essential question.

11 There is more quality in that  
12 whole EIS, that's everybody gets  
13 treated the same, who has a say and who  
14 has to get less services.

15 People on fixed incomes, you have  
16 to consider that because you will be  
17 facing questions coming up. TIFP will  
18 be something that will be used to pay  
19 capital loans, to pay interest over the  
20 long term. It's not money that will go  
21 into the Internal Revenue. It's not  
22 going to meet the expenses that will be  
23 required to run this city while the  
24 project is either in place or ongoing.

25 So you've got to realize that.

2 You are going to be faced with a  
3 question of, say, real estate full  
4 assessment which is an issue. You  
5 might be considering reassessment  
6 because you need to find more revenue,  
7 you have to put that in.

8 What will happen to the senior  
9 citizens who suddenly get faced with  
10 one third of the city that is subject  
11 based with a fixed income and increased  
12 taxes to help pay for the money, help  
13 supply the money that has not been  
14 generated when TIFP is going  
somewhere

15 else. You have to consider these  
16 things.

17 I just want to reference the news  
18 article that appeared the same day as  
19 the full page add for the project. I  
20 am sure you have all seen the full page  
21 add put out by the developer, but the  
22 same article the same day, New York's  
23 revenue fears the worst, I won't read  
24 it to you exactly, you all have it, but  
25 there are key phrases about the

2 shortfall of money, about using figures  
3 that really aren't real, all the things  
4 that you were told time and time and  
5 time again, about sales tax revenue is  
6 not materializing. Real estate revenue  
7 is going down because of the decrease  
8 in sales prices and whatnot of the real  
9 estate market.

10 You are facing less revenue at a  
11 time that you are looking to generate  
12 more expenses. You have to take that  
13 into consideration with EIS.

14 You cannot resolve the impact  
15 studies without considering the money.  
16 Again I will cut it short. I think in  
17 short I think you all got the idea what  
18 I am getting at so I will cut a lot of  
19 it short.

20 You have to be very open to the  
21 public and you have to take into  
22 consideration, especially when you get  
23 down to that final moment when you  
will  
24 be approving both the FEIS, you will be  
25 approving things like TIFP, everything

2 that goes into place in doing what is  
3 best for Yonkers, all of us. You have  
4 to take that all that into  
5 consideration, and of course the money  
6 will be the important thing.

7 The impact on all must be equal.  
8 Take your time. Do not be pushed.  
9 There are a lot of people that have  
10 interests. Don't be pushed, please.

11 My only interest right here right  
12 now, and I am sure you all know me, is  
13 good government and the taxes, whether  
14 or not the people get their fair share  
15 and fair treatment, whether or not they  
16 are not adversely impacted.

17 Some senior citizens, I have to  
18 admit I am in that category now and I  
19 am on a fixed income, I am not shy to  
20 mention that, relatively new, but new,  
21 so the fact is, I have to look  
22 seriously where the next increases are  
23 going to be and how much it's going to  
24 be so I will end up right now.

25 Please, you understand what I am

2 saying, I can tell by the way you are  
3 nodding. Please take that into  
4 consideration. No matter which side of  
5 the island you are on doesn't make a  
6 difference, how much do you want them  
7 to pay? Are they going to pay more and  
8 are they going to get less services for  
9 paying more?

10 MS. DEIERLEIN: Barbara Howard.

11 MR. LESNICK: We have to take  
that

12 five minute recess that was promised  
13 you because it's 10:15. The bathrooms  
14 are down the hallway. I think there is  
15 a men's room on this floor. We will  
16 change the tape and stretch your legs.

17 (Recess.)

18 MR. LESNICK: Okay. We would  
like

19 to welcome everybody back to their  
20 seats. Okay, who is the next speaker?

21 MS. DEIERLEIN: The next group of  
22 speakers, Barbara Howard.

23 MR. LESNICK: Barbara Howard is  
24 not here.

25 MS. DEIERLEIN: Jacqueline  
Denore.

2 MR. LESNICK: Jacqueline Denore is  
3 not here.

4 MS. DEIERLEIN: Paul Vitale.

5 MR. LESNICK: Paul Vitale left a  
6 statement and he is not here. He did  
7 leave a statement that will be read  
8 into the record that anybody else can  
9 do which will be read into the record.

10 MS. DEIERLEIN: Maria  
Maldonado.

11 MR. LESNICK: Maria Maldonado  
is  
12 not here.

13 MS. DEIERLEIN: Dan Ballintin.

14 MR. LESNICK: Dan Ballintin is not  
15 here.

16 MS. DEIERLEIN: Peter Kiciuk.

17 MR. LESNICK: Peter Kiciuk is not  
18 here.

19 MS. DEIERLEIN: Ivy Reeves.

20 MR. LESNICK: Ivy Reeves Is here.  
21 By the way, this is probably the last  
22 time I will request it, but people have  
23 been giving Vinnie the sign-ins. If  
24 you haven't done it, do that.

25 MS. REEVES: Hi.

2 MR. LESNICK: The floor is yours?

3 MS. REEVES: Hi, everybody. My  
4 name is Ivy Reeves. Some of you know  
5 me as the community relations liaison  
6 for Scenic Hudson, and I am also a  
7 motivational speaker in my part-time  
8 job for high school and college  
9 students, but tonight I have taken off  
10 my Scenic Hudson hat and I am going to  
11 speak to you as a citizen. It's good  
12 to be alive and it's good to see all of  
13 you today.

14 Over the past two years or so I  
15 have attended several meetings by the  
16 developers, community groups alike as  
17 well as hosting many myself. I have  
18 met some wonderful people with  
19 beautiful spirits and all who are  
20 extremely passionate about the city we  
21 live in called Yonkers.

22 I was born in Birmingham Alabama  
23 during the 60's where as a child, my  
24 younger brother and I were dragged by  
25 my older sister to marches in

2 Birmingham and Selma. We did march  
3 with Doctor King, but of course at the  
4 time I didn't know who he was because I  
5 was so young.

6 Shortly after my sister lost her  
7 14 year old girlfriend in the bombing  
8 at the 16th Street Baptist Church, we  
9 relocated to another side of town.

10 I know the history of Birmingham  
11 Alabama where I relocated from, but I  
12 also know the history and reputation of  
13 the City of Yonkers, yet I remain  
14 optimistic, if you will.

15 I have seen big changes in my life  
16 and I have given up-- I mean, some  
17 people have given up where I kind of  
18 kept faith, and it will be possible, if  
19 possible, I'd like to think there is  
20 hope here too for change.

21 People are concerned about  
22 everything from building heights to  
23 open spaces, green space, access to the  
24 river, views and view corridors, while  
25 others are concerned about their

2 businesses failing, sewage, housing,  
 3 taxes, jobs, education for their  
 4 children and gang violence. All of  
 5 course are, you know, serious concerns  
 6 and should be taken seriously, and in  
 7 liberation theology we have a saying  
 8 that says one can only see from where  
 9 one stands.

10 If you are high on the mountain  
 11 you may never fall into the valley, but  
 12 if you are in a valley you may never  
 13 take the time to come up to the  
 14 mountain or have the opportunity to  
 15 come up to the mountain unless, of  
 16 course, if you are on the mountain, and  
 17 someone that you love happens to roll  
 18 down into that valley, and once you get  
 19 down in that valley you can see what is  
 20 going on, and therefore it raises your  
 21 level of consciousness and it opens  
 22 your heart to other things.

23 We are all connected, and you  
 24 cannot hurt me without inflicting pain  
 25 on yourself, whether it is directly or

2 indirectly, so please understand that  
 3 people need to keep their homes. No  
 4 one should be displaced because you  
 5 would not want someone you love to be  
 6 asked to move from their homes.

7 Young people need a true state of  
 8 the art community center with something  
 9 for everyone to be used all year round.  
 10 Families need a place to go for  
 11 outings, and being close to the river  
 12 can be very relaxing for young, old and  
 13 the physically challenged.

14 This project is huge. Please do  
 15 the right thing and make it a huge  
 16 success we can all be prod of. Please  
 17 do not be driven by the wrong reasons.  
 18 Once it's done, the fat lady will be  
 19 singing hopefully the song we can all  
 20 listen to.

21 Be fair. Let your hearts, your  
 22 good hearts be your guide to developing  
 23 the city we all know and love, the city  
 24 of gracious living, the city known as  
 25 Yonkers. Thank you.

2 MS. DEIERLEIN: Our next speaker  
3 is Diedra Hoare and after Diedra, James  
4 Slaughter.

5 MS. HOARE: Good evening,  
6 everyone. We know this is the real  
7 hard core group if we are still here at  
8 10:30 at night, and we really do  
9 appreciate you guys have been so  
10 patient, thank you, and you are going  
11 to have more of this in a couple of  
12 weeks on the 13th.

13 Well, one thing I wanted to  
14 address is Chuck's remark about  
15 discussing the DEIS in particular, and  
16 I wanted to ask when the room was full  
17 how many people had actually read the  
18 four thousand page DEIS, the people  
19 who spoke, how many of them even looked  
20 at the DEIS, and I don't think there would  
21 have been very many of them. I will  
22 confess myself I only read about 50  
23 pages of it and I feel like we  
24 obviously need more time.

25 The devil is in the details.

2 Counselwoman Barbato said that the  
3 devil is in the details and the details  
4 are in the DEIS and that is what we are  
5 supposed to be commenting on, and if  
6 you don't have time to read it, you  
7 know, you are not going to be able to  
8 comment intelligently, so I hope you  
9 will extend that comment period.

10 I am not going to go into a lot of  
11 my specific comments on the 50 or so  
12 pages that I did read, but one thing I  
13 wanted to point out is, that you are  
14 going to be under a lot of pressure.  
15 You already are getting pressure.  
16 There are people telling you move the  
17 process forward, move the process  
18 forward.

19 We know how important this process  
20 is. This is the key part of this.  
21 This is the critical component. This  
22 is the actual official public input  
23 section, and I read an article a couple  
24 of days ago in the Journal News.  
25 Actually it's an older article but I

2 didn't see it back then, about the sign  
3 that was put up in White Plains.

4 People keep on talking about White  
5 Plains.

6 I am glad I don't live in White  
7 Plains, I want to live in Yonkers,  
8 okay.

9 MR. LESNICK: Diedra of all  
10 people, comment on the DEIS.

11 MS. HOARE: Well, I just want to  
12 say that this quote was fantastic. The  
13 Mayor of White Plains, in response to  
14 this uproar about this Ritz Carlton  
15 sign which I am sure you guys know the  
16 story, he said it's not the process,  
17 this he Mayor Delfino, it's not the  
18 process, the end result is the  
19 important thing.

20 Now, I hope to God no politician  
21 in Yonkers ever makes a comment like  
22 that because we know that's not the  
23 case. You have to care about the  
24 process, and I know you do and I know  
25 you are going to do the right thing and

2 really listen and consider our  
3 comments.

4 One of the things that someone  
5 pointed out earlier is, they said that  
6 you know, they quoted from this  
7 information sheet. When this said the  
8 project has been before the city for  
9 more than two years, more than 50  
10 meetings held about the project for the  
11 public to discuss the plan, then it  
12 says, "The plan has not been changed in  
13 that time period." That's the problem.

14 We want people to listen to what  
15 the public has been saying. There were  
16 some comments made about a couple of  
17 things that happened incorporated,  
18 which I think happened with through the  
19 project. The project is a better  
20 project now than it was when it was  
21 first proposed, but we still need to  
22 get more public input and you need to  
23 listen to the public, and I just want  
24 to make one more comment that, you  
25 know, someone also said earlier "I

2 believe in Yonkers," and that was the  
 3 slogan actually that my mom won a Cleo  
 4 award back in the late 1970's when she  
 5 worked for the City of Yonkers. That  
 6 was the slogan back then, "I believe in  
 7 Yonkers." Now we have a new slogan,  
 "I  
 8 love Yonkers," and I think we all do  
 9 like the city. We want to see it move  
 10 ahead, and I just am begging, you know,  
 11 give us some more time so we can  
 12 address nitty gritty, and then, you  
 13 know, we can all have a project that  
 14 everybody can support. Thank you.

15 MS. DEIERLEIN: James Slaughter,  
 16 Then Ruth Montgomery.

17 MR. SLAUGHTER: Good evening.

At  
 18 least we are not good morning yet. My  
 19 name is James Slaughter and I am  
 20 Director of Scenic hudson. It's an  
 21 environmental organization that's been  
 22 involved in the City of Yonkers and  
 23 particularly the waterfront since the  
 24 1980s.

25 We appreciate this opportunity to

2 present some comments on the proposed  
 3 development. We join the City Council  
 4 in promoting the redevelopment of the  
 5 waterfront in the central business  
 6 district. Scenic Hudson has  
 7 spearheaded efforts, the City's  
 8 downtown by providing exciting new  
 9 amenities that helped secure 34 million  
 10 dollars of the funding to make it  
 11 happen. However, we strongly believe  
 12 this new development must adhere to  
 13 smart growth principles and taking into  
 14 account the project special location on  
 15 the Hudson River.

16 We also believe that no one is  
 17 served by a quick apparent rush to  
 18 judgment on the project. Presently we  
 19 have two hearings, tonight and May  
 20 13th, and when the written comments  
 are  
 21 due on May 13th.

22 Organizations that presented this  
 23 evening don't get a second bite at the  
 24 apple to present additional comments or  
 25 questions they might have for the DEIS,



2 and our review of the DEIS, the  
3 document contains almost eight thousand  
4 pages of appendices and texts and  
5 sections making it almost impossible  
6 for someone to quickly digest the  
7 document.

8 We believe this multi-billion  
9 dollar project will shape the City of  
10 Yonkers for the next 75 years, and that  
11 it will have a profound effect not only  
12 on zoning and development, but the tone  
13 and the life of the City of Yonkers.

14 I am certainly not going to go  
15 into the detailed analysis of the  
16 project. However, I would like to  
17 reserve certain comments and discuss  
18 them to raise those, and we will  
19 provide more detailed comments in our  
20 written submission.

21 In our character and impacts which  
22 is very important to us, the Hudson  
23 River and Palisades are the two natural  
24 wonders that provide the City of  
25 Yonkers a unique backyard.

2 The Palisades has been designated  
3 a national natural landmark and is on  
4 the National Register of Historic  
5 Places. It contributes significantly  
6 to the Yonkers viewshed. Indeed it has  
7 served as the City's iconic backdrop  
8 since the first settlement, and it's  
9 not surprising since it is depicted on  
10 seven of the eight historic murals in  
11 City Hall.

12 The visual impacts from the  
13 proposed development of the Palisades  
14 Point would adversely affect the views  
15 enjoyed by nearly two hundred thousand  
16 people who are engaged in recreation or  
17 tourism on the Hudson River and the  
18 Alpine Boat Basin, Alpine Lookout, a  
19 parking area provided for scenic views  
20 of the Palisades Interstate Parkway,  
21 the ladder to which are nearly across  
22 the Hudson River from the project site.

23 While the DEIS states that two  
24 buildings at Palisades Point are  
25 perpendicular to the Hudson River,

2 thereby minimizing visual impacts and  
 3 maintaining view corridors, the  
 4 overlapping, or what we call vertical  
 5 blind effect, will actually obliterate  
 6 some of the views from most directions.

7 It appears that the applicant  
 8 believes that two modern aesthetic  
 9 pleasing residential towers sighted  
 10 perpendicular to the Hudson River  
 11 protect and enhance and improve visual  
 12 quality and resources. Their  
 13 perpendicular orientation  
 14 notwithstanding, the 25 story towers  
 15 are twice the height of the adjacent  
 16 Scrimshaw House, and three times the  
 17 height recommended in the 1998

#### Downtown

18 Master Plan. This creates dominant  
 19 visual elements far beyond the scope of  
 20 anything found currently on the  
 21 waterfront, and it also would have a  
 22 blight on views from those not only as  
 23 I said from the Palisades Park, but on  
 24 traveling along in terms of the Hudson  
 25 River by train.

2 We advocate for the continued use  
 3 of the Downtown Master Plan, and we  
 4 would also advocate for the continuing  
 5 process in terms of moving the  
 6 daylighting of the Saw Mill River  
 7 forward.

8 We thank you for the opportunity  
 9 to present these comments to you. We  
 10 will have more detail and a summary of  
 11 our concerns that we've given you this  
 12 evening.

13 Again, we strongly recommend that  
 14 more time be allocated by the decision  
 15 makers so that this project possibly  
 16 changes the face of Yonkers and that  
 17 all residents will benefit. Thank you.

18 MS. DEIERLEIN: Ruth  
 Montgomery?

19 Geraldine Cante. Geraldine here? Mike  
 20 McBride? Mike?

21 MR. MCBRIDE: My mother was  
 22 born  
 23 in 1917 on Lawrence Street in Yonkers.  
 24 She is still alive in St. Joseph's  
 25 Nursing Home around the corner. She  
 graduated Nathaniel Hawthorne High

2 School with Chippy Flynn's wife a long  
3 time ago, all right.

4 I live on the seventh floor at 461  
5 Riverdale looking out over the Hudson  
6 River, and I am in strong favor of this  
7 project.

8 Fifteen years ago they were  
9 talking about a stadium. I have been  
10 wearing this BrynMawr Boys and Girls  
11 Club jacket for the past four hours. I  
12 coached peoples children, Yonkers  
13 Police Athletic League. City of  
14 Yonkers paid for me to go to different  
15 coaching clinics. We need the stadium.  
16 They can play soccer there. We  
17 couldn't play the little league world  
18 series in Yonkers because we don't have  
19 a stadium for it. We had to bring the  
20 team over to Toshi Field in New  
21 Rochelle.

22 Ed Winicki (Ph), Dee Barbato's  
23 opposition or whatever, he had  
24 recruited me. We had to go to New  
25 Rochelle.

2 The stadium can be used for  
3 college baseball. The stadium can be  
4 used for the little league world  
5 series, the official stuff-- games. I  
6 refereed in some of that stuff.

7 The stadium can be used for what  
8 they call the Yonkers World Series.  
9 There are approximately 15 youth clubs  
10 in Yonkers. It's probably a few  
11 thousand individuals.

12 Jumping subjects a little bit, I  
13 am a licensed professional engineer. I  
14 can't tell you who I work for because  
15 it is an agency, but I was at the grand  
16 opening of the Cross County Parkway in  
17 1983 with County Executive Al  
18 Delbello,  
19 wherever he went to.

20 One of the things that has to be  
21 said here, well, I went to Elizabeth  
22 Seton Academy too right where the  
23 Hyatt

24 House is now, you went there also,  
25 which is in the City of Yonkers.

26 All right. A lot of people, they  
27 moved here and they expect Yonkers to

2 be a small town. Yonkers is a city.  
 3 It's a city. I have seen-- lived next  
 4 to the Third Precinct now since 1975  
 5 and I have seen it go up and down.

6 Congratulations, Ms. Gronowski, I  
 7 am glad you got in there. We need this  
 8 development. Down on the waterfront  
 9 right now it's a pleasant experience to  
 10 sit there right on the water and read a  
 11 book or something. Xavier's, one of  
 12 the guys was saying before, it's too  
 13 expensive. I agree, but you know what,  
 14 it's good for the people working and  
 15 all the waterfront there.

16 The Dominos, I am an ex-Teamster.  
 17 While I was finishing Manhattan  
 College  
 18 of Civil Engineering, a few years after  
 19 Mayor Amicone, but as a Teamster, I  
 20 don't want anybody to lose their jobs  
 21 at Dominos, but I just got recently go  
 22 diagnosed with asthma, and this guy  
 23 from the sugar plant is talking about  
 24 his smoke emissions.

25 Well, I am sure there are federal

2 grants and stuff and miscellaneous  
 3 grants where he can work with the  
 4 developer and put some sort of  
 5 scrubbers on and do whatever.

6 I go to the sewage plant meetings  
 7 all the time, and I think that has  
 8 something to do with the asthma. That  
 9 is not for right here, though.

10 We need the stadium. I believe  
 11 the stadium-- 50 story towers, you  
 12 know, if you reduce 50 story towers or  
 13 25 story towers, if you keep talking  
 14 about reduction, you are taking away  
 15 the available subsidization of the  
 16 lower income or middle income people.  
 17 You are taking away the possibilities.  
 18 You are taking away the profits.

19 People talking about the view. I  
 20 was at a major meeting at the Third  
 21 Precinct. A whole bunch of people who  
 22 live on Park Hill, they live up on the  
 23 hill. The 50 story building is not  
 24 going to block their view. I can see  
 25 the Tappan Zee Bridge from my seventh

2 floor apartment on Riverdale Avenue.

3 We have to consider the developer.

4 A lot of people were talking about the  
5 money. I see money from the state go

6 all over upstate. There are state

7 funds available for the bike path.

8 There is a lot of money available

9 from the state. There is something

10 mentioned before about the bridge.

11 There is the bridge in Alaska to

12 nowhere. There is federal funds, there

13 is state funds.

14 I get tired of seeing up in

15 northern Westchester so much money,

16 hundreds and thousands of acres

between

17 New York City DEP funds, New York

State

18 DEC funds all going upstate, and what

19 happens down here in Yonkers?

20 You know, we need our fair share,

21 and Mr. Lesnick, you no longer are the

22 DPW guy, but can you get guy to salt

23 the Riverdale hill please? Thank you.

24 MR. LESNICK: For the record, that

25 is Commissioner Lazuski, that DPW

guy.

2 MS. DEIERLEIN: Next speaker is

3 Rene Calvin. Rene here? Terry McCabe.

4 MR. LESNICK: Not here.

5 MS. DEIERLEIN: All right, Greg

6 Arcaro.

7 MR. LESNICK: For the record, we

8 are speaker number 95 out of 102 so we

9 are getting there.

10 MR. ARCARO: Good evening. My

11 name is Greg Arcaro. I am a resident,

12 taxpayer and Executive Director of the

13 Community Planning Council of

Yonkers.

14 I am also a wonderful-- a member of a

15 wonderful organization called the

16 Yonkers Alliance for Community

17 Benefits. I think you heard a number

18 of speakers earlier this evening talk

19 about the concerns of the Alliance.

20 There is areas of art, culture and

21 history, areas of education, areas of

22 environment, areas of faith base, areas

23 of families and individuals, housing,

24 jobs, and minority women and small

25 business.

2 Our eight caucuses have been  
3 involved in reviewing the project, but  
4 today our view is, we are not about the  
5 project, we are not about the good  
6 faith of the developers, not about the  
7 good faith of the community, it's about  
8 the document sitting on Councilwoman's  
9 McDow's desk.

10 Does that DEIS, which you  
11 authorize as addressing the concerns  
12 that you listed in your scope, what is  
13 the impact of the project, not about  
14 the project, what is the impact of the  
15 project?

16 I would like to read from the  
17 Executive Summary page I-30 three  
18 sentences that have caused us to be  
19 concerned about how the impact of this  
20 project is going to be on the  
21 community.

22 Sentence number one. Continued  
23 support for public service  
24 organizations and not-for-profits is  
25 also anticipated.

2 In 2006 and 2007 the applicant and  
3 its related entities funded numerous  
4 community organizations in Yonkers.  
5 The applicant will also consider  
6 supplemental funding of housing  
7 rehabilitation program to compliment  
8 the commercial rehabilitation program  
9 cited above.

10 These are listed in a two-page  
11 section called Other in the Executive  
12 Summary page I-30 that I ask to you  
13 take a look at. It is that kind of  
14 coverage that gets us concerned about  
15 the impact of the project.

16 You have heard clearly there will  
17 be no community benefits if there are  
18 no projects. We support the project  
19 subject to being able to work through  
20 these issues. It's our believe, our  
21 best belief that the way to mitigate  
22 these impacts is through a Community  
23 Benefits Agreement which we are happy  
24 to get involved in.

25 Subject to being able to work

2 through these issues through a  
3 Community Benefits Agreement, our  
4 organization, which includes over 113  
5 individuals and organizations, would  
6 feel reluctant of supporting a project  
7 that is not clear on how it will affect  
8 the community, and I hope you can see  
9 that from those three, from the DEIS  
10 which we recognize is essentially the  
11 developer's statement reviewed by your  
12 consultant but still the developer's  
13 statement.

14 Continued support for public  
15 service organization not-for-profits is  
16 also anticipated. It is not about us  
17 getting the money, it's about the  
18 people we serve getting the programs  
19 that help them with relocation, that  
20 help with them with day care, that help  
21 them with after school. That is our  
22 concern, and then the applicant should  
23 also consider supplemental funding of  
24 the housing rehabilitation program.

25 Again, accountability, monitoring, all

2 the elements of a Community Benefits  
3 Agreement.

4 We look forward to working with  
5 the developer on that. It's  
6 unfortunately something that is on west  
7 coast, didn't make it to the east coast  
8 to quickly. The Community Benefits  
9 Agreements for the-- thank you, Joe,  
10 the project in Brooklyn, left a little  
11 bit to be desired because sometimes  
12 groups have come up and get informed  
13 at  
14 the end.

15 You heard the litany of the  
16 organizations that have concerns.  
17 These are good groups, they have been  
18 around a while, and all we are saying  
19 is, we support the project, something  
20 to be able to be clear, to be specific  
21 who will monitor, and it's not about  
22 the organizations getting money, it's  
23 not about getting five thousand dollars  
24 here, five thousand dollars there, it's  
25 about helping the people who get  
affected by the project in those areas

2 he is talking about, arts,  
3 entertainment, education.

4 Thank you very much.

5 MS. DEIERLEIN: Rick Mayder and  
6 then Robert Sandborne and Loretta  
7 Morales.

8 MR. MAYDER: I really appreciate  
9 the lateness. This is the latest I  
10 have been out without a babysitter.  
11 You know, it's been wonderful not to  
12 change diapers.

13 I am the Executive Director of  
14 Groundwork Yonkers, and the Board  
Chair  
15 USA which is a network of the  
16 community, environmental programs  
17 across the country, but I have been  
18 here in Yonkers for about a decade. I  
19 have both professionally and personally  
20 made a commitment to the city. I love  
21 the city. My kids are in the public  
22 schools.

23 I am here on behalf, again, of the  
24 Yonkers Alliance for Community  
25 Benefits. You heard that a few times

2 tonight.

3 This can be a great project.

4 Everyone supports economic  
development.

5 We run the Saw Mill River Coalition,  
6 work with Peter Klein, with SFC on the  
7 daylighting. It's a very exciting  
8 component of the project.

9 However, in our work in the  
10 community, we work with public  
housing

11 developments. We work in a lot of  
12 neighborhoods. The people downtown  
are

13 scared, and also we know a number of  
14 people where rents are going up.  
15 Things are changing, you know, things  
16 are changing.

17 Economic development is good but  
18 it has to benefit everybody. The  
19 Community Benefits Group has been  
20 working for two years, some of the best  
21 minds in Yonkers, both non-profits and  
22 community residents on what this  
23 development can be and what are some  
of  
24 the things that are still not in the  
25 project.



2 We are very excited about working  
3 with the developer to come up with an  
4 agreement that is a win win for  
5 everybody, and we really hope that we  
6 can sit down, I will call Peter  
7 tomorrow and we'll sit down and find a  
8 date where we can get together and talk  
9 about the very specific things that  
10 this project can be. Thank you.

11 MR. LESNICK: Thank you.

12 MS. DEIERLEIN: Robert  
Sandborne.

13 MR. LESNICK: Not here.

14 MS. DEIERLEIN: Loretta Morales.

15 MR. LESNICK: She left.

16 MS. DEIERLEIN: Patti Breen?

17 MS. BREEN: I am here.

18 I am Patty Breen, third generation  
19 Yonkers resident. I have seen so much.  
20 As all of you know you received my  
21 e-mails. I am for the project.  
22 Wholeheartedly I am for the project.

23 As Joe knows, we both went to  
24 Blessed Sacrament I couldn't stay  
25 because of the crime on Ashburton

2 Avenue. What a turn-around to drive up  
3 Ashburton Avenue and see the affordable  
4 housing that this city believes in and  
5 has always believed in affordable  
6 housing.

7 This is the melting pot of the  
8 area. Everyone comes to Yonkers.  
9 Everyone is welcome. It doesn't matter  
10 who you are, there is affordable  
11 housing and it's not going to go away.  
12 We have always been the city that  
13 welcomed everyone.

14 Just to change the subject a  
15 second, tonight I was at a party,  
16 that's why I am the last speaker,  
17 obviously, and I was jealous. I was at  
18 the Ritz and I said why is that not in  
19 our city? And 20 years ago if Malcolm  
20 Wilson believed in Yonkers like he  
21 believed in White Plains, and Al  
22 Delbello believed in Yonkers and had  
23 the cooperation which I think we have  
24 right now. I think we have the  
25 cooperation to take this city to where

2 it belongs, and we deserve-- we were a  
3 better place than White Plains ever was  
4 and we should be.

5 I can't believe I was in the Ritz  
6 in White Plains and we should be right  
7 here. Every time I go down to X20, the  
8 people that are there, it's shocking,  
9 and they come back and I send  
everybody  
10 there.

11 As you all know what I do for a  
12 living, my housewarming gift is always  
13 a gift certificate to X20 because I  
14 believe in Yonkers, I believe in the  
15 waterfront, I believe in our future, so  
16 I want to get them down here. They  
17 come back and they say wow, they can't  
18 wait to come back and bring their  
19 friends.

20 We have to believe in it. Work it  
21 out. Don't sit on this. We sat on  
22 other projects. I have been here my  
23 whole life and I am telling you don't  
24 sit on it, work it out.

25 Does 50 stories bother me? Not

2 really. When I talk to my college aged  
3 children's friends, where are they  
4 moving? Going to Hoboken and going  
to  
5 Jersey City. Why are they going there?  
6 Because it's hot to live there. Sure,  
7 there is low income around it, but  
8 there is great restaurants, great  
9 apartments, it's hot, it's where they  
10 want to be.

11 Why aren't we there? Because we  
12 are sitting on this project. We could  
13 have been Hoboken and we are not, so I  
14 urge you, work it out, put the People's  
15 minds at ease, and Chuck, I am sorry,  
16 Chuck, Council President Lesnick, what  
17 was the first thing I said to you when  
18 we met at that place over across from  
19 Home Field? You were there and I said  
20 what are we going to do about the  
21 people in the Michelama Housing, are  
22 you going to protect them? And you  
23 said yes, so I don't think anything has  
24 changed. We have to just live up to  
25 our word.

2 This is good for Yonkers. When I  
3 take people out in my car and I drive  
4 them through Getty Square and show  
them  
5 the vision and the promise and they  
6 think I am a little crazy, every  
7 relocation person I bring into this  
8 city I show them our vision, I show  
9 them what is coming, and they believe  
10 in it, they believe in me, I believe in  
11 it and you believe too in this and we  
12 have to keep going. We got to get  
13 going, so hire the people to read those  
14 four thousand pages because I know you  
15 are part timers, you are not like boss  
16 Ryan up there, so read those pages, get  
17 through them and let's get going on  
18 this because this is our future, guys.

19 Let's be on the map like Hoboken  
20 and Jersey City. Thanks for staying so  
21 late.

22 MR. LESNICK: Our next three  
23 speakers, doctor Judith Garan and  
24 Patricia Gantt Tapp and Jorge Funes.

25 MS. GARAN: Good evening. I am

2 pleased to be here to commend Yonkers  
3 for their rapid acceptance of a lot of  
4 information.

5 I think that with this daunting  
6 document, the DEIS, I think it's  
7 essential that we know the essential  
8 elements of this project, and that we  
9 have a project in gear where there can  
10 be ongoing accountability.

11 I think it is daunting, the amount  
12 of information that we have absorb as  
13 citizens and what you have to absorb as  
14 council.

15 I think impressed by your  
16 vigilance, by your commitment. I am in  
17 awe of the time that you spent serving  
18 Yonkers.

19 I am concerned that there is so  
20 much information that at a time when  
21 Yonkers has a budget problem, that  
22 there might not be enough staff to  
23 assist all of you so that we can do the  
24 kind of diligence that is necessary so  
25 no errors are made, that we have a long

2 term impact of Yonkers.

3 I am very impressed by the  
4 Cappelli staff. We can see the members  
5 who are here, they are fine  
6 professionals. They have represented  
7 the organization well. I feel that  
8 they are a Super Bowl team, and I hope  
9 that our Yonkers team will be able to  
10 gear up so that we would be worthy  
11 opponents, I would say, in this  
12 process.

13 When I use the word "opponents," I  
14 am talking about protecting the goals.  
15 Joe Apicella has always been honest and  
16 he has said this is business. I think  
17 we have to realize that they are in it  
18 for business. They seem to be a fine  
19 organization.

20 We have to realize that our goals  
21 and our turf might be different, and  
22 what I am saying is, that we must be  
23 sure that we have the staff so that we  
24 can go through it thoroughly so that we  
25 do not make any mistakes, and I am

2 hoping that you will have all the  
3 assistance you need.

4 I think that this TIFP is a very  
5 complex tool, and I think that it would  
6 help me as a citizen if someone, maybe  
7 one of the consultants could do a five  
8 year, a one year, two year, three year  
9 analysis projecting it into five, 10,  
10 15 years so we know what the revenue  
11 will be, what the cost will be when  
12 there will be, you know, something  
13 coming in.

14 I think if there was a bar graph,  
15 a circle graph it would help the  
16 public, and I think that would be to  
17 our benefit.

18 I think we have to keep the  
19 dialogue going, and that there is the  
20 thesis, the synthesis that we are  
21 working together.

22 I would hope that the City  
23 Council, who is the lead organization,  
24 I believe, would make sure that  
25 everyone in City Hall is given the type

2 of staff development so all their eyes  
3 can be on this document so that they  
4 can keep informed. Unfortunately there  
5 is a lot of details and people don't  
6 hear the details, they just get  
7 perceptions, and I think that would be  
8 a way to bring the city together, and I  
9 think it would be a way to manage the  
10 extent this information.

11 I would like to give to Joe a  
12 document that I have shared with the  
13 City Council, and I think that it's the  
14 tenants for development for Yonkers,  
15 and I hope that you would realize that  
16 these are the things that we are  
17 considering, and I know you have said  
18 that the Cappelli organization wants to  
19 work with the organization, and with  
20 your team, if you know these are some  
21 of the concerns and issues we have and  
22 we can avoid opposition and really be  
23 working together, I know that I would  
24 feel comforted as a citizen, and in  
25 closing, I would like to say that

2 coming to a lot of these meetings and  
3 seeing the diligence that each one of  
4 you do, I am resting more easily, but I  
5 do say please get all the help that you  
6 need so that we don't make any errors  
7 that will have an impact on the future  
8 of Yonkers. Thank you very much.

9 MS. DEIERLEIN: Patricia Gantt  
10 Tapp.

11 THE WITNESS: Good evening,  
12 President Lesnick, Majority Leader  
13 McLaughlin, Ms. McDow, the  
Honorable

14 Mr. Delbello, City Council members,  
15 ladies and gentlemen.

16 I was born in Yonkers 56 years  
17 ago. I grew up on Riverdale Avenue  
18 right on top of Mieli's Pet Shop. I  
19 have voted in every election since I  
20 became a voting age.

21 In June I will have 36 years of  
22 teaching in the Yonkers Public School  
23 System. Most of my friends and family  
24 have left Yonkers.

25 My mother often used to tell me

2 what do you want to do, die in Yonkers?  
 3 Well, I love Yonkers. My husband and  
 4 I, we are in favor of the project. One  
 5 reason is, because I know Mr. Apicella  
 6 and Mr. Cappelli personally. I have  
 7 worked with his aunt many years ago at  
 8 his high school. I can say both of  
 9 them are very honest and decent men.

10 My mother and father came to  
 11 Yonkers in 1945 just like many of your  
 12 family members came from different  
 13 countries. They came here for a better  
 14 life. My father was one of the few  
 15 African Americans who is a member of  
 16 Local 208 on Waverly Street.

17 I was listening to a young man who  
 18 got up here and he said the developers,  
 19 he said, please remember the people  
 20 who  
 21 slaved, okay. I can remember my  
 22 mother  
 23 and father working their -- working  
 24 their--

25 MR. LESNICK: We are on TV,  
 don't  
 24 say it.

25 MS. TAPP: Anyway, I can  
 remember

2 they really slaved raising my brother  
 3 and I. I want to say that I worked two  
 4 jobs for many years, and I just want to  
 5 say that I hope that people in this  
 6 room will really consider this project  
 7 because it's really excellent for the  
 8 city.

9 I can remember 1969 when I was a  
 10 senior at the High School of Commerce.  
 11 For one day I was acting County  
 12 Executive at Valhalla High School, and  
 13 at that time we were talking about  
 14 redeveloping the waterfront. That was  
 15 a long time ago.

16 Again, I want to urge all of you  
 17 to please consider this project because  
 18 it is really good for our city. My  
 19 church, Mount Carmel Baptist Church,  
 20 however, I understand they want to take  
 21 a part of it, the parking lot. I hope  
 22 they would not do that because that  
 23 church is really a historical part of  
 24 our city.

25 Okay. I just want to close and

2 say please, please consider this  
 3 project, and again the Cappelli firm,  
 4 they are very reputable, and when I go  
 5 to Virginia Beach, when I go to Myrtle  
 6 Beach, my husband says Yonkers can  
 7 really look like this if they would  
 8 only give it a chance.

9 MR. LESNICK: I ask clerk to call  
 10 the last speaker.

11 MS. DEIERLEIN: Jorge Funes.

12 MR. FUNES: Good evening. My  
 name

13 is Jorge Funes. I run a business in  
 14 the downtown area. It's funny, I don't  
 15 see any of the business people over  
 16 here. They are from Getty Square.

17 Last year I think that I wanted to  
 18 ask one question like with this  
 19 project, you know, to move on, the plan  
 20 is beautiful, okay. Now you got all  
 21 the business owners right now thinking  
 22 about what is going to happen with the  
 23 businesses. Right now the only thing  
 24 that I heard is, they are going to  
 25 relocate the Salvation Army.

2 Now, in the meantime you got all  
 3 of Getty Square. Most of the people  
 4 there who has businesses there is  
 5 spanish, they don't speak english.  
 6 They are scared to go to the meetings  
 7 because they don't know what to say.

8 Now, I have been in Yonkers for  
 9 maybe like 28 years and I had a job for  
 10 23 years. I created my own business  
 11 right here. I worked two jobs to do my  
 12 business, and now with everything that  
 13 is going on, it's like-- now it's like  
 14 you try to go to the downtown area,  
 15 nobody says nothing about we are not a  
 16 business. They put in the paper  
 17 beautiful restaurants, what happened?

18 The rent is very expensive, okay.  
 19 Right now, the people in Yonkers, they  
 20 think that you got many, many people  
 21 going through the downtown area.

22 We can go and sit down in the  
 23 downtown and we see the same faces,  
 the  
 24 same faces every day, every day. Now,  
 25 I see La Piniata move from where they

2 was to the parking space, the parking  
3 lot, and in the plan, the parking lot  
4 is gone, so you are going to tell the  
5 person, they already made their move to  
6 go from there to the other place. You  
7 got to go too, so what happens with all  
8 the business?

9 You got the whole downtown area  
10 talking about five thousand dollars  
11 rent, seven thousand dollars rent,  
12 okay. How can you pay that? Why did  
13 The Legend go out of business? Why  
14 did  
15 the Jamaican restaurant go out of  
16 business? Why did the Dominican  
17 restaurant go out of business?

18 My father owns properties in the  
19 Bronx, Tremont and University. You  
20 see  
21 people all over there. You don't  
22 charge seven thousand, you don't charge  
23 five thousand. How come even before  
24 they do this, they do this plan, they  
25 already are thinking about okay, we are  
going to start charging five, seven  
thousand dollars.

2 Now when I move, my location, my  
3 business, nobody is giving no answers.  
4 Nobody is saying anything, so where am  
5 I going to move my business to go pay  
6 seven thousand dollars, five thousand  
7 dollars if there is no people there  
8 yet?

9 The plan is beautiful. Yonkers is  
10 coming along great. Park Hill went out  
11 of business. The movie theater that  
12 was there for many years, a lot of  
13 people probably don't remember that, so  
14 what is Park Hill right now? A church.  
15 Why? Because the small people, they  
16 cannot pay the rent that they are  
17 paying right now.

18 If the plans, the development that  
19 they come out with solutions, they are  
20 going to do something for the small  
21 business, the plan is beautiful.  
22 Everything is nice. I don't hear  
23 nobody saying don't make the plan,  
24 everything is nice. I don't hear  
25 nobody saying anything, but what about



2 the small business? They need to move  
3 into this location. They are talking  
4 all this money, you know, and no  
5 answer.

6 Like right now, I am still not  
7 getting no answer about what is going  
8 to happen with my business, so, you  
9 know, I don't know what is going on.

10 Like I said, a lot of the business  
11 people over here, they need to maybe  
12 get documents in spanish and  
13 everything, but come on, show those  
14 people in Yonkers, the downtown area,  
15 all of Main Street. It was the spanish  
16 people. I mean they have all this  
17 business right now, you know, and now  
18 you are going to tell me the people  
19 working maybe in Macy's or working in  
20 this store that they are planning to  
21 build, are you going to be able live in  
22 front of the post office? That is a  
23 beautiful building. I would love to  
24 live in that building.

25 I have a business. I am not going

2 to pay all that rent that they are  
3 charging, but if you got -- if you are  
4 going to go, you make one thing, then  
5 the other thing is, if you can't pay  
6 the rent, we'll help you to pay the  
7 rent, so what kind of sense is that?

8 MR. LESNICK: Thank you. We  
9 have

10 got two minutes of housekeeping. First  
11 of all, I want to thank everybody from  
12 the public who showed up to speak  
13 tonight.

14 When we set up this public meeting  
15 we anticipated that we might need to  
16 keep this meeting open and be continued  
17 on May 13th at 7 p.m. at Roosevelt High  
18 School, and the message from the

19 dozens  
20 of people who left without getting to  
21 speak tonight is that we actually do  
22 need to do that.

23 Counsel has advised me if we keep  
24 the meeting open until the 13th, then  
25 we have to keep the written comment  
period open a minimum of 10 days  
afterwards which is Memorial Day

2 weekend, that brings us to May 27th  
3 which is almost a month from today.

4 So we don't ruin your Memorial Day  
5 weekend, we'll give you to May 30th  
6 which is a Friday. I ask the Council  
7 members for consent, is that okay with  
8 everybody?

9 Counsel members also requested  
10 that we have a meeting of the Real  
11 Estate Committee to be briefed by our  
12 consultants before the May 13th  
13 meeting, so again with the consent of  
14 my real estate co-chair, we'll do that  
15 on Tuesday May 6th after the Rules  
16 Committee meeting.

17 Thank you for coming tonight. I  
18 particularly want to thank the clerk  
19 and her staff and Mr. Spano and all the  
20 people. I would like to thank the  
21 staff of the Council members, Rocky,  
22 and I would like to thank the police  
23 officers who kept order in the  
24 hallways, the film crew upstairs,  
25 Donnie, this was very much a collective

2 effort here, the administration, Jim  
3 Pinto, Saccardi and Schiff, and of  
4 course the Council members, thank you  
5 very much and good night. The meeting  
6 is now recessed.

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1 CERTIFICATION 260

2

3 STATE OF NEW YORK )

4 ) ss.

5 COUNTY OF WESTCHESTER )

6 I, HOWARD BRESHIN, a Court

Reporter

7 and Notary Public within and for the State of

New

8 York, do hereby certify:

9 That I reported the proceedings that

10 are hereinbefore set forth, and that such

11 transcript is a true and accurate record of said

12 proceedings.

13 I further certify that I am not

14 related to any of the parties to this action by

15 blood or marriage, and that I am in no way

16 interested in the outcome of this matter.

17 IN WITNESS WHEREOF, I have

hereunto

18 set my hand.

19

20

21 \_\_\_\_\_  
HOWARD BRESHIN,

22 SENIOR COURT REPORTER

23

24

25