



May 2, 2016

Carl Weisbrod
Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Madelyn Wils
President and CEO
Hudson River Park Trust
Pier 40, 2nd Floor
353 West Street
New York, NY 10014

Dear Mr. Weisbrod and Ms. Wils:

We write regarding the proposed redevelopment of the St. John's Terminal site which would include an air rights transfer from Pier 40 in Hudson River Park.

It is our understanding that the Department of City Planning (DCP) is expected to certify this project and commence the Uniform Land Use Review Process (ULURP) proceedings on May 9th. As you know, we submitted a comprehensive list of questions and concerns regarding this project during the scoping hearing in November of 2015. It is our expectation that we will receive all of the following information, which has been requested previously, prior to certification, as per the normal certification procedure.

While we have received the air rights appraisal, we have not yet received a list of the outstanding repairs needed at Pier 40 and their associated costs. As such, it is still unclear if the proposed payment from the developer to the Park of \$100 million will be sufficient to cover the necessary repairs to the pier. Therefore, we again request a detailed breakdown of necessary repairs to the Pier and their associated costs from Hudson River Park Trust (HRPT). This is essential information that we, and the community, should know prior to reviewing this ULURP application. We also ask that representatives of HRPT and the appraiser attend a Community Board 2 meeting so that community members can ask specific questions about the project, including the air rights, before the ULURP process begins.

Additionally, we have not received updates from DCP on the impact this project would have on school seats, open space, traffic and other items we outline in detail in our testimony. It is

imperative that we have this information in order to assess the proposed project. Therefore, we ask that DCP provide a written response to our questions before May 9th.

Pier 40 is an important resource for Lower Manhattan and all of New York City. We must ensure its continued well-being for future generations of New Yorkers. A fair valuation of the air rights and a robust public examination of the appraisal are a critical first step in securing Pier 40's future.

A copy of our testimony is attached. Thank you for your attention to this matter. For further questions, please contact Eric Mayo in Senator Squadron's office at 212-298-5565.

Sincerely,



Daniel Squadron
State Senator



Jerrold Nadler
Congressmember



Gale A. Brewer
Manhattan Borough President



Brad Hoylman
State Senator



Deborah Glick
Assemblymember



Corey Johnson
Councilmember