



CFDC TOWN HALL 2026

Thursday, June 18, 2026

6-8 pm

Virtual Live Stream

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Agenda

- 1 Vornado Tower Update**
Latest project developments
- 2 Call to Action**
How to get involved
- 3 Introduction of CFDC's Neighborhood Plan**
Plan overview & objectives



Vornado Tower Update

Stephanie Kelemen, President of CFDC



Location



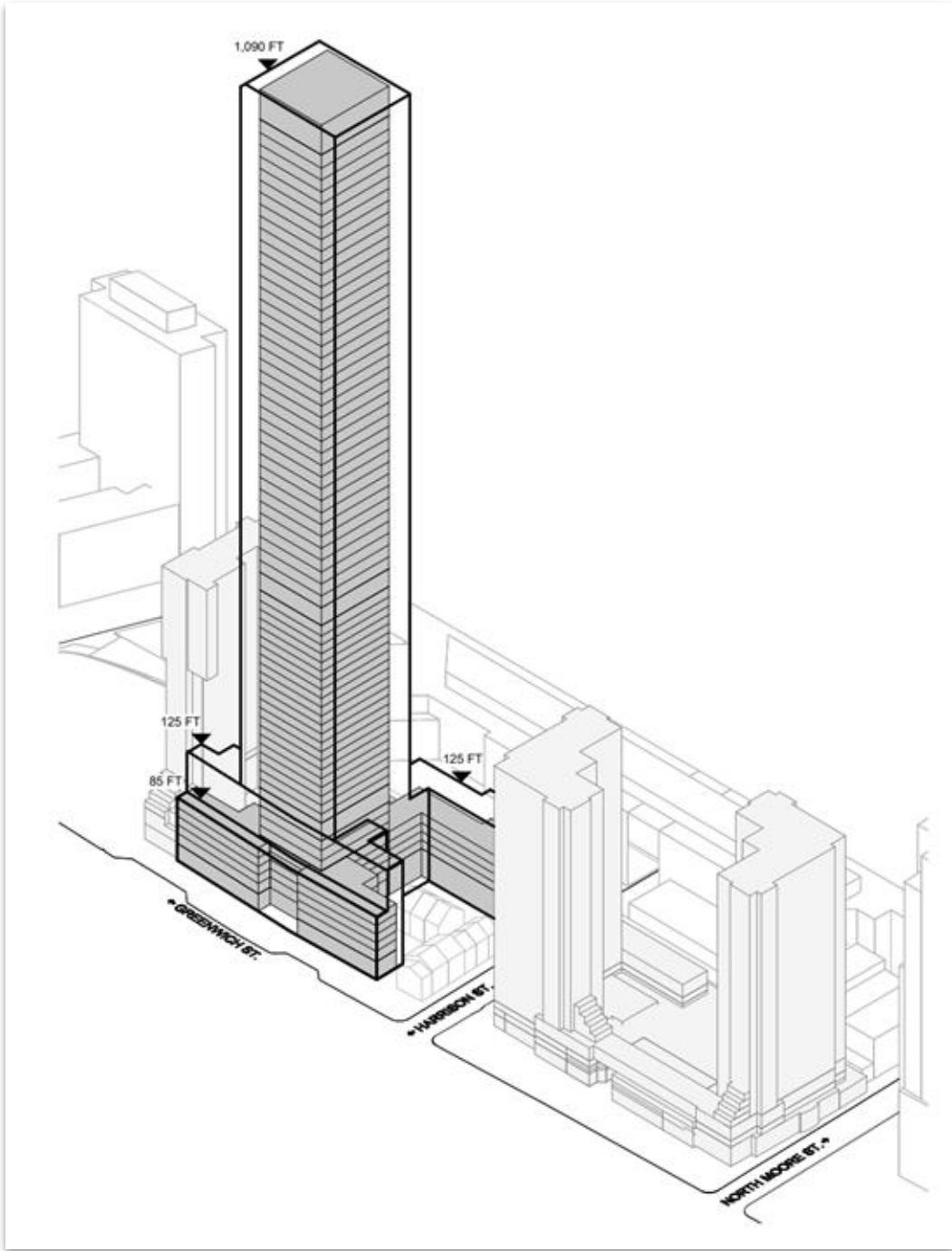
Existing Conditions



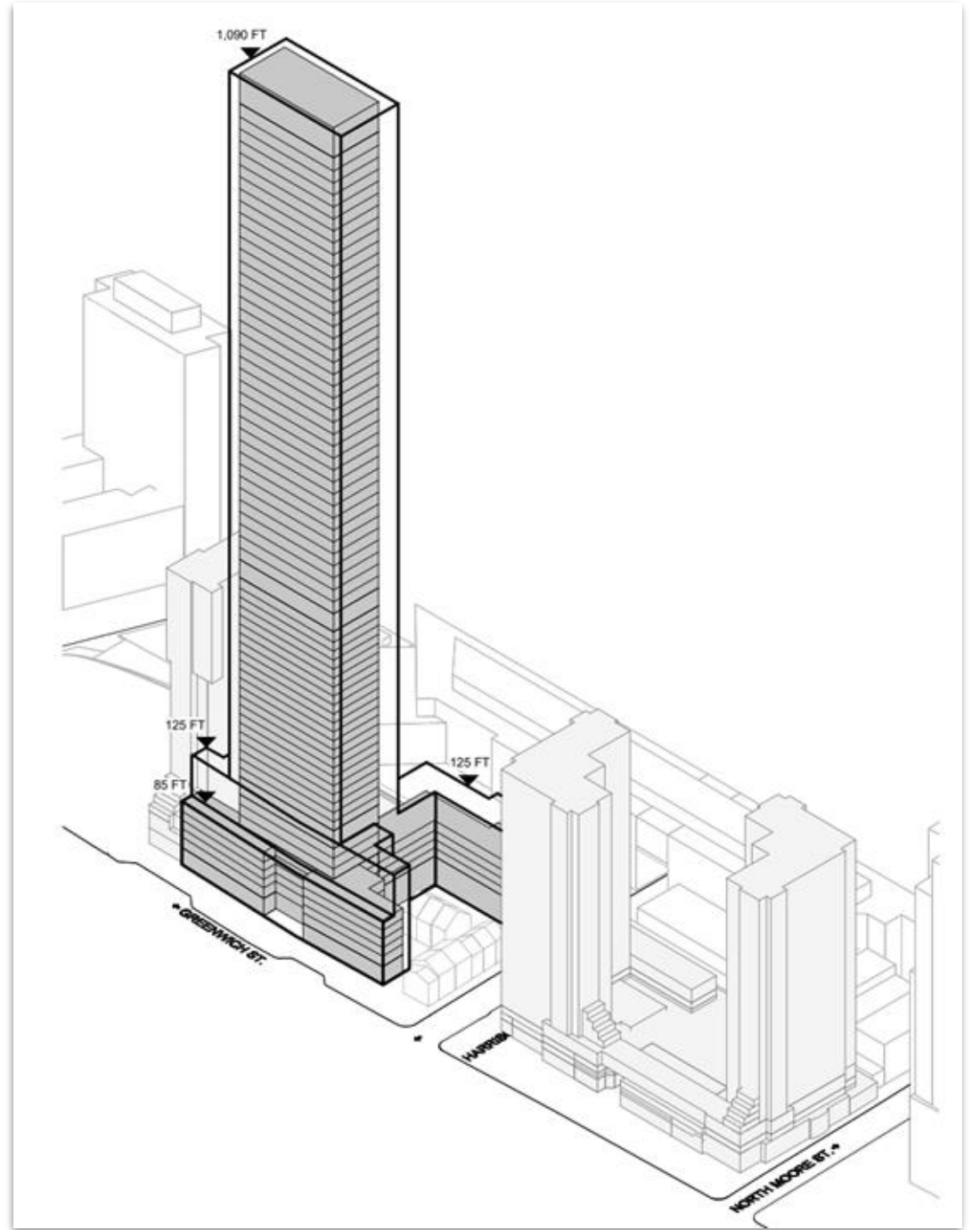
mechanical louvers and vents, and service spaces. Moreover, the existing street wall of three stories is inconsistent with the higher street walls of the Tribeca West Historic District. These factors together create a disruption in the urban fabric and an uninspiring pedestrian environment.

The Proposed Project would significantly improve the streetscape and pedestrian environment by providing continuous active ground floor retail along Greenwich Street, with the removal of existing recesses and arcades, vents, parking garage entrance and curb cut. The existing three-story street wall would be replaced by an 85-foot to 125-foot street wall that is more reflective of the built context to the east. In addition, the proposed tower (which would be set back from Greenwich Street) would be consistent with the context of the surrounding taller buildings in the area and would enhance the Lower Manhattan skyline with a tower that would fit in with other towers along the Greenwich Street corridor and Lower Manhattan. Approximately 4,000-6,500 sf of new open space would also be provided with the Proposed Project, primarily as rooftop open space for building residents.





OR



Scale

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 1,346,732

NUMBER OF BUILDINGS: 4 (1 Tower with 3 Wings)

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 1,346,732

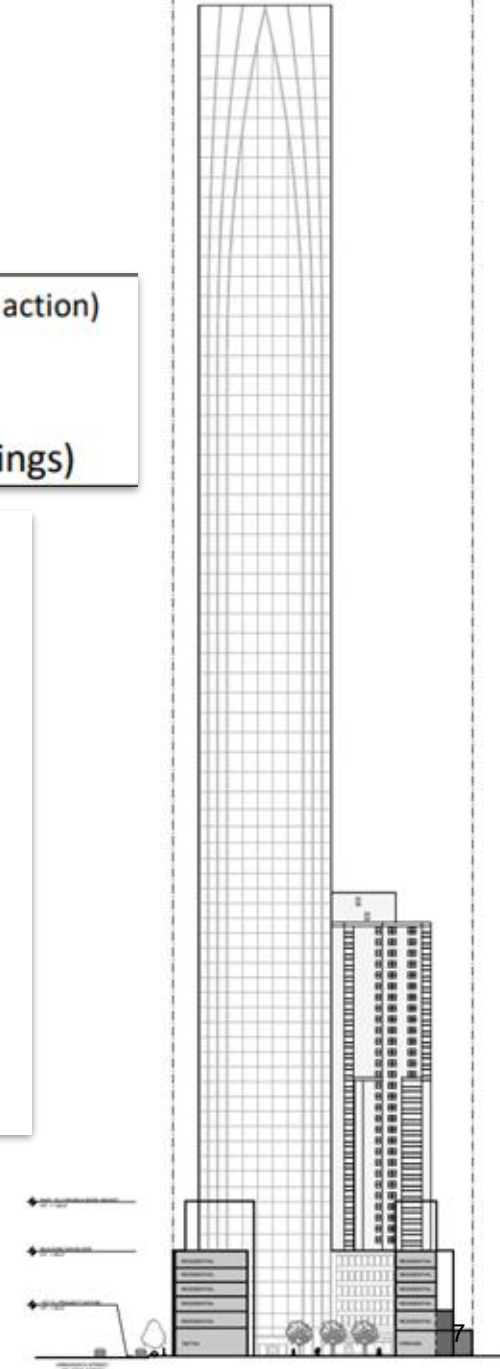
HEIGHT OF EACH BUILDING (ft.): 1,090' (Tower); 125' (Wings)

NUMBER OF STORIES OF EACH BUILDING: 72 (Tower); 6 (Wings)

Reasonable Worst-Case Development Scenario

Use	Existing	No Action	With Action	Increment
Residential (DUs)	469	462	1,391	+929
<i>Affordable (DUs)</i>	0	0	251*	+251
<i>Market Rate (DUs)</i>	469	462	1,140	+678
Commercial (gsf)	21,586	29,323	29,297	-26
Community Facility (gsf)	19,570 (vacant)	17,945	0	-17,945
Accessory Parking (spaces)	232	232	232	0
Gross Floor Area (gsf)	660,813	660,776	1,346,732	685,956

Note: *251 on-site affordable units are conservatively assumed only for the community facilities analysis, otherwise affordable units are assumed to be located off-site.



Environmental Assessment Statement

	YES	NO
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the project generate a net increase of more than 175 residential units in an existing R1-R4 district or 250 units in an existing R5 or above, C, or M district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the project generate more 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in with-action structures of 250 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in with-action structures between 50-250 feet and be located adjacent to, within, or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project result in greater than 50 feet of incremental height change or substantial changes in bulk?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See DSOW		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Projected Timeline

Projected sequence based on the developer's current filings.



Critique of Environmental Disclosures

Tom Devaney, Senior Associate at George M. Janes & Associates

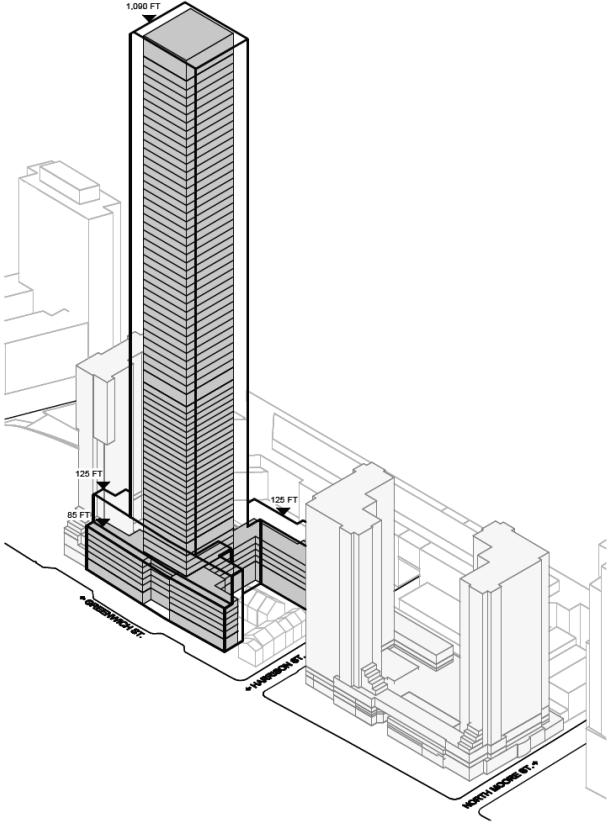




Independence Plaza LSRD DSoW

George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
yenaved65@gmail.com



Prepared for:
Community First
Development
Coalition

Tom Devaney, AICP
6/18/2026¹

CEQR Process

- Draft Scope of Work (DSoW) + Environmental Assessment Statement (EAS)
- DSoW Public Hearing - June 25 @2pm
 - Comments accepted through July 6.
- Final Scope of Work (FSoW)
- Draft Environmental Impact Statement + FSoW & public comments
 - Public hearing + public comments*
- Final Environmental Impact Statement

**Held not less than 15 calendar days or more than 60 calendar days after filing of DEIS*

Independence Plaza DSOW

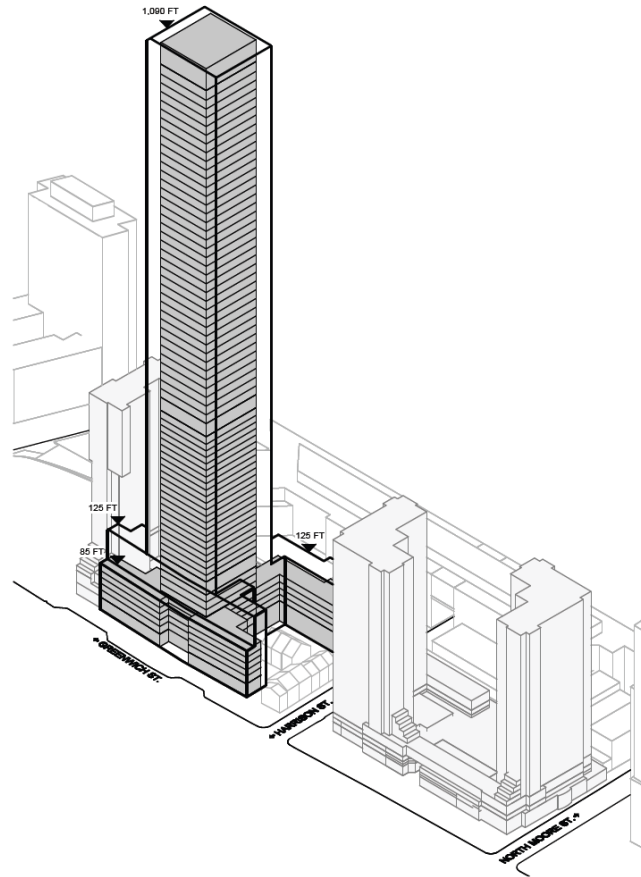
- **Environmental Review Areas**
- Land Use, Zoning and Public Policy
 - Compatibly with existing land use trends and applicable policy.
 - ¼-mile study area
 - Site is in the regulated coastal zone, consistency with WRP required.
- **Socioeconomic Conditions**
 - Direct or indirect displacement of residents and businesses.
 - Demolition of 45 DUs on Parcel 3C
 - If less than 500 residents displaced, not considered an adverse impact.
 - Three retail businesses affected – fewer than 100 workers directly displaced, not an adverse impact.

Independence Plaza DSOW

- Public Health
 - Will there be significant impacts on public health in areas of air quality, noise, hazardous materials and construction?
- Neighborhood Character
 - Addresses likely impacts on the character of the neighborhood (urban design, visual resources, historic and cultural resources, transportation, noise).
- Construction
 - Impacts if two-year construction period (this is four years)
 - Construction traffic, noise, air quality, impacts on historic resources.

Independence Plaza DSOW

- DSOW Comment Focus Areas



Independence Plaza DSOW

- **Historic Resources**

- Study area includes nine individual landmarks (Harrison Street Rowhouses, 25-41 Harrison Street) & one historic district
 - 25 Harrison Street, Lot 10, Jonas Wood house, 1804
 - 27 Harrison Street, Lot 11 (formerly 317 Washington Street), 1797
 - 27A Harrison Street, Lot 12, (formerly 315 Washington Street), 1819
 - 29 Harrison Street, Lot 13, Sarah R. Lambert House, 1827
 - 31 Harrison Street, Lot 14, Jacob Ruckle House, 1827
 - 33 Harrison Street, Lot 16, Ebenezer Miller House, 1827
 - 37 Harrison Street (formerly 331 Washington Street) Lot 17, William B. Nichols House, 1828
 - 39 Harrison Street (formerly 329 Washington Street) Lot 18, Joseph Randolph House, 1828
 - 41 Harrison Street (formerly 327 Washington Street) Lot 19, Wilson Hunt House, 1828
- Tribeca West Historic District, a city-designated historic district and State/National Register-eligible.

Independence Plaza DSOW

Historic Resources & Construction

- **FSOW must require DEIS to include detailed demolition and construction protection plan.**
 - Precedent: nine 1840s [Gansevoort Market Rowhouses](#) had to be partially demolished in 2021 due to impacts of nearby construction.
 - Developer needs to go beyond the provisions of DOB's [Technical Policy and Procedure Notice 10/88](#) to protect adjacent individual landmarked Harrison Street Townhouses.
 - Vibrations, drawdown of water table during excavation, loss of ground, construction traffic & equipment movement, particulate, establish criteria for groundwater & monitoring.
 - Must address cumulative impacts of dewatering during exaction as part of the **North/West Battery Park City Resiliency Project, Reach 1 which will overlap with Independence Plaza construction. SPDES permit approved for up to 14.4 million gallons of treated groundwater per day into the Hudson River.**
 - DEIS must demonstrate how project will conform with NYC Building Code guidelines for protecting historic structures.

Independence Plaza DSOW

Historic Resources & Construction

- **Construction Protection Plan also must include:**
 - Borings and soil reports of the water table establishing composition, stability, and condition;
 - Existing foundation and structural condition information and documentation for the historic property;
 - Protection from falling objects and party wall exposure; and
 - Monitoring during construction using tell-tales, seismographic equipment, and horizontal and lateral movement scales.

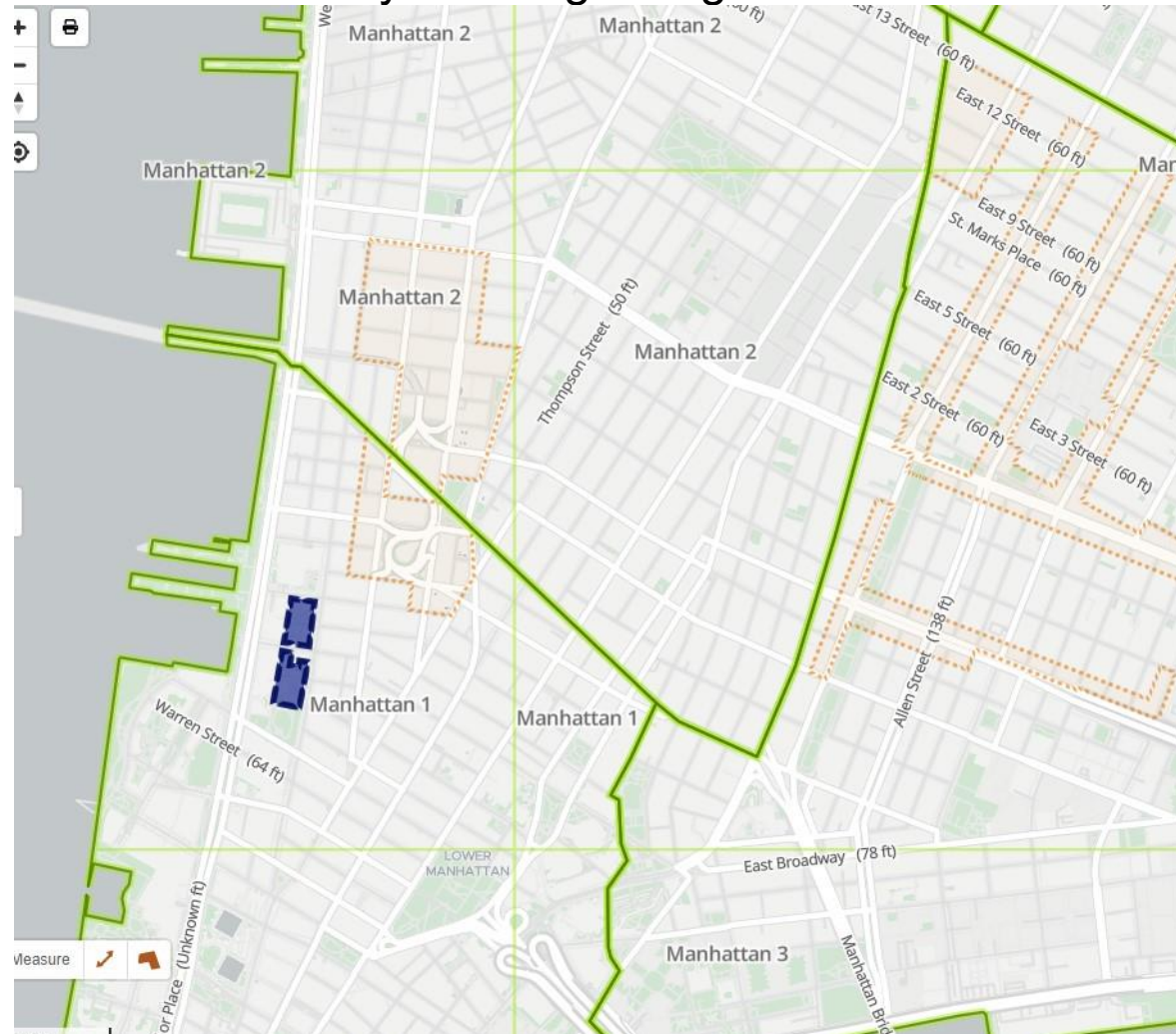
Independence Plaza DSOW

Affordable Housing

- **Disclose Location and Details of Offsite Affordable Housing**
 - Project will add 1,877 new residents, 507 will be in offsite affordable units through the Universal Affordability Preference (UAP). No site had been disclosed.
 - UAP allows developer a 2 FAR bonus for 100% affordability (60% AMI)
 - UAP development must occur in a former Inclusionary Housing Designated Area (IHDA) and be built in the same CD or within one-half mile into an adjacent district.
 - There is an IHDA in the CB1 and into CB2 within ½ mile.

Independence Plaza DSOW

Former Inclusionary Housing Designated Areas



Independence Plaza DSOW

Urban Design and Visual Resources

FSOW must require DEIS include a pedestrian wind study

- Size of the project, multiple tall buildings near waterfront, exposure to prevailing winds from the Hudson River may cause “channelization” or downwash effects that could affect pedestrian comfort and safety.
- If impacts, design modifications need to mitigate conditions (i.e., building massing, landscaping).

Independence Plaza DSOW

Other DSOW Issues

- Indirect Residential Displacement – DEIS must comprehensively address indirect residential development with the offsite location of UAP.
- Shadows – The shadow study area extends to almost a 5,000-foot radius. Are there other resources such as community gardens that may be affected?
- Are there other alternatives that should be evaluated?
- Clarification of applicant: Is it Stellar Management or JP Mortgage Borrower, LLC?

Call to Action

Renee DeSantis, CFDC Secretary



What's Your Why?

Affordable Housing

IPN included over 1,300 affordable units until Stellar opted out of the Mitchell-Lama program. Any promises of “affordable” units should be *verifiable* AND *permanent*.

Safety

Supertalls have a well-earned reputation for creating serious hazards during and after construction. Who will monitor the on-going, very real risks to our community, especially to residents of the historic townhouses?

Community Input

How is it possible that such an enormous project can move forward with NO community input? Local residents (and tax payers!) who will be impacted for years by this project should have a voice



What's Your Why?

Environmental Impact

Dead birds, dead marine life, shadows extending blocks and blocks over parks, additional traffic, sewage, trash.... What's your concern and how will it be addressed?

Quality of Life

Where will our seniors go for lunch, activities, and companionship? What green spaces will be guaranteed to off-set at least a fraction of the fresh air and light to be lost by this monolith? Promises made long ago by Stellar for a lovely interior courtyard were never kept, why should we believe them now?

Tribeca

What do you love about this community? What makes it unique? How can we keep Tribeca from becoming another "billionaire's row," filled with empty pencil tall towers?



What you can do **NOW**

Attend the meeting

Independence Plaza Modifications Zoom Scoping Meeting

June 25, 2026
2:00 - 5:00 p.m.

Provide feedback

Mail comments to:

Evren Ulker-Kacar, AICP
NYC Dept of City Planning
120 Broadway, 31st Fl, NY NY 10271

Email comments by July 6 to:

26DCP143M_DL@planning.nyc.gov

Watch this page

Independence Plaza Modifications Scoping Meeting

<https://www.nyc.gov/content/planning/pages/calendar>

Information on how to participate will be posted on June 25th



What you can do NOW

Call, write or email:

- ✓ **Mayor Zohran Mamdani**
- ✓ **Sideye Sherman**
Director of City Planning
- ✓ **Leila Bozorg**
Deputy Mayor for Housing & Planning
- ✓ **Dina Levy**
Commissioner,
NYC Dept. of Housing Preservation &
Development
- ✓ **Christopher Marte**
Council Member
- ✓ **Brian Kavanagh**
New York State Senator, District 27
- ✓ **Carlina Rivera**
NY State Association for Affordable Housing



What else can you do?

- 1 Commit to finding five people to sign the CFDC petition, and ask five more to do the same
- 2 Attend the meeting on June 25th and have your questions ready
- 3 Read local press coverage and share your views
- 4 Ask questions before you renew or sign a new lease with Stellar/Vornado

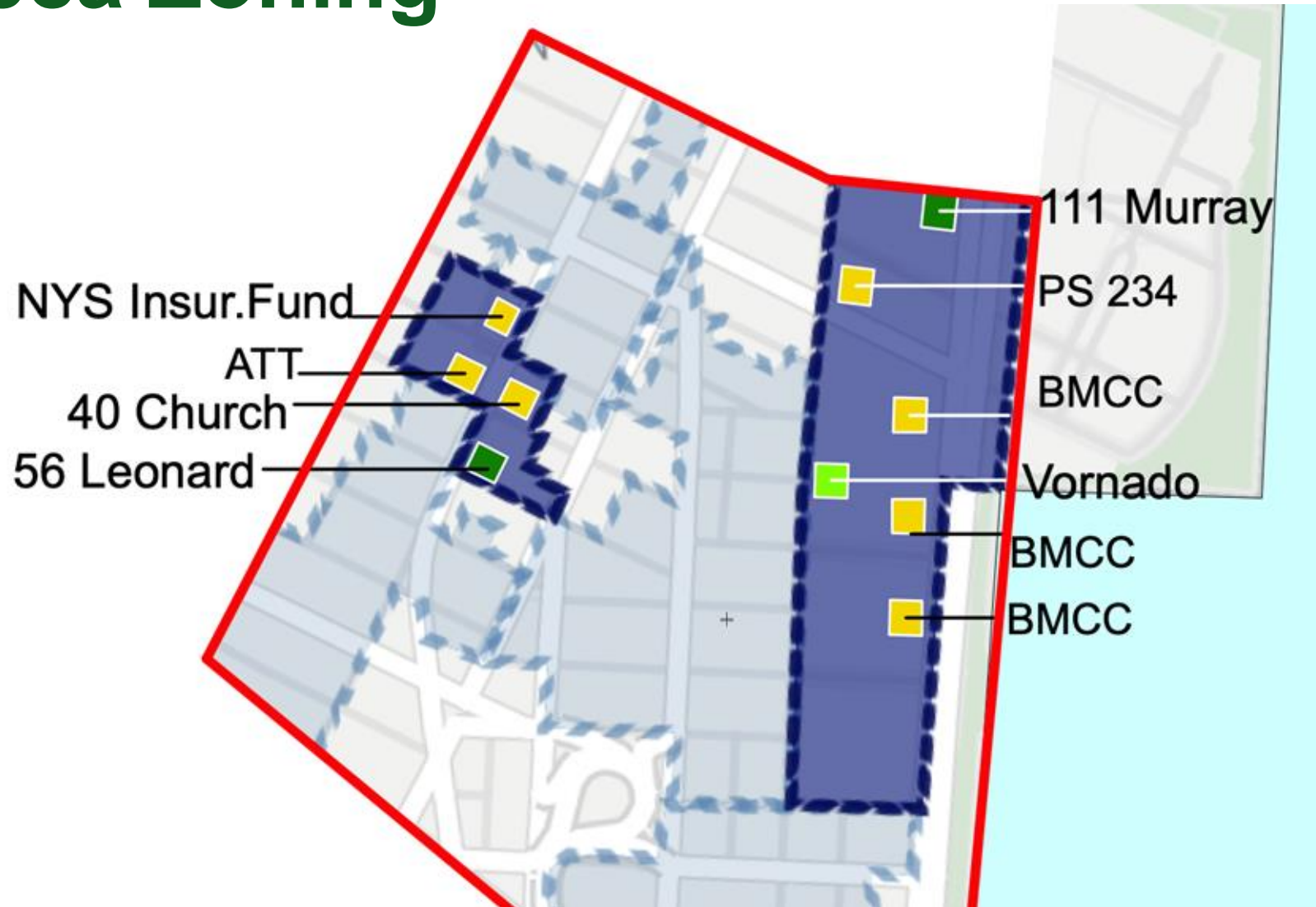


Tribeca Neighborhood Plan

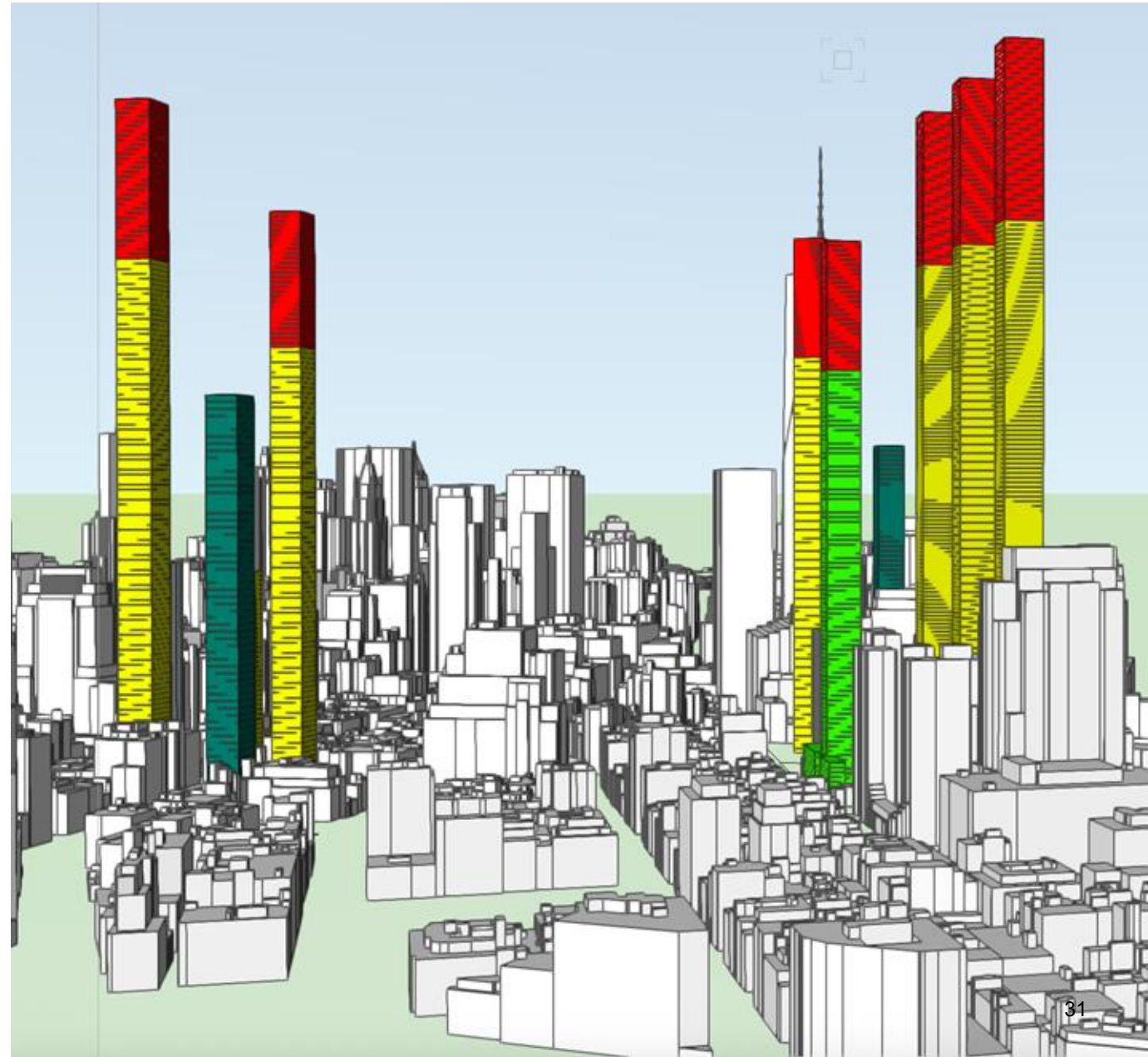
Eric Anderson, CFDC Trustee



Tribeca Zoning

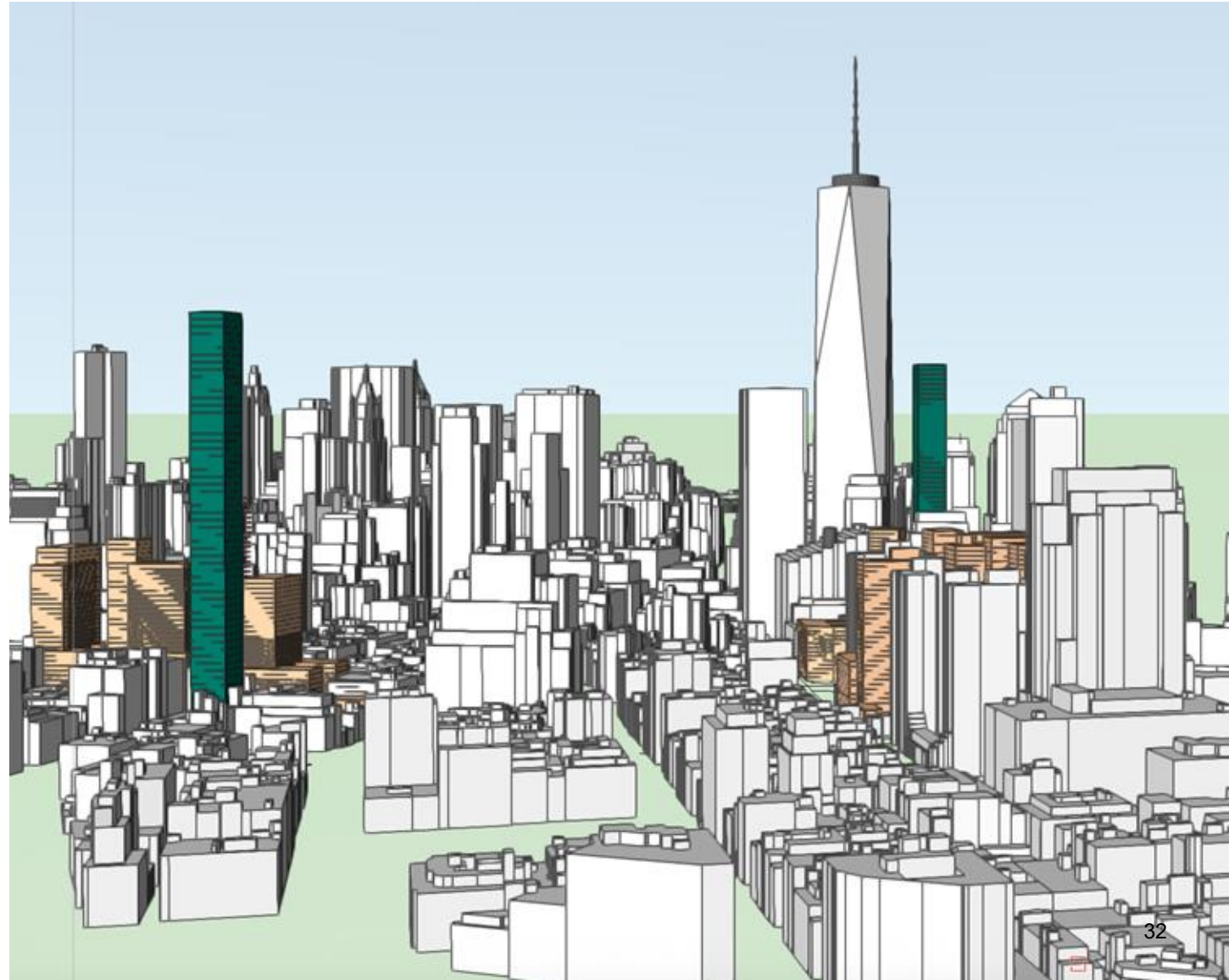


Current Zoning



Preferred Contextual Zoning

- No Decrease in Density
- Height Limits
- Required Affordable Housing



Neighborhood Plan Purpose

Formalize Community Input Process

- Chance to Comment and Be Heard
- Surveys on Zoning Alternatives & Quality of Life Issues
- Compilation and Presentation of Results to Effect Change



Neighborhood Plan Process

Series of Community Meetings with Specific Topics

- Vornado Tower
- Current Zoning
 - Allows the Vornado Tower “As-of-Right”
 - Potential for a Tribeca Billionaire’s Row of Supertalls
- Zoning Alternatives
 - Required Affordable Housing in Tribeca
 - Height Limits and Density in Tribeca
- Quality of Life - Safety, Small Businesses, Arts & Culture, Diversity



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Diane Lapson
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Meredith James
Trustee



Emily Moyer
Trustee



How to Stay Engaged with the CFDC

Funding is critical

- Expert support, litigation & basic operations
- The future of Tribeca is a long fight - with your support, we are in it with you

Visit **our website** regularly at cfdcoalition.org to:

- Catch up on the **blog** and on our **Resources** page
- Sign up for **email**
- **Donate**
- Sign the **petition**

Follow us on **Instagram** and **Facebook**



Appendix – Contact Info

Mayor Zohran Mamdani

Submit a comment: <https://www.nyc.gov/mayors-office/contact-the-mayor>

Call: 311

Write: Mayor Zohran Mamdani, City Hall, New York, NY 10007

Instagram: nycmayor

Sideye Sherman

Director of the New York City Department of City Planning (DCP) and Chair of the City Planning Commission

Email:

https://forms.office.com/pages/responsepage.aspx?id=x2_1MoFfk6pWxXaZIE774DfpRmOz41JkoJoe2UqGVJUQkdKMDhGRFRWWEhET1dVSzBZODIPVUJLNC4u&origin=lpLink&route=shorturl

Call: (212) 720-3300

Write: 120 Broadway, 31st Floor, New York, NY 10271

Leila Bozorg

NYC Deputy Mayor for City and Planning

Email: lbozorg@cityhall.nyc.gov

Call: (212) 504-4115

Write: 250 Broadway, New York, NY 10007

Dina Levy

Commissioner, NYC Department of Housing Preservation and Development

<https://www.nyc.gov/site/hpd/contact/email-the-commissioner.page>

Call: 311

Write: Commissioner Dina Levy, 100 Gold Street, New York, NY 10038

Christopher Marte

Council Member

Email: cmarte@council.nyc.gov

Call: (212) 587-3159

Write: 65 E. Broadway, New York, NY 10002

Brian Kavanagh

New York State Senator

Email: kavanagh@nyenate.gov

Call: (212) 298-5565

Write: 250 Broadway, Room 2011, New York, NY 10007



Q&A / Meeting Close

