

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES

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SEPTEMBER 4, 2019

Start: 1:24 P.M.

End: 3:40 P.M.

HELD AT: Committee Room - City Hall

B E F O R E: ADRIENNE ADAMS
Chairperson

COUNCIL MEMBERS: Inez D. Barron
Peter A. Koo
I. Daneek Miller
Mark Treyger

A P P E A R A N C E S (CONTINUED)

Gail Mondero, New York City School Construction Authority

Kelly Murphy, New York City School Construction Authority

Kate Lemos McHale, New York City Landmarks Preservation Commission, LPC

Anthony Fabre, New York City Landmarks Preservation Commission, LPC

Ken Lustbader, Co-Founder/Co-director NYC LGBT Historic Sites Project

Sarah Bean Apmann, Director, Research and Preservation, Village Preservation

Simeon Bankoff, Executive Director, Historic Districts Council

Andrea Golden, New York Landmarks Conservancy

Sarah Kamillators, Preservation Associate, Friends of the Upper East Side Historic District

Charlie Samber, Vice President, Government Relations Department, NYC EDC

Lacey Tauber, Housing, Preservation and Development

Jose Sanchez, Bronx Point Owners, LLC

Ann Tirschwell, Bronx Point Owners, LLC

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND
MARITIME USES.

3

2 [sound check] [pause] [gavel]

3 CHAIRPERSON ADAMS: Good afternoon. Welcome
4 to this meeting of the Subcommittee on Landmarks,
5 Public Siting and Maritime uses. I'm Council Member
6 Adrienne Adams, the Chair of this subcommittee. We
7 are joined today by Council Member Koo, and we have
8 other Council members on their way. Today, we have a
9 very big agenda. We are holding public hearings on
10 18 items. 21 items? 21 items including how many
11 Landmark applications? (background comment). Okay,
12 so I'm right. 18 items including 15 landmark
13 designations, two HPD applications and a school
14 siting on which we also need to vote. Because we
15 require a quorum to vote, we will begin with the
16 school siting, the Preconsidered LU for Application
17 No. 20195068 068 SCQ submitted by the New York School
18 Construction Authority pursuant to section 1732 of
19 the New York City School Construction Authority Act.
20 This application concerns the proposed site selection
21 for a new approximately 3,079-Seat high school
22 facility to be locate on Block 1192, Lots 41, 47, 48
23 and 54 in Council Member Van Bramer's district in
24 Queens. We are joined today by SCA reps Gail Mondero

25

1 and Kelly Murphy. Before you begin, counsel will
2 swear you in.

3
4 LEGAL COUNSEL: Please raise your right
5 hands and state your names.

6 GAIL MONDERO: [off mic] Gail Mondero.

7 KELLY MURPHY: [off mic] Kelly Murphy.

8 LEGAL COUNSEL: Do you affirm to tell the
9 truth, the whole truth and nothing but the truth in
10 your testimony before this Subcommittee in response
11 to all Council Member questions?

12 GAIL MONDERO: [off mic] I do.

13 KELLY MURPHY: [off mic] I do.

14 CHAIRPERSON ADAMS: Okay, thank you. You
15 may be begin.

16 GAIL MONDERO: Okay, well, good afternoon,
17 um, the New York City School Construction Authority
18 has undertaken the site selection process for a new
19 high school facility within the Woodside neighborhood
20 in the Borough of Queens, and will serve students
21 throughout Queens, and that's for that. (sic) Thank
22 you. I'll start with this. Um, our slide show.
23 Okay. Oh, sorry about that. Okay. (cell phone chime)
24 Okay, there we go. So this is, um, an aerial view of
25 the, of the site located at 5130 Northern Boulevard

1 where Northern Boulevard is the northern part of this
2 site, and the railroad, um, tracks on the south. Um,
3 to the east is, um, the Tower Shopping Center and to
4 the west...excuse me. To the east is 54th Street and
5 the Tower Shopping Center is to the west. Um, the
6 site contains approximately 3.15 acres or 136,895
7 square feet of lot area, and it's on Block 1192 and
8 contains Lots 41, 47, 48 and 54. Under the proposed
9 project the SCA would construct a new approximately
10 3,079-seat high school facility. The Notice of
11 Filing for the Site Plan was published in the New
12 York Post on August 29, 2018, in the City Record on
13 August 30, 2018 and Queens Community Board No. 2,
14 Community Education Council No. 30 and the City
15 Planning Commission were notified of the Site Plan on
16 September 4, 2018. The Citywide Council of High
17 School was notified on September 6, 2018 and on
18 September 12, 2018, the City Council on High Schools
19 held a hearing on the Site Plan. On September 6,
20 2018, Queens Community Board No. 2 held a public
21 hearing, and they held a meeting on October 4, 2018
22 where they issued a letter of support of the Site
23 Plan. Let's do that so the...the Site Plan...SCA has
24 considered all comments received on the proposal of
25

1 the Site Plan and affirms the Site Plan pursuant to
2 Section 1731 of the Public Authorities Law in
3 accordance with 1732 of the TAL. The SCA submitted
4 the Proposed Site Plan to the Mayor and City Council
5 by letter dated August 30, 2019. So, um, this site
6 here is kind of a more zoomed in view of the...of the
7 site itself and the entire...where the dark building is
8 to the corner, and then these are just some close-up
9 photos, um, of the site itself, um, which shows
10 what's on-site is the former Ports Authority Building
11 and a very large parking lot. The other photo is
12 just kind of an alley that's between the adjacent
13 shopping center next door, and that to the left is
14 the existing building, which will be demolished. Um,
15 this is just vies of the parking lot and on the
16 corner where are just to that other side is the, um,
17 subway lines and this is served by three subway lines
18 and multiple bus lines, and just--just some overview
19 of the project itself. It's going to serve over
20 3,000 students and there will be three different
21 school organizations including the District 75 and
22 serving Grades 9 through 12. With that, we look
23 forward to your Subcommittee's favorable
24
25

1
2 consideration of the Proposed Site Plan, and if you
3 have any questions.

4 CHAIRPERSON ADAMS: thank you very much.
5 I'm just happy to see that we are aggressively
6 pursuing high school, um, high schools in--in the city
7 particularly in Queens, which we are so overburdened
8 and this is so desperately needed. So, I'm just
9 really happy to see this. This is very aggressive
10 over 3,000 seats for a high school. So, I'm really
11 happy to see this happen. We have been joined by
12 Council Member Treyger, and do my colleagues have any
13 questions at this time? Council Member Koo.

14 COUNCIL MEMBER KOO: Thank you, Chair and
15 yeah, I have a question. It's, um, this since, um,
16 location is really close to the highways, right, you
17 know, the Northern Boulevard and then the--and then
18 maybe--which are the highways next to it? Is this..?

19 GAIL MONDERO: Northern Boulevard.
20 Northern Boulevard.

21 COUNCIL MEMBER KOO: Northern Boulevard
22 and what? What's the other ones?

23 KELLY MURPHY: 50.

24 GAIL MONDERO: 54TH and 50th Street.
25 Broadway, 54th and Northern Boulevard all come to the

1 corner on the left in this picture and then the
2 subway station the three lines is right on the
3 corner, which we think is great for high school
4 students, and I believe there's about seven bus lines
5 that also serve this site.
6

7 COUNCIL MEMBER KOO: So this is a road
8 I'm worried about because it's close to like public
9 transportation and major highways. So, I worry about
10 the...the air quality, um, in the school, in the
11 proposed school. So, when you may view the school
12 machine, you have, um, some measures to ensure the
13 air quality in the building is...is...is good?

14 GAIL MONDERO: That's part of the--

15 COUNCIL MEMBER KOO: And then when they--
16 what do they--do they--then when they do outside
17 activities, um, I'm not sure whether they--they would
18 be able to do it for a long time because of the
19 Northern Boulevard and it's a lot of toxic stuff in
20 the air, the PPMs and so how do you prevent like
21 asthma aggravation in order to have no problems?

22 GAIL MONDERO: So, as part of all of our
23 design, we--and due diligence, we do a complete air
24 quality test, and we put appropriate filtration
25 systems in our HVAC systems for interior air quality.

1
2 As far as outdoor play, and things of that nature, we
3 put them as far away on the site from the major
4 thoroughfare. This building is not completely
5 designed yet so I couldn't inform you as to where
6 it's going to be, but generally speaking, in our
7 schools that are near major roadways, place base is
8 as far away as possible from the impact of major
9 roads.

10 COUNCIL MEMBER KOO: Okay, so you would
11 take those into consideration when you design the
12 school?

13 GAIL MONDERO: Absolutely.

14 COUNCIL MEMBER KOO: Thank you.

15 CHAIRPERSON ADAMS: Thank you. I see no
16 questions from Council Member Treyger, and just for
17 the record, Council Member Van Bramer is in full
18 support of this project. So, that said, I thank you
19 for your testimony today.

20 GAIL MONDERO: Thank you

21 KELLY MURPHY: Thank you. (musical sound)

22 CHAIRPERSON ADAMS: Are there any members
23 of the public wishing to testify on this particular
24 item? Seeing none, the public hearing on this item
25 is now closed. We do have our quorum, and, um, we

1 call for a vote to approve the Preconsidered LU
2 related to Application 20195068 SCQ. Counsel, please
3 call the roll.
4

5 LEGAL COUNSEL: Adams.

6 CHAIRPERSON ADAMS: Aye.

7 LEGAL COUNSEL: Koo.

8 COUNCIL MEMBER KOO: Aye.

9 LEGAL COUNSEL: Treyger.

10 COUNCIL MEMBER TREYGER: Aye.

11 LEGAL COUNSEL: By a vote of 3 in the
12 affirmative, 0 in the negative and with 0
13 abstentions, the item is recommended for vote to the
14 full Land Use Committee, and the vote is held open.

15 CHAIRPERSON ADAMS: Thank you. This vote
16 will be held open. We will now move onto the public
17 hearings for 15 historic landmark designations
18 submitted by the Landmarks Preservation Commission
19 pursuant to Section 3020 of the New York City Charter
20 and Section 25-301 of the Administrative Code.

21 Though these submissions are all individual landmark
22 designations, we will hear them in the three
23 groupings: The LGBT History Group, the Broadway Group
24 and two landmarks unrelated to the other two groups.
25 If you plan to testify, on any of these items, pleas

1
2 make sure to fill out an appearance slip for the
3 sergeant-at-arms, and to indicate the LU Numbers on
4 all of the items that on which you plan to testify
5 and whether you support or oppose the designations.
6 The first group of six landmark designations we will
7 hear are related to (background comments) are related
8 to the history of the LGBT movement and Speaker
9 Johnson championed the designation of these sites to
10 coincide with New York City hosting World Pride and
11 the 50th Anniversary of the Stonewall Uprising. They
12 are LU 490, the historic landmark designation of the
13 Gay Activists Alliance Firehouse former Engine
14 Company No. 13 located at 99 Wooster Street, Block
15 501, Lot 30 in Council Member Chin's district in
16 Manhattan. Of the three historic landmarks in
17 Speaker Johnson's district in Manhattan, LU 491, the
18 Café Cino located at 31 Cornelia Street, Block 590
19 p/o Lot 47, lot 492 the Women's Liberation Center
20 located at 243 West 20th Street, Block 770, Lot 17,
21 and LU 493 the Lesbian, Gay, Bisexual and Transgender
22 Community Center located at 208 West 13th Street
23 a/k/a 206-2018 West 13th Street, Lots...Block 617, p/o
24 Lot 47. LU 494 the historic landmark designation of
25 the James Baldwin Residence located at 137 West 71st

1 Street, Block, 1143, Lot 19 in Council Member
2 Rosenthal's district in Manhattan and LU 495, the
3 historic landmark designation of the Audre Lorde
4 Residence locate at 207 St. Paul's Avenue, Block 516,
5 Lot 32 in Council Member Rose's district in Staten
6 Island. I now open the public hearing--hearings on
7 these items, and I want to extend my congratulations
8 to the Speaker on his work to protect these historic
9 sites. I now recognize him. We will not recognize
10 him. We will mention that he is in support of these
11 desig--designations. (laughter) Okay, we're now
12 joined by our LPC Reps, Anthony Fabre and Kate Lemos
13 McHale. You can tell I've had too much coffee today.
14 (laughter) [background comments/pause]

16 LEGAL COUNSEL: Please raise your right
17 hands and please state your names.

18 KATE LEMOS MCHALE: Kate Lemos McHale.

19 ANTHONY FABRE: Anthony Fabre.

20 LEGAL COUNSEL: Do you affirm to tell the
21 truth, the whole truth and nothing but the truth in
22 your testimony before this Subcommittee and in answer
23 to all Council Member questions?

24 ANTHONY FABRE: I do.

25 KATE LEMOS MCHALE: I do. (pause)

1
2 CHAIRPERSON ADAMS: Okay, good afternoon
3 to you both. You may begin.

4 KATE LEMOS MCHALE: (pause/no audio) So
5 sorry. Is that better? -between Spring and Prince
6 Streets in the SoHo Cast Iron Historic District, the
7 G-A-A organized in the year following the Stonewall
8 Riots and was most active in 1971 to '74 when this
9 building served as its headquarters. Designed by the
10 prolific Fire Department architect Napoleon LaBrun in
11 1881 to '82 the building features painted cast iron,
12 red brick with stone trim and terracotta details. The
13 interiors were partly destroyed by arson in October
14 1974, but the exterior is intact to its historic
15 appearance, and to the period of association with the
16 GAA. The owner is opposed to the individual landmark
17 designation. All of these had the same support that
18 I summarized earlier. The buildings derives its
19 significance as an important agent of change, and
20 inspiring the creation of like organizations
21 throughout the United States. In addition to hosting
22 alliance meetings, dance parties and cultural events
23 serving LGBT communities, the GAA produced a weekly
24 cable news program during this period and published
25 Gay Activist, a monthly news letter. The New York

1 City Chapter lobbied for passage of LGBT civil rights
2 legislations through sit-ins and ticket lines. It
3 also planned what it called ZAPS to confront
4 politicians and celebrities about their positions on
5 LBGBT issues and to gain media attention. Many
6 important LGBT groups were founded in the former
7 firehouse or used space in the building such Lesbian
8 Feminist Liberation, Gay Youth, the Gay Men's Health
9 Center and the Catholic group Dignity. The Women's
10 Liberation Center is culturally significant as an
11 important gathering place of a collective force of
12 women led groups, committees and organizations
13 pushing for radical political action serving all
14 women. Located on the north side of West 20th Street
15 between 7th and 8th Avenues in the Chelsea
16 neighborhood, the city-owned 19th Century firehouse
17 was the epicenter for women's engagement in the LGBT
18 Right Movement from 1972 to 1987. The property was
19 designed by Charles E Hartshorn in 1866 as Chelsea
20 developed as a middle-class residential neighborhood.
21 The building features detailing such as arched window
22 and a bracketed cornice and a decorative cast iron
23 frame surrounding the vehicular entrance. 243 West
24 20th Street has Hook and Ladder Company Number 12
25

1 from 1866 to 1967. The building derives its cultural
2 significance as a volunteer run collective that has
3 some of the most influential organizations working to
4 bring public attention to the discrimination and
5 legal injustices faced by Lesbians and all women
6 including the Lesbian Feminist Liberation, which was
7 a lesbian rights group founded in 1972. The group
8 protested bigoted media representations of lesbians,
9 fought to raise visibility for women at LGBT
10 political rallies and pride marches, and advocated in
11 particular for Lesbian mothers who often encountered
12 difficult child custody battles after divorce. Other
13 groups that used the building included the Lesbian
14 Switchboard, the Lesbian Life Space Project, the
15 Radical feminists, the Anti-Rape Group and Older
16 Women's Liberation. After the Women's Liberation
17 Center disbanded in the mid-1980s, several of the
18 Lesbian organizations there including the Lesbian
19 Switchboard moved to the new LGBT Community Center on
20 West 13th Street, which I'll describe in the next
21 presentation. 243 West 20th Street has continued to
22 serve New York City women. Since the late 1980s has
23 served as the home of non-traditional employment for
24 women a skill trades workforce development program.
25

1 The Lesbian, Gay, Bisexual, Transgender Community
2 Center is culturally significant for its key role in
3 the growth and development of LGBT rights in New York
4 City for the past 35 years as a safe space for
5 advocacy and community groups to meet and grow their
6 organization. This significance continues today. The
7 Center is locate on the south side of West 13th
8 Street mid-block between 7th and Greenwich Avenues in
9 the Greenwich Village Historic District. The central
10 portion of the building was built circa 1869 with
11 site additions constructed in the late 1870s. Used in
12 the 19th and early 20th Century for educational
13 purposes, the three-story Italianate structure was
14 purchased from the City of New York by the LGBT
15 Community Center in 1983 and has been its own ever
16 since. It derives its significance as the home of the
17 LGBT Community Center founded in 1983 as the LGBT
18 Community Services Center to provide both men and
19 women with a safe space to meet and share ideas. By
20 1985, six tenant organizations were leasing space and
21 hundreds of people a week were crowding into the
22 center's rooms. Efforts of the many groups and
23 organizations has at the center let to the eventual
24 passage of the City Council bill banning
25

1 discrimination based on sexual orientation that
2 became law in 1986. Since its founding, the center
3 has promoted the health and wellness of the Lesbian,
4 Gay, Bisexual and Transgender community including the
5 fight against AIDS and HIV. After the disbanding of
6 the GAA and the Women's Liberation Center, the
7 opening of the center filled a growing need for
8 gathering space and for a supportive and accepting
9 environment as the HIV-AIDS epidemic was having a
10 profound impact on its communities. The Center
11 partnered with a variety of groups in an effort to
12 educate the broader public about LGBT health issues
13 such as one partnership that included contributing
14 1,200 panels to the AIDS Memorial Club with the
15 organization Heritage of Pride. The Center continues
16 to provide services, act as a gathering place
17 empowering and building a strong LGBT community in
18 New York City. Today, the Center is home to an
19 archival collection, arts and culture programming,
20 young adult programs and career services dedicated to
21 the LGBT community. The center has played an active
22 role in promoting marriage quality and, health and
23 wellness programs and continues to participate in
24 Pride Week with a foot-float and an annual garden
25

1 party fundraising. And at our public hearing , the,
2 um, representatives of the center did support the
3 designation and just was some concerns about
4 regulation, which we've spoken with them about. The
5 James Baldwin Residence is culturally significant for
6 its association with James Baldwin and a significant
7 contributions to literary and civil rights history
8 through his writing and activism. In 1965,
9 celebrated novelist SAS and civil rights activist
10 James Baldwin purchased this apartment house in
11 Manhattan's Upper West Side, which served as his New
12 York residences from 1966 to 1987. It's located on
13 the north side of 71st Street in the Upper West Side
14 Central Park West Historic District. At the public
15 hearing the property owner opposed designation of the
16 building as an individual landmark. Council Member
17 Helen Rosenthal publicly supported the designation.
18 James Baldwin was born in Harlem in 1924 educated in
19 New York City's public schools and gained notice as a
20 book reviewer before moving to Paris 1948. While in
21 New York he continued his economical semi-
22 autobiographic novel *Go Tell it on the Mountain* in
23 1952. Baldwin's fiction was groundbreaking for its
24 depictions o bisexual and same sex relationships in
25

1 works including *Giovani's Room* and *Just Above My*
2 *Head*, which was published in 1979 during his
3 association with the residents. During his time at
4 137 West 71st Street, Baldwin also participated in
5 several notable New York City events including an
6 appearance with Dr. Martin Luther King, Jr. at
7 Carnegie Hall weeks before King's Assassination in
8 12968 and a 1982 meeting of the New York Chapter of
9 the group Black and White Men Together in which he
10 spoke publicly for the first time about his
11 experience as a gay African-American man. The photos
12 on the left are of Baldwin in the rear yard of this
13 property, which were taken by the New York Times. The
14 house was constructed in 1890 as one of a group of
15 four row houses. In 1961, years before Baldwin
16 purchased the building, Architect H. Reynold Kenyan,
17 Russell Kenyan extensively altered it with a new
18 modern white brick façade that was brought even with
19 the facades of its neighbors. It retains good
20 integrity to the period associated with James Baldwin
21 from 1966 to 1987. Although he primarily lived in
22 France, he considered himself a transatlantic
23 commuter maintaining a New York City apartment from
24 the 1950s on. During his time in the residence he
25

1 worked on plays, screenplays and novels and
2 corresponded with other prominent literary and
3 cultural figures. He owned a building with his family.
4 His mother and two sisters live in the building, and
5 this was something that was very important to him.
6 Major writers and musicians including Tony Morrison
7 who also briefly lived in one of the apartment, Maya
8 Baccara, Miles Davis, Dizzy Gillespie and Max Roach
9 visited the building interior (sic) and were considered
10 members of their extended family. Until he died in
11 1987, 137 West 71st Street was Baldwin's New York
12 home and there is no other property within the city
13 that there is this strong an association with Baldwin
14 and his work, and finally, the Audre Lorde residence
15 is culturally significant as the primary residence of
16 the renowned African-American writer and activist
17 from 1972 until 1987, a time in which she produced
18 some of her most famous works. The property is
19 located on Saint Paul's Avenue in Saint Paul Avenue
20 Stapleton Heights Historic District, and was designed
21 in a neo-colonial style by the prominent Staten
22 Island building Otto P. Leffer (sp?) in 19—in 1898.
23 Audre Geraldine Lorde was born in 1934 to Caribbean
24 immigrants in New York City where she attended Hunter
25

1
2 College and Columbia University. She worked as a
3 public school librarian for several years before
4 finding success as a writer. Audre Lord and her
5 partner Frances Clayton purchased 207 Saint Paul's
6 Avenue in June 1972. During her family's time here,
7 Lorde survived breast cancer and produced some of her
8 most favorite-famous works. In 1973, her third
9 volume of poetry: *From a Land where Other People Live*
10 was nominated for a National Book Award, and over the
11 next several years, she published important poetry
12 collections, essays and novels some of which are
13 shown here. Through the 1970s and '80s Lorde is a
14 prominent political activist in a number of arenas
15 including Africa-American civil rights, feminism, and
16 the Gay and Lesbian Movement. In 1983, Lorde spoke at
17 the 20th Anniversary of the National March on
18 Washington speaking for Lesbian and Gay rights, and
19 in 1980 she had co-founded Kitchen Table: Women of
20 Color Press, which is dedicated to producing work by
21 and about women of color of all racial, ethnic
22 heritages, national origins-origins and ages, socio-
23 economic classes and sexual orientation. For her
24 contribution to literature and activism in 1991,
25 Lorde was appointed as the Poet Laureate for New York

1 State, a position she held until her death in 1982.

2 As noted in a 19-a 2019 New York Times article,

3 Lorde's work is still very resident today, and in

4 particular as women in the LGBT community continue to

5 fight for equality. So, with, that, I will thank

6 you, and I'm happy to take any of your questions.

7 CHAIRPERSON ADAMS: No, I just want to

8 say that, um, this is an impressive package, and

9 extremely important to the LGBT community. So, I

10 just wanted to, um, commend you for your work at LPC.

11 This is something that is unprecedented in the world

12 of landmarks for the City of New York. So, I thank

13 you for making history for the City of New York and

14 preserving these amazing properties so that they will

15 live on in perpetuity for this community that has

16 been overlooked for so long. So, I thank you for

17 that.

18 KATE LEMOS MCHALE: Thank you.

19 CHAIRPERSON ADAMS: I don't have any

20 questions. Council Member Koo.

21 COUNCIL MEMBER KOO: No.

22 CHAIRPERSON ADAMS: Okay, thank you very

23 much for your testimony today.

24 KATE LEMOS MCHALE: Thank you.

1
2 CHAIRPERSON ADAMS: Are there any members
3 of the public wishing to testify? I see Simeon
4 Bankoff, Ken Lustbader and Sarah Bean Atman.
5 [background comments/pause] You may begin when
6 you're ready.

7 KEN LUSTBADER: Okay, thank, um, good
8 day—good afternoon. My name Ken Lustbader, and I am
9 the co-founder and co-director of the NYC LGBT
10 Historic Sites Project. The overall project goal is
11 to make an invisible history visible since many LGBT
12 place based historic sites remain unknown and
13 unappreciated. On behalf of both the project and
14 myself I strong support the designation of the six
15 cites being considered as individual New York City
16 landmarks. For over 25 years along with my project
17 co-directors, I have been involved in the issues
18 related to LGBT history, documentation an and
19 historic preservation. Beyond the already recognized
20 Stonewall, the project is identifying hundreds of
21 existing sites form the 17th Century through 2000
22 that illustrates the richness of the city's LGBT
23 history and the community's contributions to American
24 culture. When we started the project in a survey or
25 comprehensive documentation previously existed of

1 site associated with the LGBT history and culture of
2 New York City. This deficit had prevented effective
3 advocacy and educational opportunities leaving
4 potentially significant sites and histories
5 unappreciated, uncelebrated, and potentially
6 endangered. I want to thank the Land Use Committee
7 the Landmarks Preservation Commission Chair,
8 Commissioners and staff for considering these six
9 sites for designation. Earlier this year, the
10 project submitted to the Commission a list or
11 prioritized sites for possible designation that
12 included these six locations. Those recommendations
13 came from our recently published historic context
14 statement for LGBT history in New York City, which
15 surveys by nine themes the city's rich LGBT's place-
16 LGBT place-based history. The report help
17 contextualize LGBT history tied to specific sites in
18 the city. The City's actions in officially
19 recognizing and memorializing sites associated with
20 LGBT history and culture sends a strong message
21 beyond the physical preservation of buildings and
22 spaces. It's continue—a continuation of the activism
23 started by earlier advocates from Henry Gerber in the
24 1920s to the Madison Society and Daughters of
25

1
2 Elitists in the 1950s to those individuals such as
3 Crag Rodwell, Carl Jay, Silvia Rivera, Marsha V.
4 Johnson and countless—countless others who fought
5 against discrimination and for liberation in the
6 1970s. With the recent pushback against LGBT rights,
7 the histories embedded in place-based heritage can
8 help inform how personal and political decisions are
9 made. The city's official designation of these sites
10 has the power to provide both a tangible visceral
11 connection to what is often and unknown and invisible
12 past and the tangible benefits of pride, mEmery,
13 identity, community and continuity. Designation will
14 help recognize that LGBT history is American history
15 and reduce shame and isolation for future generations
16 of individuals coming to terms with their identity
17 for the benefit of learning about their LGBT past.
18 Thank you.

19 SARAH BEAN APMANN: Okay. Good afternoon
20 my name is Sarah Bean Apmann. I'm he Director of
21 Research and Preservation at for Village
22 Preservation. I'm here to express our support for
23 the designation of Café Cino at 31 Cornelia Street,
24 the Lesbian, Gay, Bisexual and Transgender Center at
25 208 West 13th Street and the Gay Activist Alliance

1 Fire House at 99 Wooster Street as individual
2 landmarks. The 2006 Village Preservation proposed
3 Café Cino for a landmark designation as part of the
4 Village-South Village Historic District noting its
5 critical LGBT and theatrical history. In 2010, the
6 Landmarks Preservation Commission designated the
7 first phase of that proposed historic district
8 including 31 Cornel-Cornelia Street as a significant
9 building and not it's LGBT and fair history in the
10 Designation Report. Nevertheless, we are happy to
11 see that history fully recognized with individuals
12 landmark status and support the proposed designation.
13 Café Cino is universally recognized as the birth
14 place of the off-off-Broadway Theater Movement as
15 well as for the critical role it played in nurturing
16 experimental theater, and in providing a forum for
17 openly gay playwrights and actors to share material
18 related to gay and lesbian identity when few other
19 opportunities existed. Because of this extraordinary
20 level of openness provided by the café operator Joe
21 Cino himself a gay man, the café became a hub of
22 creative innovation and accessibility freeing
23 playwrights and actors from the constraints normally
24 associated with community shell theater even off
25

1
2 Broadway. In 2014, Village Preservation proposed the
3 LGBT Center and the Gay Activist Alliance Firehouse
4 long with the Stonewall and—and Jillian Aspar (sic)
5 for landmark designation addressing the lack of
6 recognition of the important LGBT history of these
7 sites in their historic district designation reports,
8 which in all cases contain no mention of this
9 incredibly important aspect of the building's
10 history. The center is eminently worthy of
11 designation—of landmark designation. For three and a
12 half decades it has been a center of community and
13 political organizing and the provision of much needed
14 social services, a communal meeting place, a public
15 forum and a keeper of culture. The Center has played
16 a key role in recognizing and serving the needs of
17 LGBT youth, seniors, families, religious communities
18 and people with disabilities, victims of hate crimes,
19 people with AIDS and writers, artists and performers.
20 It was the scene of early organizing to secure civil
21 rights legislation, access to healthcare and
22 inclusive curricula in city schools. The GAA Fire
23 House also more than merits landmark designation, the
24 Gay Activist Alliance was one of the most influential
25 post-Stonewall LGBT groups pioneering zaps against

1 political opponents while also promoting early gay
2 civil rights legislation in the country. Their
3 presence at the Fire House at 99 Wooster Street was
4 particularly consequential as they turned the
5 building into a de facto LGBT community center where
6 no such entity formerly existed. Their reuse of the
7 abandoned city-owned structure also spoke to the
8 growing movement transforming Lower Manhattan at that
9 time where disused structures were re-imagined for
10 new and unconventional purposes heralding a period of
11 unrivaled political and social creativity and ferment
12 in this area in the mid to late 20th Century. Prior
13 to 2015, there was not a single individually
14 landmarked building in New York City based primarily
15 upon LGBT--LGBT history. In fact, while there has
16 been significant progress on that account in the
17 designation of history districts, until these recent
18 designations with Stonewall and remain New York
19 City's sole individual LGBT historic landmark. We are
20 happy to see that change. These three sites all
21 merit individual landmark status due to their
22 significant contributions to LGBT history and we,
23 therefore, urge this Subcommittee and the City
24 Council to approve their designations. Thank you.
25

1
2 SIMEON BANKOFF: Good afternoon, Council
3 Member, Simeon Bankoff, Executive Director of the
4 Historic Districts Council. HDC is in very strong
5 support of all of these items. We would like to
6 commend the Landmarks Preservation Commission and the
7 Council for being such strong advocates for that.
8 These are truly breakwater sites and designations in
9 the sense that they are adding to our common history,
10 adding to our shared history. Although five out of
11 six of these sites were already regulated by the LPC,
12 there are elements in each of them that were lost,
13 and would not be known without these designations.
14 Additionally, I'd like to say that we are
15 particularly proud of Baldwin House because that's a
16 case which that history could easily be erased by the
17 proper preservation issue, proper preservation
18 practice to restore it back to an earlier time.
19 Instead, through this designation we're actually
20 capturing the importance of Mr. Baldwin. I'm going to
21 conclude by saying it's a very strange thing to see
22 one's personal history actually become official
23 history, that when I used to hang out at the LGBT
24 Center with friends, we were, you know, and then we
25 thought it had been there forever and, you know, I

1 was surprised to discover it actually it had only
2 been there for about three years, and now to have it
3 become a landmark is a remarkable thing. It's a
4 remarkable thing to see the, um, the Women's
5 Liberation Center where my mom used to volunteer with
6 those on the Lesbian Switchboard back in 1981, become
7 a landmark, and these were all places, which helped
8 service a community that was criminalized in the very
9 recent past. As the commission continues to expand
10 its reach and its breadth, we hope that they continue
11 to recognize, honor and protect places of formerly
12 marginalized communities. It's tough but it's very
13 important, and it's a very important thing to share
14 for all of us to move forward. Thank you.

16 CHAIRPERSON ADAMS: I thank you all for
17 your testimony today. I agree a thousand percent with
18 everything that the three of you have said today. I
19 thank you so very much, in particular the Baldwin
20 House designation. I believe that one of my heroes
21 she wasn't mention, okay, but I believe that one of
22 my heroes also frequented that and that was Maya
23 Angelo, I believe that she...she also frequented the
24 Baldwin Residence as well, and, um, I'm very, very
25 excited as I know that you are to be a part of this

1 history as well, and I thank you again for your
2 testimony.

3
4 SIMEON BANKOFF: Well, thank you.

5 CHAIRPERSON ADAMS: We've been joined by
6 Council Member Inez Barron. [background
7 comments/pause] If there are no more members of the
8 public wishing to testify on that item, we will close
9 the public hearing on LUs 490, 491, 492, 493, 494 and
10 495. We will now move onto a group of seven landmark
11 designations submitted by the Landmarks Preservation
12 Commission pursuant to Section 3020 of the New York
13 City Charter and Section 25-302 of the Administrative
14 Code all of which are located on Broadway in Council
15 Member Rivera's district in Manhattan. LU 481 the
16 817 Broadway Building a/k/a 817-819 Broadway 48-54
17 East 12th Street, Block 563, Lot 31. LU 482 the 826
18 Broadway Building now the Strand Building a/k/a 826-
19 828 Broadway, 57-63 east 12th Street, Block 564, Lot
20 34, LU 483 the 830 Broadway Building, Block 564 p/o
21 lot 36; LU 484 the 832-834 Building, Broadway
22 Building Block 564 p/o Lot 36. LU 45 the 836
23 Broadway Building located at 836 through 838
24 Broadway, a/k/a 72 through 74 East 13th Street Block
25 564 Lot 39; LU 486 the 840 Broadway Building located

1 at 840 Broadway a/k/a 64 through 70 East 13th Street,
2 Block 564, Lot 41 and LU 487, the Roosevelt Building
3 located at 841 Broadway a/k/a 837 Broadway, 837
4 through 847 Broadway, 53 through 63 East 13th Street,
5 Block 565 p/o Lot 15. I hereby open the public
6 hearings on LUs 481, 482, 483, 484, 485, 486 and 487,
7 and we'll let everyone know that Council Member
8 Rivera is in support of these designations. I now
9 once again recognize LPC representatives to present
10 their testimony on these designations. I call again
11 Kate Lemos McHale, and Anthony Fabre, and before you
12 begin, I ask you once again to restate your names for
13 the record and remind you that you are still under
14 oath.

16 KATE LEMOS MCHALE: Thank you Chair
17 Adams. I'm Kate Lemos McHale of the Landmarks
18 Commission

19 ANTHONY FABRE: I'm Anthony Fabre with
20 LPC as well.

21 CHAIRPERSON ADAMS: Thank you. you may
22 begin.

23 KATE LEMOS MCHALE: Thank you for the
24 opportunity to present these seven individual
25 landmarks that were designated by LPC on June 11th.

1
2 New York City's landmarks represent the city's
3 cultural, social, economic, political and
4 architectural history, and their protection promotes
5 understanding and pride in our history and heritage
6 along with bringing recognition, promoting tourism
7 and other benefits. LPC identifies potential
8 landmarks through detailed survey evaluation and
9 research in response to requests from the public and
10 based on agency initiatives and priorities. We do
11 extensive outreach with property owners and are happy
12 and willing to meet with them as many times as is
13 needed or desired with the goal of gaining our
14 support for designation and understanding of our
15 regulatory process. Designation does not compel
16 owners to perform work on their property not does it
17 freeze the appearance of a building in time. The
18 Landmarks recognizes that buildings may need to be
19 changed and altered to remain functional, relevant
20 and productive. The LPC has an extensive body of
21 rules and reviews and approves restoration,
22 maintenance and appropriate changes to landmarks
23 proposed by their owners, and approximately 95% of
24 applications for work on them are approved at the
25 staff level. I'd like to provide you with a summary

1 of our study of this area and the developmental
2 history and significance of this group of individual
3 landmarks and then very short presentations on each
4 building. The area south of Union Square was an
5 exclusive residential neighbor--neighborhood in the
6 1830s and 40s. Its growing population housed in row
7 house and mansions. Following the Civil War,
8 Broadway became an important commercial corridor
9 attracting hotels, theaters and stores. These photos
10 show the evolution of the neighborhood by the turn of
11 the 20th Century when with the construction of the
12 subway through Union Square and technological
13 innovations allowing taller structures with steel
14 framing, electricity and elevators the area was
15 transformed by the construction of new tall store and
16 loft buildings. The seven landmarks presented here
17 today are outlined in red on this map. They were the
18 result of a comprehensive survey and evaluation of
19 the area south of Union Square between Fifth and
20 Third Avenues carried out last summer in response to
21 community concerns about development in the area,
22 which was supported by Council Member Rivera. LPC
23 devoted substantial resources to the building by
24 building study. Our survey and analysis found that
25

1 the area contains a variety of residential,
2 manufacturing and commercial structures erected in
3 the 19th and early 20th Century interspersed with many
4 altered and new buildings built within the past 30
5 years. Because of this variety of age, type,
6 architectural quality and integrity, we did not find
7 a historic district narrative consideration in this
8 area. However, our study underscored the outstanding
9 significance of Broadway to the historical
10 development and architectural character of the area,
11 and we identified the most architecturally
12 distinctive and intact buildings along with a section
13 of Broadway for designation as individual landmarks.
14 The seven landmarks shown here in historic
15 photographs were designed by notable New York City
16 architects. One was built in 1876 with neo-grec style
17 cast iron facades. The rest were constructed between
18 1895 and 1902 and designed in the Renaissance Revival
19 style with facades clad in stone, brick and
20 terracotta in the light color pallets incorporating
21 elaborate classically inspired ornamentation. They
22 were commissioned by speculative developers and
23 primarily housed garment industry showrooms and
24 factory space. The garment industry was a major
25

1 employer of New York City's working class and
2 immigrant women and became an important sphere
3 through which their advocacy for labor rights and
4 suffrage emerged. Many of these buildings were
5 picketed during labor strikes that furthered goals of
6 the labor movement. The remarkably intact building
7 anchor prominent corners and form an entire block
8 front of the section of Broadway between NoHo and
9 Union Square, and reflect the late 19th Century
10 development of the avenue and broader areas. They're
11 architecturally significant examples of their style
12 and type and culturally significant for their
13 associations with the garment industry and labor
14 history as well as filmmaking and book publishing and
15 selling. LPC believes the designation of these
16 meritorious buildings as a cluster recognizes and
17 protects the significant historic character remaining
18 along this important corridor. 817 Broadway is a
19 handsome and finely detailed example of the
20 Renaissance Revival style designed by George B. Post
21 in 1895 on a prominent corner site, and a significant
22 design retains a high degree of integrity. It's
23 located at the southwest corner of Broad and East
24 12th Street. At the December 4th public hearing, 14
25

1 people spoke in support of the designation of 817
2 Broadway and the entire group, and I'm just going to
3 summarize it once now, and not—and lie you know any
4 additional testimony we received for the specific
5 properties. Support included representatives or the
6 Historic Districts Council, New York Landmarks
7 Conservancy, Society for the Architecture of the
8 City, Greenwich Village Society for Historic
9 Preservation and East Village Community Coalition.
10 The Commission also received seven pieces of
11 correspondence and supportive designation of the
12 whole group including from Council Member Carlina
13 Rivera, New York State Senators Brad Hoylman and Liz
14 Krueger, New York State Assembly Member Deborah
15 Glick, Manhattan Borough President Gale Brewer, the
16 Municipal Art Society of New York and the Municipal—
17 and the New York Metropolitan Chapter of the
18 Victorian Society in America. We received one email
19 opposing the designation of all seven buildings. 817
20 Broadway is currently undergoing a sensitive
21 restoration of its brick and terracotta clad facades,
22 and the owner spoke at the public hearing to describe
23 this work and state that he looked—that they looked
24 forward to working with the Commission. The building
25

1 was an early tile commercial building in the
2 neighborhood and remains prominent in the
3 streetscape. It's Architect George B. Post was one of
4 New York's best known and influential late 19th
5 Century architects. The highly visible street
6 facades are embellished with tan colored Roman brick
7 and terracotta reliefs inspired by Italian
8 Renaissance architecture. Stand-out features include
9 its distinctive angle peers and elaborate crown with
10 a pieced pair cut. Post design 817 Broadway is the
11 Meyer Jonasson and Company Building, a firm
12 advertised as the world's largest manufacturer or
13 lady's garments. 817 Broadway continued to serve the
14 garment industry in the early 20th Century. Across
15 Broadway, 826 Broadway is as significant
16 architecturally as it a distinguished commercial
17 expression in the Renaissance Revival style built in
18 New York at the turn of the 20th Century. It's also
19 culturally significant as the home of the Strand
20 Bookstore since 1956 and for its historical
21 association with the garment industry. The 11-story
22 store and loft building was built in 1902 on the
23 northeast corner of Broadway and East 12th Street. At
24 its first public hearing on December 4th, the
25

1 following written submissions in addition to the
2 support I already described 12 people spoke in
3 opposition to the proposed designation including the
4 building's owner and the Commission received three
5 written submissions in opposition to designation. At
6 the owner's request, LPC held a second public hearing
7 on this property on February 19, 2019. At that time,
8 seven people testified in favor of the proposed
9 designation including Council Member Carlina Rivera,
10 representatives of the Greenwich Village Society for
11 Historic Preservation and Historic Districts Council,
12 the New York Landmarks Conservancy and the Victorian
13 Society of New York. Fourteen people testified in
14 opposition including the owner. The Commission
15 subsequently receive 53 written submissions in
16 support of the designation including from
17 Representatives of the—of eight historic preservation
18 advocacy groups and received a letter from the
19 National Trust for Historic Preservation. The
20 Commission received 76 written submission opposing
21 the proposed designation, and a petition to "Save the
22 Strand" was shared with the Commission when it had
23 approximately 6,600 signatures. 816 Broadway was
24 developed in 1902 for garment industry tenants
25

1 seeking larger manufacturing and whole-whole sale
2 spaces. Its Architect William H. Brookmeyer was a
3 prolific designer of steel framed structures in New
4 York City and a well know expert on the engineering
5 aspects of design writing several publications that
6 were important references in the field. 826 Broadway
7 is an intact and especially robust example of the
8 Renaissance Revival with identical decorative
9 features on both facades lending prominence to both.
10 In 1956, the Strand Book Store moved from its
11 previous location on East 9th Street near Fourth
12 Avenue's Book Row to the ground floor of 826
13 Broadway. Located there for over 60 years the Stand
14 is the building's longest occupant eventually
15 expanding to three floors of retail space with an
16 inventory of more than 2.5 million books and
17 purchasing the building in 1996. The Strand became a
18 center of literary life in Lower Manhattan as well as
19 internationally recognized destination for New
20 Yorkers and visitors alike. The building serves as
21 an important reminder of the neighborhood's historic
22 role as the center-center of the book trade in New
23 York City. The 830 Broadway Building is another
24 remarkably intact example of the tall store and loft
25

1 buildings introduced in the late 19th Century around
2 Union Square to house garment related businesses and
3 has façade decoration. It is located mid-block
4 adjacent to the Strand. At its public hearing on
5 December 4th and in subsequent correspondence, the
6 building received the same support of designation as—
7 as previously described. Built by the Mella
8 Fireproof Partition Company in 1898, 830 Broadway
9 seen here with 832 Broadway on the left and the
10 Strand Building on the right originally housed
11 garment manufacturers and wholesalers and later a
12 variety of tenants including publishing firms in the
13 1940s and '50s. It was converted to work-live/work
14 space by artists and musician in the '70s and became
15 a residential co-op with 832 Broadway in 1980. It was
16 designed by Covernan (sic) and Petzel known for their
17 use of finely crafted ornamentation and features
18 elaborate ornamental detail in particular at its base
19 and its two-story crown shown here, and retains a
20 high degree of integrity to its original design. 832
21 to 834 Broadway is a distinguished and intact
22 Renaissance Revival style store and loft building
23 built in 1897. The designation recognized built it's
24 architectural and its cultural significance related
25

1
2 to turn of the century commercial transformation of
3 this part of Broadway and connections to labor
4 history and political activism. It is located mid-
5 block as we can see here in the map and received the
6 same support as I described earlier. 832 Broadway
7 was developed by the Commercial Realty Improvement
8 Company in 1897 and designed by Ralph Townsend, a
9 noted architect of the era. His work in New York
10 City has been recognized by the Commission and
11 includes a variety of building types and styles. Its
12 entire façade is encrusted with decorative
13 classically inspired ornament as seen in these
14 detailed photographs. 832 Broadway was originally
15 home to the cloak makers, and in 1898, it was the
16 location of an agreement made during the cloak
17 makers' strike sending 500 workers back to work. A
18 variety of garment manufacturers occupied the
19 building through the 1930s when the Workers Party of
20 America, later the Communist Party of the U.S.A.
21 established a publishing company in the building, and
22 published many Communist Party pamphlets and printed
23 propaganda such as shown here. 836 Broadway Building
24 is a cast iron store and loft building designed by
25 Stephen Decatur Hatch in 1876. It's the oldest

1 building among this group and its two facades on
2 Broadway and East 13th Street are architecturally
3 significant examples of the Neo-Grec style popular
4 after the Civil War. It occupies an irregularly
5 shaped lot shown here. At the December 4th public
6 hearing and in subsequent written correspondence we
7 received the same support for designation. The
8 building was constructed by the estate of James and
9 Cornelia Roosevelt who were the great uncle and aunt
10 of President Theodore Roosevelt, on the site of their
11 house. The first long-term tenant was Mitchell Vance
12 and Company important manufacturers of ornamental
13 metal clocks and electric lighting fixtures. The
14 Architect Stephen Decatur Hatch designed this
15 building as well as the Roosevelt Building, which
16 we'll see in a minute, and he was an important 19th
17 Century architect. He was an architect of the U.S.
18 war Department, and known for several New York City
19 landmarks such as the Guilty Hotel, and the original
20 portion of the New York Life Insurance Building on
21 Broadway. Hatch's design for 1836 Broadway exhibits
22 a clearly defined hierarchy and generously sized
23 windows. Particularly notable are the delicately
24 incised and applied ornament and Renaissance inspired
25

1 surround at the Mansard roof. The Roosevelt estate
2 sold at 836 Broadway in 1921, and it continues to
3 function as a commercial building today with an
4 antique business on the first two floors and offices
5 above. The 840 Broadway Building located on a
6 prominent corner and completing this block front is
7 another architecturally significant and well
8 preserved example of the transformation of this area
9 at the turn of the century. It's located at the
10 southeast corner of 13th Street and Broadway, and it
11 received the same support already described. At the
12 public hearing a few representatives of the owner
13 also spoke noting their appreciation for the honor or
14 designation and posing a number of questions about
15 how work on the building would be regulated. The 12-
16 story building was designed by Robert Manicke a
17 notable designer of commercial buildings in New York
18 City. It was built between 1899 and 1901, and can be
19 seen in these historic photographs. Like its
20 neighbors on the block, 840 Broadway has mainly
21 garment manufacturers and wholesalers. The Goodyear
22 Waterproof Company, who sold raincoats and rubber
23 apparel occupied the ground floor in the 1940s and
24 50s. It was converted to a mixed use cooperative in
25

1 the 1970s and today is primarily residential above
2 the retail ground floor. The impressive Renaissance
3 Revival style building retains a high degree of
4 integrity with intact limestone, brick and terracotta
5 façades and beautiful historic store fronts with
6 curved glass and decorative metal work. (alarm
7 sounding.) And finally the Roosevelt Building is an
8 exquisite element of Broadway's streetscape and an
9 outstanding example of the late 1900th Century
10 commercial development south of Union Square. Built
11 between 1893 and 1894, it is also historically
12 significant for housing one of the first American
13 film studios the Biograph Company, which advanced
14 film making technology. At its public hearing and in
15 subsequent correspondence, this proposed, this
16 designation received similar support and the owner
17 also expressed support for designation and described
18 the planned restoration of the base of the building.
19 It's prominently situated on the northwest corner of
20 Broadway and Easy 13th Street, and the landmark site
21 is a lot in part consisting of just this building.
22 Stephen Decatur Hatch designed the building with
23 striking facades that include elaborate terracotta
24 ornamentation with provocative faces, beasts, sea
25

1
2 creatures and foliage. Clothing manufacturers were
3 the Roosevelt Building's primary tenants including
4 the Hackett, Carhartt and Company whose signage is
5 evident in these historic images. And the American
6 Mutoscope and Biograph Company later just the
7 Biograph Company was also a tenant from 1896 to circa
8 1906. The company pioneered the Mutoscope in 1894,
9 which was a filming viewing device, and late the
10 Biograph Projector, which defined a new ear of film
11 making and viewing. Their first film studio was
12 located on the roof of the Roosevelt Building
13 captured in the still on the left from their 1905
14 film the Skyscrapers of New York, and that is it for
15 thee Broadway buildings and I welcome any questions.

16 CHAIRPERSON ADAMS: I don't have any
17 questions on these applications. Council Member
18 Barron? Okay, thank you for your testimony on that.

19 KATE LEMOS MCHALE: Thank you very much.

20 CHAIRPERSON ADAMS: Are there any other
21 members of the public who wish to testify on these
22 particular items? Seeing none. I do. Oh, sorry,
23 sorry, sorry. Let me call you back. I see some.
24 (laughter) Simeon come back, Sarah come back and
25

1 Andrea come back or come up. You may begin when
2 you're ready. Yeah, you want that place.

3
4 SARAH BEAN APMANN: Sarah Bean Apmann. I'm
5 the Director of Research and Preservation at for
6 Village Preservation. Village Preservation has long
7 called for action for to protect—to protect the
8 precious and vulnerable historic resources on the
9 border of the Village and the East Village stop of
10 Union Square. This is an area with nearly 2019th and
11 early 20th Century buildings, many of which were home
12 to key figures and events of the 19th Century
13 commerce and 20th Century art movements, almost none
14 of which have landmark designation. There have been
15 an increasing number of demolitions and unsympathetic
16 alterations in the area fueled in part by tech
17 movement spanning south of 14th Street. That
18 pressure will be vastly increased by the City
19 Council's recent approval of a commercial upzoning
20 for a tech hub directly adjacent to this area on the
21 south side of 14th Street. The Saint Denis Hotel at
22 799 Broadway and built and built in 1853 is the most
23 recent casualty having been demolished in just last
24 the last several months. In response to this
25 increasing pressure, Village Preservation and

1 thousands of neighborhood residents called for zoning
2 our landmarks protections for these areas—this area
3 to mitigate against the increasing pressure for
4 demolition, and most certainly we feel that the seven
5 proposed buildings would make strong contributions to
6 a more expansive historic district and support their
7 designations as individual landmarks, we question the
8 approach of cherry picking seven buildings none of
9 which are threatened or likely to be threatened due
10 to their size while many other worthy buildings in
11 the surrounding area remain protected and vulnerable.
12 All seven structures are historically,
13 architecturally and culturally significant and thus
14 worthy of designation. They are all standing and
15 intact examples of their respective styles and their
16 histories are interwoven with the development of the
17 area, and are indeed valuable parts of New York
18 City's history and cityscape, but they are only a
19 sampling of such buildings in this area, and
20 considered in isolation, the context of which they
21 are a part is missed. This is the context which is
22 rich in both cultural history and architecture that
23 is being lost as we speak. This approach of
24 selecting on these seven especially as part of the
25

1 deal to approve an upzoning, which still increases
2 pressure on this area is highly flawed and results in
3 the destruction of more New York City's—more of New
4 York City's recorded history than its preservation.
5 We urge the city to consider a much broader view for
6 this area and particularly of those buildings which
7 unlike these are currently endangered or potentially
8 endangered. Thank you.

10 ANDREA GOLDEN: Good afternoon Chair
11 Adams and Council Member Barron. I'm Andrea Golden
12 speaking on behalf of the New York Landmarks
13 Conservancy. The Conservancy is pleased to support
14 designation of 826 Broadway and all of the landmarks
15 before you today. We issued statements of support for
16 each of them at LPC hearings, but as there's been a
17 great deal of public misinformation regarding 826
18 Broadway, it's the focus of this testimony. 826
19 Broadway is one of a group of seven distinguished
20 buildings you're hearing today along Broadway that
21 will represent the history and architecture of
22 Manhattan just south of Union Square. 826 like the
23 others clearly merits designation for its design and
24 construction. This building features intact
25 Renaissance Revival facades of limestone and brick

1 with rich terracotta details. Architect William
2 Burkmeyer, who was known for his writings on early
3 skeleton frame construction exemplified with that
4 style in this 1902 structure. The owner of 826
5 Broadway and the Strand Book Store which occupies the
6 building's lower floors has made many claims about
7 the ill effects she anticipates for the Strand with
8 designation. We'd like to respond to a few of them,
9 which have been posted on the store's website. The
10 website noted that over the last 70 years the number
11 of book stores in New York City has fallen
12 dramatically, but Amazon poses a particular threat
13 and that designation would be another blow, and this
14 is certainly a time of a volatile-volatile retail
15 environment, but there's little evidence that
16 designation leads to these closures. Concerns were
17 raised that the burdens of designation would prevent
18 the owner from making improvements to the façade,
19 reconfiguring the interior, adding a coffee shop or
20 dealing with disasters. The Landmarks Commission
21 routinely approves such items as lighting, signage
22 and awnings, but doesn't regulate changes to the
23 interior. A coffee shop would require permits from
24 multiple agencies and the Commission has been quick
25

1
2 to respond to disasters such as fires, floods and
3 hurricanes, and as we said in the past, the
4 conservancy offers to help the owner if any issues
5 arise. Designation doesn't preserve buildings in
6 amber. For over a century 826 Broadway has evolved
7 as needed. It will continue to do so, but now under
8 the guidance of the Landmarks Commission. We believe
9 that designation will preserve not only the buildings
10 of this neighborhood, but its dynamic character and
11 vibrant quality of life. The Strand at 826 Broadway
12 is a landmark in the hearts and minds of New Yorkers
13 tourists and book lovers everywhere, but without
14 landmarking, its home is as unprotected as Risoli
15 (sp?) on West 57th Street was demolished and we would
16 we also have the loss if it were the suffer the same
17 fate. So, we urge you to affirm this designation.
18 Thank you.

19 SIMEON BANKOFF: Good afternoon Council
20 Members. Simeon Bankoff, Historic Districts Council.
21 HDC is firmly in favor of the designation of these
22 seven buildings although we share our colleague's
23 concern that we're missing the forest for the trees
24 with this particular tranche of designations that
25 it's sort of sad after we were just talking about the

1 importance of the cultural history of the LGBT
2 community to not really focus on the important
3 cultural histories of the Labor Movement that really
4 was very evident in the buildings on Broadway between
5 Union Square, not call Union Square because it was
6 the first Labor Day Parade, but because it was the
7 union of streets, yet it still was still the first
8 Labor Day Parade between 14th Street and Broadway
9 between 14th and 8th Avenue, which was really part of
10 the Ladies Mile and a major manufacturing hub for
11 people in the garment center and there was a lot of
12 activity going on there. We also share our
13 colleagues at the Lumbers (sic) Conservancies
14 concerns and rebuttals to the information that had
15 been promulgated by the Strand owners. We have seen
16 landmarked properties throughout the city.

17 Businesses and landmarked properties help the city
18 prosper and continue on despite and, in fact,
19 sometimes even because of designation. Similarly, we
20 have seen long time businesses in landmarked
21 properties and outside of landmarked properties fail
22 that the two things are not really connected. The
23 Landmarks Preservation Commission is very good about
24 working with owners in cases of emergency in cases of
25

1 standard renovation, and they do not regulate
2 interior uses. Finally, as our colleagues at the
3 Conservancy mentioned, if there are concerns about
4 changing uses, putting in a café or something like
5 that, then I would not hesitate to say it's much more
6 difficult to get new café licenses than get a new
7 door from the LPC. Thank you.

9 CHAIRPERSON ADAMS: Thank you again for
10 your testimony today. We appreciate it. Okay, once
11 again are they—are there any more members of the
12 public who wish to testify on these items? Seeing
13 none, the public hearings on LUs 481, 482, 483, 484,
14 485, 486, and 487 are now closed, and as the vote to
15 approve the Preconsidered LU related to a new school
16 siting Counsel.

17 LEGAL COUNSEL: Council Member Barron,
18 how do you vote on the Preconsidered item 2019 5068
19 SCQ:

20 COUNCIL MEMBER BARRON: Hold on. [pause]

21 LEGAL COUNSEL: With 4 in the
22 affirmative, 0 in the negative and 0 abstentions, the
23 vote is held open.

24 CHAIRPERSON ADAMS: Okay, the vote is
25 held open. Our third set of historic landmark

1 designations consists of two individual landmarks,
2 LU 488 is the designation of by the Landmarks
3 Preservation Commission of the National Society of
4 Colonial Dames in the State of New York Headquarters
5 located at 215 East 71st Street aka 215 through 217
6 East 71st Street, Block 1426, Lot 10 in Manhattan at
7 the historic landmark. This site is located in
8 Council Member Powers' district. LU 489 is the
9 designation of the first Hungarian Reformed Church
10 located at 346 East 69th Street, aka 346 through 348
11 East 69th Street, Block 14243, Lot 37 in Manhattan as
12 a history landmark. This designation is in Council
13 Member Kallos' district, and I will now read the
14 letter from Council Member Kallos into the record.
15 Letter in support of the designation as individual
16 landmark First Hungarian Reformed Church aka 346
17 through 348 East 69th Street. Since the Request for
18 Evaluation submission on August 6, 2013, Friends of
19 the Upper East Side has supported the designation for
20 the First Hungarian Reformed Church as an individual
21 landmark both as the representative of City Council
22 District here the structure likes and as that
23 grandson of Hungarian immigrants who was raised in
24 Yorkville, I treasure the physical markers of
25

1 Yorkville's unique history. Along with Friends, I
2 would like to formally support the proposed—the
3 proposal for designation of this church as an
4 individual landmark because it is a rare example of
5 the Hungarian vernacular in New York City and is
6 associated with the story of the Hungarian immigrant
7 community in Yorkville, the First Hungarian Reformed
8 Church was listed on the National Register of
9 Historic Places on August 31, 2000. Moreover, this
10 church was and remains a cultural gathering spot and
11 place of familiarity for the Hungarian community, but
12 the vernacular style and detailed craftsmanship of
13 the First Hungarian Reformed Church make it a unique
14 architectural structure, and it should be protected
15 as a symbol of Yorkville's ethnic history. It is
16 vital that structures like this church which
17 physically mark the relationship of Yorkville to its
18 history as an enclave for European immigrants, be
19 landmarked to preserve this cultural history. This
20 church was and remains a cultural gathering spot and
21 place of familiarity for the Hungarian community
22 designated by prominent Hungarian architect Emery
23 Roth in the Hungarian vernacular style, the church is
24 a symbol of the Hungarian community and their efforts
25

1 to their homeland, and their efforts to established a
2 reformed congregation in the city free from the
3 religious persecution they faced in their homeland.
4 It has instilled a sense of pride in their culture
5 while also providing a sense of security for the
6 Hungarian immigrant community. That history is my
7 family's history. My grandparents came to New York
8 City in the wake of the Christian opt-Christian-opt
9 (sic) prior to the start of World War II joining the
10 existing community of Hungarians moving to an
11 apartment on East 71st Street between First and
12 Second Avenues with a ground floor dermatology
13 practice. By 1940, New York City had the larges
14 Hungarian community in America with a population of
15 about 223,000. The First Hungarian Church desig-
16 designed in the Hungarian vernacular and
17 successionist style became a cultural enclave for the
18 Hungarian community. The church recalls churches
19 located in small central European villages thus
20 creating a Little Hungary within Yorkville.
21 Moreover, this provided and still provides a sense of
22 security giving immigrants like my family a sense of
23 place within their new country. This is the
24 neighborhood I grew up in, which had so many cultural
25

1 touchstones from restaurants to bakeries and cultural
2 institutions many of which have since been displaced.
3 That is why I cherish any buildings that connect us
4 to our past, and stand in living testimony to the
5 rich cultural immigrant-immigrant heritage of the
6 area that might otherwise be denied. As a child I
7 walked past the First Hungarian Reformed Church every
8 day no my way to Yushiva a Rabbi Arthur Schneier Park
9 East Day School. The church continues to this day as
10 a part of a waning group of religious institutions
11 devoted to and with services in the mother tongue
12 connecting us to that immigrant heritage we share. It
13 continues to serve the Hungarian community and the
14 neighborhood at large, frequently hosting block
15 association cooperative and condominium meetings.
16 For all these reasons, I am proud to support the
17 designation of the First Hungarian Reformed Church as
18 an individual landmark, and ask my colleagues to vote
19 in favor. It is signed, Sincerely Benjamin Kallos,
20 Council Member, Fifth District. I hereby open the
21 public hearings on LUs 488 and 489 and again invite
22 our LPC representatives to present their testimony on
23 these designations, Anthony and Kate, and once again,
24

1
2 please restate your names for the record, and I
3 remind you that you're still under oath.

4 KATE LEMOS MCHALE: Thank you, Chair
5 Adams. I'm Kate Lemos McHale

6 ANTHONY FABRE: Anthony Fabre.

7 CHAIRPERSON ADAMS: Okay, just make sure
8 the microphone is on that the red light is on and you
9 may begin.

10 KATE LEMOS MCHALE: The National Society
11 of Colonia Dames in the State of New York
12 headquarters was designed in 1929 by the noted
13 Architect Richard Henry Dana, Junior and is
14 exceptionally intact example of the Georgian Revival
15 Style. The building is located on East 71st Street
16 in Yorkville. At the public hearing on May 21, 2019,
17 three people spoke in favor of designation including
18 representatives of the National Society of Colonial
19 Dames in the State of New York. The Historic
20 Districts Council and the Friends of the Upper
21 Eastside Historic Districts. The Commission also
22 received written submissions and supportive
23 designation from Council Member Keith Powers,
24 Manhattan Community Board 8, New York Landmarks
25 Conservancy and an individual. In the last quarter of

1 the 19th Century, celebrations of the Centennials of
2 the Declaration of Independence and George
3 Washington's inauguration resulted in a renewed
4 interest in the history of the Colonial Era. Around
5 the same time the Colonial Revival style of
6 architecture was gaining popularity across the
7 country as architects referred to the styles of the
8 Colonial Era and new civic, institutional and
9 residential buildings. The National Society of the
10 Colonial Dames of America was established in 1891
11 along with other similar groups to preserve and
12 promort-promote Colonial Era history. In 1893, the
13 New York Society was founded offering lectures, a
14 library of genealogy and history with the growing
15 immigrant community to offer classes in English,
16 American History and the naturalization process and
17 managing the Van Cortlandt Mansion built in 1750 and
18 show here on the right. In 1927, the members of the
19 New York Society approved a plan to construct a new
20 headquarters to showcase their mission and to enable
21 students and non-members to the library. They hired
22 Richard Henry Dana, Junior, a respected architect and
23 expert in the architecture of the Colonial period to
24 design the building. He-his initial design was
25

1 directly inspired by the building pointed out on the
2 left, which is the Colonel John McCaver House
3 formally on Wall Street from the 18th Century. In
4 1929, the organization purchased property on East
5 71st Street. Dana adopted his design to more
6 efficiently fit a 40-foot wide lot ultimately using
7 as design inspiration elements from nine Colonia Era
8 houses along the New England Coast and noting them
9 into a cohesive Georgian Revival design. The
10 Headquarters Museum House, as it is currently called,
11 is operated as a house museum showcasing Colonial
12 Revival architecture and art-artifacts with classroom
13 and event space and a library. Beautifully
14 maintained since its completion in 1930, the National
15 Society of Colonial Dames in the State of New York
16 headquarters is a remarkably intact example of an
17 idealized Georgian Revival Style Mansion. Its design
18 notes architectural elements drawn from Colonia Era
19 structures into a cohesive design adapted to the site
20 and expressing the mission of the Colonial Dames
21 organization. The First Hungarian Reformed Church of
22 New York located on East 69th Street in Yorkville is
23 a striking example of early 20th Century church
24 architecture incorporating both successionist and
25

arts and craft details into a sophisticated design.

It's one of the small number of religious properties designed by the distinguished New York City architect Emery Roth, and it's significant for its association with the Hungarian American community who settled in the Yorkville neighborhood. The landmark site as shown here on the south side of East 69th Street

between First and Second Avenues. At the March 26,

2019 public hearing five people testified in favor of

the designation including New York City Council

Member Benjamin Kallos, representatives of the

Historic Districts Council, the New York Metro

Chapter of the Victorian Society in America, Friends

of the Upper East Side and two individuals. A letter

from Community Board 8 supporting the designation was

also read. No one spoke in opposition. Letters of

support were also received from the 69th Street Block

Association, and ten individuals including two of

Emery Roth's grandchildren. This Hungarian Reform

congregation dates to 1895 and was originally located

in the East Village, in 1914, the congregation made

plans to build a church in Yorkville where a large

number of Hungarian, German, Czech and Slovak

immigrants settled for—in the first half of the 20th

1
2 Century. Yorkville is a location of breweries and
3 factories along the East River providing jobs for
4 immigrant families and many Hungarian businesses such
5 as bookstores, bakeries, butcher shops and
6 restaurants were located within a few blocks of the
7 church in Little Hungary. To design the new church,
8 the congregation commissioned Emery Roth one of New
9 York City's most important and prolific 20th Century
10 architects who was born in 1871 in Austria, Hungary
11 and present day Slovakia, and many of his buildings
12 are New York City landmarks including iconic
13 apartment houses on Central Park West, and this is a
14 rare example of church design by the architect early
15 in his career, and as Council Member Kallos noted in
16 his letter, the design for this building does meld
17 arts and crafts and Successionist stylistic features
18 and also draws from a more traditional vernacular
19 from Eastern Europe, and so this is a very
20 interesting sort of combination of the architectural
21 design, the architect, the congregation that it was
22 designed for all coming together in this expression
23 of the building, and the visually striking church
24 continues to serve the same congregation that built
25 it more than 100 years ago, and looks much as it did

1 when it was constructed in 1915. With its
2 distinctive design, the First Hungarian Reformed
3 Church is a significant religious structure designed
4 by Roth, and is an exceptional cultural and
5 architectural reminder of the early 20th Century
6 Hungarian-American community in Yorkville. Thank you.
7 I'm happy to take any questions.

9 CHAIRPERSON ADAMS: I have no questions
10 on these applications. Council Member Barron no
11 questions. Thank you very much for your testimony.
12 Appreciate it.

13 KATE LEMOS MCHALE: Thank you.

14 CHAIRPERSON ADAMS: Okay, okay, we'll now
15 call Simeon Bankoff back and—and Sara Kamillatos
16 (sp?) (pause) I think you're busy today, Simeon.

17 SIMEON BANKOFF: Yeah, I am, you know.
18 [laughter] Go ahead.

19 SARA KAMILLATOS: Hi, Good afternoon. My
20 name is Sarah Kamillatos, and I'm the Preservation
21 Associate, Fiends of the Upper East Side Historic
22 District. I'm here today to voice our enthusiastic
23 support for the designation of both the National
24 Society to Colonial Danes Headquarters and the First
25 Hungarian Reformed Church. I'll speak first on the

1 National Society of Colonia Danes Headquarters, which
2 is a fine example of elements that define the Colonia
3 Revival style favored by clubs and upscale private
4 homes through the late 19th and early 20th Century in
5 Manhattan and that a renewed interested in the
6 Colonial Period sparked first a widespread centennial
7 celebrations of the United State's founding. Founded
8 in 1891, the society has since been dedicated to
9 protecting and promoting tangible colonial heritage
10 through historic preservation, patriotic service and
11 social and educational work. The members of the
12 National Society of Colonial Dames were among the
13 early proponents of historic preservation and indeed
14 the house is a testament to their commitment to
15 honoring and highlighting the notable legacy of New
16 York State's Colonia Era through this architecture.
17 The Society commissioned Richard Henry Dana the IV,
18 and architect noted for his excellence in the
19 Colonial Revival architecture in New York and New
20 England. Dana sought to the design a new building
21 that would emphasize another age in a modern setting
22 evocative of the dignified and charming way in which
23 our forebears lived. An effort was made to
24 incorporate details from Colonial era buildings
25

1 elsewhere in New York State reflecting the focus of
2 the New York Chapter of the Society. Each of the
3 design elements were chosen deliberately to echo the
4 appearance of notable pre-revolutionary sites. An
5 announcement from November 1930 in the New York Times
6 spoke of the Dames new home typical of pre-revolution
7 days that was to house relics, furniture and
8 paintings of 18th Century, New York. The sun colored
9 bricks recalled the Schuyler Mansion in Albany and
10 the door and fan light were inspired by the Phillips
11 Manor in Yonkers, which was constructed by Jacobus
12 Van Cortlandt and Eva Phillips whose son Fredrick
13 built the Van Cortlandt mansion that was later
14 purchased by the Colonial Danes as a museum.
15 Additionally, the fifth floor dormers were adopted
16 from the typical scale and appearance of 18th Century
17 New England homes. These evocative elements coalesce
18 on the façade and the building stands an amalgamous
19 source of the Colonial style of which there are few
20 examples remaining in New York City. These
21 inspirations were seamlessly merged to create a
22 primary façade that definitely recreated and
23 exemplified the Colonial past through Revivalist
24 architecture. The building has been meticulously
25

1 maintained and continues to serve the community as a
2 house museum and popular location for educational
3 tours and it's still in use of the Colonial Dames
4 primary club house and event space. The group has
5 been in exemplary steward of 215 East 71st Street,
6 which has not been altered significantly since
7 construction. The façade pay homage to the Colonial
8 history of New York State. The history about the
9 society of Colonial Dames had been committed to
10 preserving since its inception and this commendable
11 stewardship deserves to be supported by local
12 designation. Regarding the First Hungarian Reformed
13 Church, it's an enduring brick and mortar
14 representation of the strength of Yorkville's
15 longstanding Hungarian community, and its Hungarian-
16 American architect Emery Roth odes the building
17 styles to the homeland he shared with its
18 congregation. The church, which is Emery Roth's only
19 Christian ecclesiastical building is a striking
20 example of the 20th Century vernacular church design
21 and is listed on the National Register for Historic
22 Places in the year 2000. The building's primary
23 façade recall the appearance of traditional Christian
24 buildings throughout Central Europe along with
25

1
2 geometric secessionist details definitely included by
3 Roth took the design relevant within its Early 20th
4 Century context. Additionally, the church's tower
5 houses the bell from the congregation's former
6 building on East 7th Street, which speaks to the rich
7 history and continuity of the church's parish in New
8 York City. The First Hungarian Reformed Church is
9 part of an array of mid-block religious structures
10 that serve various immigrant communities within
11 Yorkville. As these communities have long been
12 dwindling, designation would help to preserve this
13 clear visual representation of this neighborhood's
14 unique past, and to protect from the new development
15 pressures. The church has withstood the past century
16 of the highly intact and rare excellent reminder of
17 the neighborhood's Hungarian legacy, all while
18 actively serving the community and spiritual needs of
19 its dedicated congregation, and we hope that
20 surviving buildings—other surviving buildings that
21 represented the rich immigrant history of Yorkville
22 continued to be recognized and protected. Thanks so
23 much for your time.

24 SIMEON BANKOFF: Good afternoon Council
25 Members, Simeon Bankoff Historic Districts Council.

1 We are in strong support for both of these. I cannot
2 possibly equal Council Member Kallos' impassioned
3 letter about the church, which is a remarkable
4 building. I can only add that as Sarah had
5 mentioned, this is one of only five Emery Roth
6 religious buildings. It's his only Christian one. He
7 was a Jew, which I think kind of speaks a lot about
8 New York City and—and how we all kind of work in each
9 other's play-play pens and work well. With regards to
10 the Society For Colonial Dames, I'm not going to be a
11 preservation nerd about this, though I easily could
12 be. The society, um, was one of the sort of
13 exemplars and forebears of the historic preservation.
14 The Van Cortlandt Mansion Museum—I'm sorry, the Van
15 Cortlandt House Museum is the fourth oldest house
16 museum in the country when it was chartered and the
17 Dames have always been looking forward and, and kind
18 of pushing forward the or the notion of the tenets of
19 historic preservation through origin stories through
20 the house museums. I will also just end up quoting
21 supposedly when the, um, when the Dames were opened
22 and testament to its faithful interpretation of
23 Colonial styles, one of the most asked questions when
24 the headquarters opened in 1930 was reportedly:
25

1 Would you mind telling me exactly when this house was
2 built? Thank you very much.

3
4 CHAIRPERSON ADAMS: Thank you both very
5 much for being here, and all of your testimony today.
6 We appreciate it. Thank you. Are there any other
7 members of the public wishing to testify on any of
8 these items? Seeing none, the public hearings on LUs
9 488 and 489 are now closed. Finally, our last two
10 items today are two applications submitted by the
11 Department of Housing Preservation and Development.
12 First, we will hear the Preconsidered LU relating to
13 Bronx Point, Application Number N-190501 HAX
14 submitted by the Department of Housing, Preservation
15 and Development pursuant to Article 16 of the General
16 Municipal Law of New York State for approval of the
17 designation of an Urban Development Action Area and
18 for property located at Block 2356, Lots 2 and 72,
19 Block 2539, Lot 1 and Part of Lots 2 and 3 and a
20 demapped-demapped portion of East 150th Street in the
21 Bronx, and approval of an Urban Development Action
22 Area Project for such area. The proposed action
23 would facilitate a new publicly accessible open space
24 along the Harlem River Waterfront as part of a new
25 mixed-use development that would include

1
2 approximately 1,044 units of affordable housing,
3 ground floor retail space, cinema, office space and
4 community facility space. The project is located in
5 Council Member Ayala's district. We are joined today
6 by HPD representatives Lacey Tauber. [background
7 comments/pause] and other representatives Charlie
8 Samber from NYC EDC; Jose Sanchez, Bronx Point
9 Owners, LLC and Ann Tirschwell, Bronx Point Owners,
10 LLC. [background comments] Before you begin,
11 Counsel will swear you in. [background
12 comments/pause]

13 LEGAL COUNSEL: Please raise your right
14 hands. Please state your names?

15 CHARLIE SAMBER:

16 ANN TIRSCHWELL: Ann Tirschwell.

17 JOSE SANCHEZ: Jose Sanchez.

18 LACEY TAUBER: Lacey Tauber.

19 LEGAL COUNSEL: Do you affirm to tell the
20 truth, the whole truth and nothing but the truth in
21 your testimony before the Subcommittee and in answer
22 to all Council Member questions?

23 PANEL MEMBERS: [in unison] I do.

24 CHAIRPERSON ADAMS: You may begin.
25

1 CHARLIE SAMBER: Good morning to the
2 Subcommittee On Landmarks, Public Siting and Maritime
3 Uses and Chair Adams as well as Council Member
4 Barron. My name is Charlie Samber and I am Vice
5 President with the Government Relations Department at
6 NYC EDC. I'm excited to being the Bronx Point Project
7 before the City Council again today. This time in
8 the context of its UD AAP request, which is one of the
9 major—one of the many agency approvals this project
10 is seeking as part of the development process. The
11 project, which originally receive ULURP approval in
12 October of 2017, which included a rezoning of the
13 site and sites—the disposition among others. Later
14 that year, the project was also approved by the Bronx
15 Borough Board for three of the four dispositions of
16 the Bronx Point Development team. By way of
17 background, in 2016, the New York City Economic
18 Development Corporation issued a lower concourse
19 north Request for Expressions of Interest or
20 otherwise known as RFEI to develop this site known as
21 the Lower Concourse North, a site bounded by the
22 demapped 150th Street to the north, Exterior Street
23 to the east and east 149th Street to the south and
24 the Harlem River to the west adjacent to the 145th
25

1 Street Bridge in the Bronx. The spirit of the RFEI
2 sought to provide the opportunity to achieve multiple
3 community and sane policy goals while catalyzing
4 development in the general Lowe Concourse area. The
5 intention of the project is to facilitate a mixed use
6 transit oriented development that provides
7 substantial affordable units for residents with a
8 wide range of incomes, provides publicly accessible
9 open space to all local residents and visitors,
10 expands open space access to adjacent-to the adjacent
11 Mill Pond Park and creates the opportunity for a
12 variety of community uses serving local and
13 potentially regional needs as well. It ultimately
14 creates the opportunity for cultural and community
15 facilities to serve Bronx Community Board 4 and
16 Community District 1 residents as well as those from
17 the broader Bronx and New York City. In 2017, NYC
18 EDC and HPD selected a development project known as
19 Bronx Point, a joint venture between L&M Development
20 Partners and type A projects, which are represented
21 here today. The ULURP and 384-B-4 approvals for this
22 project were subsequently approved, as I said in
23 October and December of 2017 respectively. The JV
24 will speak to the broader project, but the approval
25

1 we are seeking from this Subcommittee and from the
2 Land Use Committee is what we'll be presenting today,
3 which is the open space improvement associated with
4 the mixed-use project designed by Marvel Architects.
5 These open space improvements will be funded in part
6 through city funds, which is what the UDAAP approval
7 we are seeking today is for, which HPD will cover in
8 a moment. Phase 2 of this development, which is
9 included in in the UDAAP, but all of the open spaces
10 will be delivered as part of Phase 1. We are very
11 excited about this proposal and we look forward to
12 presenting it to you today, and we'll take questions
13 at the end of our presentations. Before I turn it
14 over to HPD, I would like to briefly discuss some
15 planned investments in the area and the recent
16 history leading up to this development proposal. All
17 of these investments will complement the mixed-use
18 development project. As part of the ULURP in 2017,
19 the Special Harlem River Waterfront District was
20 originally approve—which was originally approved in
21 2009 was expanded to included the Bronx Point site.
22 It was expanded to include the Bronx Point site. This
23 facilitated a waterfront access plan to be
24 implemented into the design of this project, which
25

1 coupled with the zoning district's expansion, and the
2 Bronx Point project was a capital investment of
3 nearly \$200 million to reconstruct key intersections
4 along exterior street, update water and sewer lines,
5 update the street scape and install commercial broad
6 band access. All of these capital investments with
7 the exception of the open space, which we will be
8 discussing today will be done by the New York City
9 Economic Development Corporation. Funds to reimburse
10 the redevelopment—the Development Team for costs
11 associated with the open space will be derived from
12 this \$200 million investment. Infrastructure work
13 along these key intersections are in the final design
14 phases, and we expect construction to begin in 2020
15 in close coordination with the development team part
16 of their development process. Together, all these
17 investments comprise what we're calling the Lower
18 Concourse Infrastructure Investment Strategy of
19 nearly \$200 million, which complement, as I said, the
20 work of the Bronx Point Mixed-Use project. We
21 believe these investments working in consort have the
22 opportunity to strengthen the South Bronx and
23 provides opportunities for supporting new affordable
24 housing creating jobs and bringing new open spaces to
25

1
2 the Harlem River. My colleague and I at HPD, Lacey
3 Tauber will say a few words as further introduction
4 to the UDAAP Application. Thank you.

5 LACEY TAUBER: City Council Members, I
6 have, um, some testimony that I submitted in writing,
7 but I think a lot of it is kind of repetitive from
8 what Charlie said and also what you are going to hear
9 from the team. So, I just want to add that a couple
10 of things to what he just said. You know, he
11 mentioned that, and this project was previously
12 approved. You know, what we're doing today is
13 expanding the area that qualifies as UDAAP or a Urban
14 Development Action Area, as that allows us to route
15 some of the investments and funding that Charlie was
16 mentioning to this project for the open space
17 improvement. HPD's role here also has to do with the
18 housing, and I would just mention that the Phase 1
19 building has approximately 400—sorry, 540 units of
20 permanently affordable housing, which utilizes HPD's
21 Mix and Match term sheet, and there's a little bit
22 more detail in there, but I would let the development
23 team I think just run you through their plans.

24 JOSE SANCHEZ: [off mic] Council Members.

25 CHAIRPERSON ADAMS: Okay, turn it on.

1
2 JOSE SANCHEZ: Good afternoon Council
3 members. So, we're really excited to be here to
4 discuss the Bronx Point Project. So, as Lacey was
5 mentioning, the Bronx Point Project is-is-is a-it's
6 an exciting project at the-and the-at the-next to the
7 Harlem River. It's a gateway site into the Bronx. You
8 have the 145th Street Bridge from Manhattan, and so
9 it's a really-it's a project that will catapult
10 waterfront development along the Harlem River. As
11 Lacey mentioned, the-the project in its totality has
12 a little over a thousand units, a 1,045 units across
13 two phases, Phase 1, which would include all of the
14 open space, includes approximately 540 units of
15 permanent affordable housing. The, um, there's over
16 2.8 acres of open space, which would all be included
17 as part of Phase 1. A big portion of that is-is a
18 new playground for the community, which my colleague
19 Annie will-will dive into, and the building includes
20 aside from the-from the housing we have over 57,000
21 square feet of educational and community facility
22 space. We have our-our community partner Bronx
23 Works, which has been doing work in the area for over
24 40 years. They will be providing supportive services
25 for-for formerly homeless households in the-in the

1 project. City Signs and a Billion Oyster project will
2 provide educational programming for the-for the-for-
3 for people and then kids in-in the project in the
4 vicinity as well, and our community facility spaces
5 is anchored by our permanent home for the Universal
6 Hip Hop Museum, which will celebrate hip hop culture
7 across many exciting and engaging exhibits. On the
8 commercial side we have over 70,000 square feet of
9 engaging retail anchored by a state-of-the-art movie
10 theater. It's going to have ten screens, slated to
11 have ten screens at the moment, and so we're really
12 excited to bring in this use in the Bronx, which has
13 lacked or is underserved for movie theaters. Next
14 slide. Here we're just going to-here's an aerial view
15 of the project. As I mentioned, it's along the
16 Harlem River Waterfront, which doesn't have or has a
17 lack of-of residential developments over the years,
18 and so this extends the adjacent park to-to build a
19 new playground, a new waterfront esplanade along with
20 the building as well, and before I turn it over to my
21 colleague Annie, which will, which will dive into the
22 open space areas, just it's-it's important to not
23 that this has been a collaborative effort with the-
24 the local community and particularly Community Board
25

1
2 4. We've had over 20 sessions dating to now and
3 nearly two years of engagement with the local
4 community. We have another one coming up in about a
5 week or so, and so, the...the plans that you see here
6 were in close collaboration with the community who
7 provided key input to the open space design.

8 ANN TIRSCHWELL: I'll testify today.

9 Thank you. So, I wanted to just very briefly walk you
10 through I think what Jose had mentioned was a very
11 exciting community driven design process. First and
12 foremost, we wanted to make sure that the siting of
13 the building allowed for seamless integration of new
14 open space with the existing park, and incorporate
15 the creation of a new waterfront esplanade. One
16 thing that we'd heard from community—from the
17 community was that a lot of new developments. The
18 open space around it always felt like it was for the
19 new buildings and not for the community at large and
20 so when we were creating the siting of the project we
21 created both visual and pedestrian access through the
22 site to the water and to the open space. That was a
23 really crucial component for us. We didn't—even
24 though zoning allowed us to, we didn't want to create
25 a wall of building between the community and the open

1 space on the waterfront. So, we created a rather
2 porous site plan. You'll see that there is a new
3 roadway being constructed. We tried to—well, we
4 pulled that as far away from the existing open space
5 as we can by siting it as a cul de sac road in
6 between Phase 1 and the future Phase 2. So, the
7 elements of the open space really did come out of
8 this 20+ meetings with the community. There were a
9 number of elements that were really first and
10 foremost in the community's mind for what they wanted
11 to see, a large playground for multi-ages is really
12 at the heart of what our plan shows, and you can see
13 that in sort of large beige areas right in the
14 middle. If you've ever gone there on a summer
15 weekend, you know that the barbecues are very well
16 attended. So, we have expanded the barbecue area.
17 We've also created adult fitness areas, and created a
18 tremendous amount of shaded viewing to the
19 waterfront. One of the things that the community also
20 wanted was enhanced lighting and safety, and we
21 accommodated that in our plan as well. The last thing
22 I'll mention is that they wanted—the community really
23 wanted an open area for dancing and for yoga classes
24 and so we incorporated that into the plan. I would
25

1 say the one other piece that we spent a bunch of time
2 on are—was around sustainability. So, the existing
3 site is that elevation of plus 6. We're bringing the
4 full open space up about five feet to an elevation of
5 plus 11 and even berming the playground in areas to a
6 plus 15 so that we're creating a sustainable
7 waterfront and also buffering some of the
8 improvements from potential water impact. This is
9 just really to show you that the sort of striped
10 space is the, um, developer maintained space and the
11 purple and orange solid spaces is all of the open
12 space to be maintained by the Department of Parks and
13 Recreation. I think it's important to note that as
14 part of the development agreement, the developer—the
15 development team is giving money into a fund to help
16 maintain the open space. Now, some--some pretty
17 pictures. The, um, the building itself integrates a
18 very large stairwell—stairway. I guess not a
19 stairway, it's a stair, into the design. As you
20 probably know, there is a train track right adjacent
21 to the site, and right—the first thing you sort of
22 note when you look at the waterfront. So, it was the
23 Design Team and the Development Team's intention to
24 bring people up above the level of the train tracks
25

1 and rally enjoy the dicolic (sic) nature of the
2 Harlem River. We did that by incorporating this ADA
3 compliant stair that we worked with the Mayor's
4 Office on. We'll see that on the first and second
5 floors of the building is a Hip Hop Museum. Jose
6 spoke about facing the water. We have all of our
7 community facility space and the bridge-like element
8 is-is emergency egress for the-the museum or the
9 movie theater. Again another view towards both the
10 museum and the open space, and then you'll see that
11 we are creating a plaza as well as part of the
12 development project along exterior street to engage
13 the community and bring them across the river and up
14 to the waterfront and the open space. This is that
15 plaza. That's part of our development site. Again,
16 really setting the stage for what we hope is a
17 gateway to the waterfront and the open space, the
18 much wanted open space for salsa dancing. The
19 esplanade is an obviously very critical component of
20 this project. It extends the waterfront access
21 already existing in Mill Pond Park and we hope that
22 it will continue down the waterfront to the south as
23 does the community on future developments. One thing,
24 um, as we mentioned really desired by the community
25

1 is a multi-age playground. I would -it's a-it's a
2 lovely playground we think. The community was very
3 excited about it. There are two elements that they
4 wanted. In particular one which is water features and
5 on the bottom right is a piece of equipment designed
6 for children facing challenges of autism. It creates
7 a sort of cozy dome. So we really tried to
8 incorporate multiple piece of play equipment for the
9 whole community. The, um, these towers that are
10 these play structures are also ADA accessible. So
11 they have ramps, which allow for children in
12 wheelchairs to access that equipment as well. This
13 is just a lighting plan, which shows that we have
14 dramatically enhanced site lighting as is
15 appropriate. They will meet all EGC dark sky
16 requirements for the podium and for the plaza open
17 space. I thinks that's-one more. Sorry, and again
18 this just shows you that that we-we took the site's
19 12-month 24-hour presence very seriously and wanted
20 to make sure that the site felt exciting and safe and
21 engaging, and we hope that we did that in evening
22 hours as well with a dynamic lighting plan. So, that
23 is the end of our presentation.
24

25 CHAIRPERSON ADAMS: Thank you.

1
2 ANN TIRSCHWELL: And before I end it.

3 [laughter]

4 CHAIRPERSON ADAMS: This is a very
5 exciting, extraordinary project and I—I I'm still
6 amazed. I've seen the presentation before, but it
7 still amazes me to see all—all of the items put in
8 place for this community. I'm excited for the
9 community to have this—this amazing museum and I—I
10 had mentioned that, you know, think about Queens a
11 little bit when it comes to this. Along those lines,
12 you know, with these projects come amazing and
13 extraordinary opportunities also for workers. So I
14 just wanted to touch a little bit on what we are
15 putting in place for workers on the project, and what
16 wage and benefit rates like health and retirement are
17 currently included in HPD's underwriting for the
18 building service jobs at the site?

19 LACEY TAUBER: I would say, um, because
20 building service that's something that Council Member
21 Ayala brought to our attention, something that and
22 we're looking into it now. I don't have—I can get
23 back to you on the—on the details there.

24 CHAIRPERSON ADAMS: So along those same
25 lines is there any kind of commitment then since my

1
2 colleague did bring that up to you before is there
3 any kind of commitment that the team has come up with
4 to ensuring?

5 LACEY TAUBER: I don't know. I would say,
6 you know, every-everything is a trade-off in terms of
7 our financing. So it's something we have our
8 Development folks looking into to see what's
9 possible.

10 CHAIRPERSON ADAMS: Okay, we'll follow up
11 with that. it's very important. I don't have any
12 other questions on this application. Council Member
13 Barron.

14 COUNCIL MEMBER BARRON: Thank you very
15 much for being here and for your presentation, and I
16 have some questions just a few. What's the height of
17 this building that you're proposing? This is phase 1
18 I think you said. What's the height?

19 JOSE SANCHEZ: Yes, the-the height of the
20 building is 260 feet. There's a little more feet
21 when-for mechanical spaces, but we're-we're topped
22 out of zoning at 260 feet.

23 COUNCIL MEMBER BARRON: And what-how many
24 stories is that?

1
2 JOSE SANCHEZ: The building is 23
3 stories.

4 COUNCIL MEMBER BARRON: 23 stories, and
5 what's the FAR?

6 JOSE SANCHEZ: Oh, the FAR?

7 COUNCIL MEMBER BARRON: The FAR, uh-hm.

8 JOSE SANCHEZ: Um, hm, I think that it's
9 high. I think it's like six

10 LACEY TAUBER: Around 370-

11 JOSE SANCHEZ: Yeah, I don't-I don't'
12 think I have that information, but the-the building
13 itself is about 585,000 square feet. It's zoning
14 compliant, but yeah, that's the gross square feet of
15 the building.

16 COUNCIL MEMBER BARRON: Okay do you-

17 CHARLIE SAMBER: So, as my notes here,
18 the-the zoning allows for-it's capped at 4.6 FAR.

19 COUNCIL MEMBER BARRON: I didn't hear
20 you.

21 CHARLIE SAMBER: 4.6 FAR.

22 COUNCIL MEMBER BARRON: Thank you. So, I
23 think that in your-some place in your literature that
24 the apartments are designed for AMIs from I think it
25 said starting at 30%? Yeah, 30 to 130% of the AMI.

1 Targeted incomes will range from 30 to 130% of the
2
3 AMI.

4 ANN TIRSCHWELL: That's correct and then
5 there's also some units that set aside for the
6 formerly homeless as well.

7 COUNCIL MEMBER BARRON: I love you.

8 LACEY TAUBER: There are some units set
9 aside for the formerly homeless and then the—the
10 lottery units range from 30 to 130. That's correct.

11 COUNCIL MEMBER BARRON: So, you have some
12 set aside for formerly homeless?

13 LACEY TAUBER: Right.

14 COUNCIL MEMBER BARRON: Do we have the
15 income bands?

16 LACEY TAUBER: So, there was actually
17 points of agreement that the city entered into with
18 the Council Member at the time in 2017 that outlines
19 pretty specific income bands in that range, I imagine
20 our mix and match term sheet at the time. As you may
21 be aware, we have made some tweaks to our term sheets
22 in the last couple of years, so one thing that we're
23 actually looking into is if there's a possibility to
24 bring some of the units down at the higher end, which
25 might, you know, require making some changes in the

1 middle, but that's a conversation I think, you know,
2 we want to have with Council Member who represents
3 this area, and as we move forward, but I would say
4 just generally we're still committed to using the mix
5 and match term sheet, which provides for that range
6 of incomes.
7

8 COUNCIL MEMBER BARRON: My concern is
9 always the degree to which these so-called affordable
10 housing project, in fact, displace people who live in
11 the community or create situations for people who
12 presently live in the community to eventually be
13 priced out as these rentals come in at 130% of the
14 AMI. 130% is middle income. 130% AMI is people
15 making \$122,000 basically for a family of three. So,
16 do we have any idea of what the income bands
17 presently are in the community where this housing is
18 proposed?

19 LACEY TAUBER: I don't have that
20 information in front of me right now. I would say,
21 you know, we know it's on the lower end. I would also
22 add, you know, again that there was a PLA that was
23 signed a couple of years ago that outlined, you know,
24 a range and, you know, we're committed to working to
25

1 match that or come close to it to the extent that
2 we're able with a new term sheet.

3
4 JOSE SANCHEZ: The only thing I'll add I
5 think that we can submit this as part of follow up.
6 there was a letter that the Community Board sent to
7 us as part of the ULURP process, which outlines their
8 desire to see a mix of incomes, which included some
9 at the higher end, but obviously addressing
10 affordability levels at the lower spectrum, but we
11 did hear quite surprisingly that from the community
12 board and others that they wanted to see a mix that
13 included both low, moderate and—and units at the
14 higher end.

15 COUNCIL MEMBER BARRON: That's
16 interesting and I'd love to see what—what they
17 proposed to be the proportions or the percentages
18 across the income bands that will be designed for
19 this project, and do we have any idea of the number
20 of units? The mix of units are they going to be
21 studios, 1 to 3 bedrooms? Do we have that
22 information.

23 LACEY TAUBER: That's actually in my
24 testimony. Sorry, I skipped over it, but I do have
25 it here, and so for the first phase, which is the one

1 that—for which the planning work is—is done. It's 135
2 studios, 192 1-bedroom, 122 2-bedrooms and 93 3-
3 bedrooms.
4

5 COUNCIL MEMBER BARRON: And did you say
6 studios?

7 LACEY TAUBER: I did. 135.

8 COUNCIL MEMBER BARRON: 135 and you know
9 my next question with the studios.

10 LACEY TAUBER: How big are the studios.

11 COUNCIL MEMBER BARRON: Right.

12 LACEY TAUBER: I'll turn it over to them
13 for that.

14 JOSE SANCHEZ: I mean they—they range but
15 they're all in compliance with HPD design guidelines.
16 So, we—we followed that. I think we're towards the
17 higher end of that range, but where we've been
18 following the HPD design guidelines to—to design the—
19 the units. This is managed project and HPD, of
20 course, will be reviewing our plans to make sure that
21 we're compliant.

22 COUNCIL MEMBER BARRON: Okay, so, I—I
23 would like to know also how we're matching up these
24 different size units with the income bands to make
25 sure that, they're not all—those lower units, the

1 smaller units are not concentrated at lower AMIs, but
2 I'm always concerned about how these so-called
3 affordable projects go up to 130% of the AMI, which
4 according to AMDH, is about—I don't have the exact—
5 Oh, five percent of the population of New York City
6 according to AMHD is about—no, I'm sorry. 130 they
7 have 3% of New York City's population is presently at
8 130% AMI. So, when we talk about brining in a large
9 percentage of projects—apartments within a project,
10 at 130% of AMI of the AMI, which AMHD says represents
11 3% of the population, I'm concerned. I think that's
12 a beautiful project. It's wonderful. The amenities
13 and all of that, but who are we actually preparing
14 these projects for?

16 JOSE SANCHEZ: I—I would just like to
17 mention we are following the mix and match term
18 sheet. 60% of the apartments are at tax credit
19 eligible rents and incomes meaning 80% AMI or below.
20 I would like to focus 10% of the units are at—they're
21 dedicated for formerly homeless. We also have bands
22 at 30% AMI in addition to the formerly homeless and
23 we have another 20% at I believe it's 47% AMI. So, e
24 have a project that 60% of those units are—are from
25 tax credit eligible units, 80% AMI or below and we

1
2 have approximately 40% at extremely low or low
3 incomes. I would say that the—the 100 or 130% AMI is
4 a small portion of the building to—to have a mixed
5 income community, but—but the project has a lot of—is
6 really targeting a lot of low-income sectors income
7 tiers, which is what the mix and match term sheet,
8 what the intent of the mix and match term sheet.

9 COUNCIL MEMBER BARRON: Okay, thank you
10 very much. Thank you, Madam Chair.

11 CHAIRPERSON ADAMS: Thank you Council
12 Member Barron. We have been joined by Council Member
13 Miller and I don't think Council Member Miller has
14 questions for this panel.

15 COUNCIL MEMBER MILLER: Right.

16 CHAIRPERSON ADAMS: Okay. thank you very
17 much for your testimony today. I'm sure that we'll be
18 following up with you. Let's see. If there are no
19 members of the public wishing to testify on this
20 item, seeing none, the public hearings on the Pre-
21 considered LU relating to this application number and
22 190501 HAX is now closed, and ask to vote to approve
23 the Pre-considered LU related to the new school
24 siting. Counsel.

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LEGAL COUNSEL: On Pre-considered Item

2019 5068 SCQ, Council Member Miller how do you vote?

COUNCIL MEMBER MILLER: I vote aye.

LEGAL COUNSEL: By a vote of 5 in the affirmative, 0 in the negative and 0 abstentions, the item is approved for a vote with the full Land Use Committee.

CHAIRPERSON ADAMS: Okay and that item is now closed. Our last public hearing today will be on the Pre-considered LU relating to Brownsville South Application No. C 190 373 HAK submitted by the Department of Housing, Preservation and Development pursuant to Article 16 of the General Municipal Law, and Section 197-C of the New York City Charter for the designation of property located at 47 New Lots Avenue, Block 3855, Lot 40, 609 through 615 Osborne Street, Block 3628, Lot 9 and 120 through 122 Liberty Avenue, Block 3693, Lots 22 and 23 in the borough of Brooklyn, and Urban Development Action Area approval of an Urban Development Area project for such area and approval of the disposition of such properties to a developer selected by HPD to facilitate the construction of three residential developments containing approximate 41 affordable dwelling units

1
2 and commercial space. This project is located in
3 districts represented by Council Members Barron and
4 Espinal. Council Member Barron, do you have any
5 remarks to share?

6 COUNCIL MEMBER BARRON: Thank you, Madam
7 Chair. We met last week and there was some concerns
8 that I voiced at that time. Some would be eager to
9 hear what it is that was being presented. Thank you.

10 CHAIRPERSON ADAMS: Thank you very much.
11 We are once again joined by members of HPD, Lacey
12 Tauber and Michael MCCARTHY. Mr. MCCARTHY, we have
13 to swear you in.

14 LEGAL COUNSEL: Please raise your right
15 hand and state your name.

16 MICHAEL MCCARTHY: [off mic] Michael
17 MCCARTHY.

18 LEGAL COUNSEL: Do you affirm to tell the
19 truth, the whole truth and nothing but the truth in
20 your testimony before this Subcommittee and in answer
21 to all Subcommittee, no Council Member questions?

22 MICHAEL MCCARTHY: Yes.

23 LACEY TAUBER: In fact, let me make sure
24 you all have copies of the presentation.

CHAIRPERSON ADAMS: Okay, you may begin when you're ready.

LACEY TAUBER: Okay, this, um, this Preconsidered Land Use item is related to ULURP Application No. C 1907373 HAK, that seeks UDAAP designation project disposition—oh, sorry, and project and disposition approval for four city-owned vacant lots located at 120 to 122 Liberty Avenue in Council District 37, and 609 Osborn Street and 47 New Lots Avenue in Council District 42. The projects bounds the south and is slated for development under HPD's Neighborhood Construction Program NCP, which funds rental housing of up to 45 units affordable to low, moderate and middle income households. The Development Team will serve in the direct competitive process and proposes to construct three buildings containing a total of 41 affordable residential units and a superintendent's unit. Upon completion 120 to 122 Liberty Avenue will be four-story building with two studio units, seven 1-bedroom units, three 2-bedroom units and 1 3-bedroom unit for a total of 13 units. The building to be located at 47 New Lots Avenue will be a 6-story building with five studio units, six 1-bedrooms, three 2-bedrooms including the

1
2 super's unit and three 3-bedroom apartments for a
3 total of 17 units. The building will also contain
4 approximately 2,000 square feet of commercial space
5 on the ground floor. The third building at 609
6 Osborn Street will be four stories with four studios,
7 five 1-bedrooms, and three 3-bedroom apartments for a
8 total of 12 units, and the unit count approximately
9 five units, 12% of the total will be set aside for
10 formerly homeless families and individuals reflecting
11 other social services and with the Department of
12 Homeless Services DHS. The targeted incomes from
13 this project will from 30 to 80% of the Area Median
14 Income or AMI. The buildings will be built to meet
15 Enterprise community centers and amenities will
16 include laundry rooms, bike storage, elevator and
17 recreational rear yard per building. Today HPD is
18 before the Landmarks Subcommittee seeking approval of
19 the Brownsville South MCP Project in order to
20 facilitate construction of these affordable
21 residential buildings, and I would just add that yes
22 we—we have met with Council Members Barron and
23 Espinal and we've heard their feedback on this
24 project and, you know, we are working to incorporate
25 that feedback to the extent that we are able. These

1
2 are small buildings. You know, this project, this
3 term sheet I should say is really designed to, you
4 know, put affordable housing on some of these smaller
5 tough to develop lots and take advantage of, you
6 know, economies of scale to do these buildings in
7 clusters and, you know, so we are working to work
8 with them to the extent that we are able to do so
9 within the constraints of, you know, a small project
10 like this, and I'll turn it over to Development Team
11 to give you some more details. [pause]

12 COUNCIL MEMBER BARRON: Please be sur
13 your mic is on. We have to make sure it gets into
14 the record.

15 MICHAEL MCCARTHY: Okay.

16 COUNCIL MEMBER BARRON: That's good.

17 MICHAEL MCCARTHY: Alright. There seems
18 to be a disconnect between this computer and that
19 screen.

20 COUNCIL MEMBER BARRON: Can you just
21 assist with getting that working? [background
22 comments/pause] Okay, we're going to see if we can
23 get you a technician and help you. [pause]

24 LACEY TAUBER: Oh, it's not the make. It's
25 that we can't—we're having to—we're advancing the,

1 um, the presentation. I'm not really sure what's
2 going on there. I mean maybe...

3
4 MICHAEL MCCARTHY: Yeah, we-we can just
5 do these.

6 LACEY TAUBER: If we can get it to work,
7 work, but it's nice, too, because I think they can-if
8 someone is watching on the feed they can see it, and
9 maybe we should give it a second. [pause] Okay.

10 MICHAEL MCCARTNEY: Alright, so my name
11 is Michael McCarthy and I represent Alembic Community
12 Development. We are coded up in this project with JMR
13 Residential and our architect is Urban Quotient. As
14 Lacey went through, we have a-the project is on three
15 sites in the Brownville neighborhood. The first one
16 is 609 Osborn Street. This will be a four-story
17 building with a total of 12 units with four studios,
18 five 1-bedrooms, and three 3-bedroom units. Um, and,
19 uh that...that site will include an elevator, a back
20 yard with-for passive recreation, a laundry room and
21 bike storage. The second building in the cluster is
22 47 New Lots. This is the largest of the three
23 buildings. It's a six-story building with a total of
24 17 units including five studios, six one-bedrooms,
25 three 2-bedrooms including a super's unit for the

1 cluster, three 3-bedroom units and approximately
2 2,000 square feet of commercial space. Like the
3 other buildings, this one will include and elevator,
4 a passive recreation area in the back yard, bike
5 storage and laundry. And the third site is a little
6 further away up on 120 to 122 Liberty Avenue in
7 Council Member Espinal's district. This part--this
8 building is another four-story building with a total
9 of 13 units including two studios, seven 1-bedrooms,
10 three 2-bedrooms and one 3-bedroom unit. As it--like
11 the other two the amenities include laundry, an
12 elevator and a passive recreation area in the back
13 yard. The, um, the total proposed unit mix between
14 the four--three buildings is a total of 11 studios, 18
15 1-bedrooms, two 2-bedroom and I'm sorry six 2-
16 bedrooms and seven 3 bedrooms for a total of 42
17 units. In our current underwriting that's under
18 review, after our meeting last wee, with Council
19 Member Barron, we currently have about half of the
20 units at--at--above 60% of AMI and half of the units
21 below 60% of AMI. So that is one of the things that
22 we are currently looking at changing based on the
23 feedback that we received from Council Member Barron
24 and Council Member Espinal and just to, you know, a
25

1 summary of the project, the—it's 100% affordable with
2 a 10% set-aside, a total of 42 units and three new
3 construction buildings and and each of these, um,
4 parcels are currently vacant so they'll help to
5 improve those vacant lots in the neighborhoods. Each
6 building has the amenities that I listed. It will be
7 developed to Enterprise—Enterprise community
8 standards, and the current proposal is to include
9 landscaped areas featuring a variety of plant life
10 that will help control storm water runoff. We have
11 a commercial space at 47 New Lots of about 2,000
12 square feet for which we are open to possibilities of
13 what kind of tenant that would be. We've been
14 requesting feedback from the local community board
15 and the Council Members as to what, um, what—what
16 uses they are interested in seeing there, and
17 finally, the project will be financed with HPD
18 subsidies through the NCP Program along with 9% low-
19 income housing tax credit equity. Thank you.

21 CHAIRPERSON ADAMS: Thank you very much.
22 I will yield to Council Member Barron.

23 COUNCIL MEMBER BARRON: Thank you, Madam
24 Chair. I was pleased when this project came to me
25 for consideration. I was concerned about some of the

1
2 problems of the areas or the aspects of the project,
3 and in terms of the construction if you've heard me
4 talk about projects in my development, you know, I'm
5 always looking for brick, and the developers came
6 back and no problem. I was also very pleased of the
7 consideration of the fact that even though this is a
8 small site, and only a four-story building that they
9 were in fact including an elevator, which to me shows
10 respect for the fact that it's an inconvenience to
11 live in a four-story building on the third or fourth
12 floor and have to climb the steps. So, that was also
13 I thought a very good consideration of the clientele
14 and the residents that would be in the building. The
15 amenities were great as well, laundry room, bike
16 storage, and a very pleasant outdoor sitting space
17 that would be used for residents. The ability to
18 include formerly homeless in some degree within these
19 three projects also a great consideration. The
20 utilization of commercial space being considered by
21 local CBOs and an expansion of their programs another
22 great consideration. So, the sticking point that we
23 have is that 50% of these units, as has been said, is
24 set at above 60% of the AMI and in Brownsville, 53%
25 of my population has an income of \$35,000 or less,

1 and when wen go to 60 and 70 and 80%, it's a total of
2 approximately 11% of the population that lives there
3 that fit that income band. That's a problem for me
4 because to me that's a manifestation or a part of
5 what we see as gentrification. We say affordable.
6 The—the piece that's missing is affordable to whom?
7 And we want housing coming in in these areas that
8 have under-developed until recent years that have
9 been ignored that have been denied an opportunity of
10 the resources of other more affluent communities. We
11 want them to not now be priced out of living where
12 they have endured hardships for many, many decades.
13 So, it's always a concern of mine that there's a
14 closer match between the income levels of the people
15 who are living in the community and a percentage that
16 is closer to what it is that presently live there so
17 that they have an opportunity to be able to apply for
18 small developments. These are small developments,
19 but admirable nonetheless to have an opportunity to
20 be able to apply and realize that their incomes don't
21 disqualify them because they're so low. So, that's a
22 sticking point that we have, and it's a major
23 sticking point, but I'm sure that as we get closer
24
25

1 that we'll be able to make some modification, and
2 that's what I look forward to.

3
4 LACEY TAUBER: I think, though, and we
5 heard you. We're working on it. We should be able
6 to get back to you pretty much--

7 COUNCIL MEMBER BARRON: Great.

8 LACEY TAUBER: --with something I hope
9 you will like, and I will add, as I said before, you
10 know, I hope you understand that's not a lot of room
11 to work with in these small projects, but we'll try
12 to, um, we'll do our best to work with you.

13 COUNCIL MEMBER BARRON: Thank you. Thank
14 you, Madam Chair.

15 CHAIRPERSON ADAMS: Thank your, Council
16 Member Barron. Council Member Miller.

17 COUNCIL MEMBER MILLER: We have something
18 and I and I want to echo the sentiments of my
19 colleagues on how important these projects are
20 particularly the smaller projects and know that we
21 are really taking advantage of all the opportunities
22 and not just looking for the larger projects, and in
23 the meantime it is--it is the smaller projects like
24 this that make up the larger demographics of the city
25 and that really change and direct the fabric of--of

1 who we are and who communities become. So, I am glad
2 that this conversation and dialogue is happening so
3 that, um, we made sure that we're protecting the
4 integrities of those communities as we move forward.
5 And—and these particular package of—of projects that
6 we see here, how far are we once we vote on and—and
7 shovels in the ground, how—how—when do we plan on—on
8 closing and—and moving on these projects?
9

10 LACEY TAUBER: Yeah, I see when the
11 closing—the anticipated closing date is. I mean I
12 think that's—that's something that we hesitate to
13 commit because, you know, it can always change as we
14 move the projects forward. They still need to
15 actually apply for the tax credits for this project.
16 That's a competitive process and, you know, something
17 that we work with the development teams on, but it's
18 hard for us to say for sure before we're even at that
19 phase.

20 COUNCIL MEMBER MILLER: Is there any
21 hopes that this would happen this year?

22 LACEY TAUBER: Well, the tax credit
23 application actually isn't even due for another—I
24 think it's like a few more weeks and then as the--
25

1
2 MICHAEL MCCARTNEY: [interposing] We're
3 haven even posted it et.

4 LACEY TAUBER: Yeah.

5 COUNCIL MEMBER MILLER: Okay.

6 LACEY TAUBER: Yeah, but no, not this
7 year.

8 MICHAEL MCCARTNEY: It we had-if it
9 worked the way that we wanted, we would have applied
10 for credits this coming month. We would get an award
11 later this year, and we would close on construction
12 financing early next year.

13 COUNCIL MEMBER MILLER: Okay, thank you.

14 CHAIRPERSON ADAMS: Thank you very much
15 Council Member Miller. Thank you for your testimony
16 toda. Appreciate it very much.

17 MICHAEL MCCARTNEY: Thank you.

18 CHAIRPERSON ADAMS: Are there any other
19 members of the public wishing to testify on this
20 item? Seeing none, the public hearings on the
21 Preconsidered LU relating to Application Number C-
22 190373 HAK is now closed, and that concludes today's
23 business. The vote on Preconsidered LU for
24 Application Number 20195068 SCQ is hereby closed, and
25 all other items on today's agenda are laid over. I

1
2 would like to thank the members of the public, of
3 course, my colleagues, Counsel and Land Use staff for
4 attending today's hearing. This meeting is hereby
5 adjourned. [gavel]

6 But no, not this year.

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date September 10, 2019