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SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES  
  
Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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February 9, 2022  
Start: 1:17 p.m.  
Recess: 1:48 p.m.

HELD AT: HYBRID HEARING - COUNCIL CHAMBERS-  
CITY HALL

B E F O R E: Farah N. Louis,  
Chairperson

- COUNCIL MEMBERS:
- Carmen N. De La Rosa
  - Oswald Feliz
  - Robert F. Holden
  - Christopher Marte
  - Sandy Nurse
  - Pierina Ana Sanchez
  - Sandra Ung
  - Inna Vernikov

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A P P E A R A N C E S

Kate Lemos McHale  
Director of Research of the Landmarks  
Preservation Commission

Sonia Guior  
Director of Community and Intergovernmental  
Affairs

Scott Hefler  
Department of Citywide Administrative Services

Chris Grove  
Department of Citywide Administrative Services

Anthony Andreano  
NYPD's Facilities Management Division

Juliane Farruggia  
NYPD Legislative Affairs Unit Managing Attorney

Michael Clarke  
NYPD New York City Metropolitan Area

Deena Felix  
NYPD Detective Third Grade

Alek Miletic  
Philip Habib & Associates

Jeff Reuben  
Philip Habib & Associates

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3 SERGEANT SADOWSKY: Recording to the cloud all  
4 set. Thank you and good afternoon and welcome to  
5 today's Hybrid New York City Council Hearing on  
6 Landmarks, Public Sitings and Dispositions. At this  
7 time, would all Council Members and staff please turn  
8 on their video.

9 To minimize disruption, please place electronic  
10 devices on vibrate or silent mode. If you wish to  
11 submit testimony, you may do so at  
12 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Once again, that  
13 is [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Thank you for  
14 your cooperation, we are ready to begin.

15 CHAIRPERSON LOUIS: Good afternoon, I am Council  
16 Member Farah Louis, Chair of the Subcommittee on  
17 Landmarks, Public Sitings and Dispositions. I am  
18 joined today by my colleagues Council Members De La  
19 Rosa, Sanchez, Holden Marte, Feliz, Ung, Vernikov and  
20 Nurse.

21 Today, we will be holding two public hearings.  
22 The landmark designation of 200 Madison Avenue, the  
23 site selection and acquisition of real property for  
24 the construction of new offices for NYPD Bronx  
25 Special Victims Services. Before we begin, I would

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4

3 like to recognize the Subcommittee Counsel to review  
4 today's hearing procedures.

5 COMMITTEE COUNSEL: Thank you Chair Louis. I am  
6 Jeffrey Campagna, Counsel to this Subcommittee.

7 Members of the public who wish to testify were asked  
8 to register for today's hearing. If you registered  
9 to testified and are not yet signed into Zoom, please  
10 sign in now and remain signed in until after you have  
11 testified.

12 If you wish to testify and have not registered,  
13 please go to [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse) to sign up  
14 now. If you are not planning to testify on today's  
15 items, please watch the hearing on the New York City  
16 Council website. All people testifying before the  
17 Subcommittee will be on mute until they are  
18 recognized to testify. Please confirm that your mic  
19 is unmuted before you begin speaking. Public  
20 testimony will be limited to two minutes per witness.  
21 If you have written testimony you would like the  
22 Subcommittee to consider in addition to or in lieu of  
23 appearing before the Subcommittee or if you require  
24 an accessible version of a presentation given at  
25 today's meeting, please email  
[landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Please indicate

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1  
2 the LU Number or project name in the subject line of  
3 the email.

4 During the hearing, Council Members who would  
5 like to ask questions should use the Zoom raise hand  
6 function. The raise hand button should appear at the  
7 bottom of the participant panel. I will announce  
8 Council Members who have questions in the order that  
9 they raise their hands. Witnesses are reminded to  
10 remain in the meeting until they are excused by the  
11 Chair. Lastly, there may be extended pauses if we  
12 encounter technical problems, we ask that you please  
13 be patient as we work through these issues.

14 Chair Louis will now continue with today's  
15 agenda.

16 CHAIRPERSON LOUIS: Thank you. I now open the  
17 public hearing on LU Two, the Landmark Preservation  
18 Commissions designation of the lobby of 200 Madison  
19 Avenue as an interior landmark. The landmark site is  
20 located in the Manhattan Council District represented  
21 by Majority Leader Powers. He is not with us today  
22 but I know he is in full support.

23 Testifying on behalf of the Landmarks  
24 Preservation Commission, we have Kate Lemos McHale,  
25

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1  
2 Sonia Guior. Counsel, please administer the  
3 affirmation.

4 COMMITTEE COUNSEL: Please raise your hands. One  
5 moment. Do you affirm to tell the truth, the whole  
6 truth and nothing but the truth in your testimony  
7 before this Subcommittee and in answer to all Council  
8 Member questions?

9 PANEL: I do.

10 CHAIRPERSON LOUIS: Thank you. You may begin  
11 your presentation.

12 KATE LEMOS MCHALE: Thank you Chair Louis and  
13 Subcommittee members. I am Kate Lemos McHale,  
14 Director of Research of the Landmarks Preservation  
15 Commission, joined by Sonia Guior our Director of  
16 Community and Intergovernmental Affairs. And I  
17 believe we have a presentation, if that could be  
18 pulled up we can jump right in.

19 Thank you for this opportunity to present the 200  
20 Madison Avenue first floor lobby interior landmark  
21 designated November 9, 2021. Can we go to the next  
22 slide please? Thank you.

23 Designed by Warren and Wetmore in 1925 to '26,  
24 200 Madison Avenue contains one of the most ornate  
25 office building lobbies in Manhattan. The first

1 floor interior features a through block arcade with  
2 intricately detailed vaulted ceilings, gilded  
3 relieves, terrazzo floors, polished marble walls and  
4 floors and ornamental metal work and mosaics.  
5

6 Representatives of the owner and the New York  
7 Landmarks Conservancy testified in support of  
8 designation at a public hearing on September 28,  
9 2021. And the Commission received letters in support  
10 from Senator Brad Hoylman and the Murray Hill  
11 Neighborhood Association.

12 The lobby became the city's 121<sup>st</sup> interior  
13 landmark on November 9, 2021, joining a very select  
14 group of significant interior, which as defined like  
15 the Landmarks Law are at 30 years old, customarily  
16 open and accessible to the public and have "a special  
17 character or special historical or esthetic interest  
18 or value, as part of the development, heritage or  
19 cultural characteristics of the city, state or  
20 nation." Next slide please.

21 Located in Murray Hill in midtown Manhattan, 200  
22 Madison Avenue extends a full block between East 35<sup>th</sup>  
23 and East 36<sup>th</sup> Streets. The first floor lobby  
24 interior landmark is shown on the right indicated  
25 with a red outline. It's a T-shaped space that

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1  
2 incorporates the buildings historic through block  
3 entrance lobby, vestibules and a perpendicular  
4 elevator hall. It was historically not connected to  
5 its Madison Avenue lobby, which has been modified  
6 since and is not included in the landmark site. So,  
7 you can see what was designated is included in the  
8 red outline. Next slide please.

9       200 Madison Avenue was commissioned by Jesse H.  
10 Jones and the Houston Properties Company.  
11 Construction began in 1925 and was completed in 1926.  
12 Due to zoning requirements, it was built as a mixed  
13 use structure with separate lobbies and entrances for  
14 residential and commercial tenants. The designated  
15 lobby interior originally served the commercial  
16 tenants within the office tower portion of the  
17 building. Next please.

18       The lobby of 200 Madison Avenue is among the  
19 architectural firm Warren and Wetmore's finest and  
20 best preserved interiors. Active from 1900 to 1930,  
21 this prolific firm, best known for their design of  
22 Grand Central terminal, were consistently inventive  
23 interpreters of the classical tradition. Producing a  
24 significant group of New York City landmarks and  
25 interior landmarks, including the lobbies of Stein



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1 White Hall, the Madison Belmont building and the New  
2 York Central building shown here. Next please.

3  
4 At 200 Madison Avenue, the historic through block  
5 arcade elevator lobby and entrance foyers have highly  
6 polished marble walls, pattern terrazzo floors and  
7 gilded plastered ceilings. The ceilings and upper  
8 walls incorporate dense fields of low plaster relieve  
9 set against dark green and champagne red grounds.

10 Next slide please.

11 A vaulted arcade connects East 35<sup>th</sup> Street and  
12 East 36<sup>th</sup> Street with entrance foyers including  
13 historic doors and ornamental finishes at either end.

14 Next please.

15 At the midblock is the elevator hall, which  
16 extends from the arcade towards Madison Avenue. Like  
17 the arcade, the elevator hall features a terrazzo  
18 floor, marble walls and an elaborate vaulted ceiling.

19 Next please.

20 Throughout the lobby, plaster ceilings feature  
21 various kinds of naturalistic imagery including  
22 mosets and vines and at the south end of the arcade  
23 is a large saucer dome decorated with fanciful images  
24 of griffins and dragons, you can see a detail here.

25 Next slide please.

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1  
2 In the arcade, each arched bay incorporates a  
3 band of floral mosaics, an animal medallion and a  
4 pair of projecting lions heads. Near the elevator  
5 hall are twin brass tenant directories. Next slide  
6 please. There are also gleaming brass elevator and  
7 service doors and ornate mailboxes. The  
8 concentration of well-preserved detail dazzles with  
9 the intensity of the approaching art deco style which  
10 the lobby anticipates without adopting modern forms  
11 and materials. Next slide please.

12 So, to conclude, the first floor lobby of 200  
13 Madison Avenue is a Warren and Whitmore's least known  
14 but most impressive interiors. The building's  
15 ownership and its managers George Comfort & Sons have  
16 been excellent stewards of this historic public space  
17 and aside from respectful updates to the reception  
18 area, lighting and other minor modifications, the  
19 magnificent lobby is incredibly intact and looks much  
20 as it did when the building first opened. The lobby  
21 was designated a landmark as New York City's  
22 workforce was beginning to return to office buildings  
23 and represents the importance of architecturally  
24 significant places and attracting people back to the  
25

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1 city. LPC recommends the Council vote to uphold this  
2 interior designation. Thank you.  
3

4 CHAIRPERSON LOUIS: Thank you for your testimony.  
5 There will be no more Council Member questions for  
6 this panel. It is currently excused. I didn't see  
7 any hands up, so that is why I am saying that. Is  
8 there any questions from the members? Perfect,  
9 alright, so this panel is excused. Are there any  
10 member of the – thank you Kate. Are there any  
11 members of the public who wish to testify?

12 COMMITTEE COUNSEL: There are no members of the  
13 public signed up to testify on this item.

14 CHAIRPERSON LOUIS: Okay, seeing no other members  
15 of the public who wish to testify on LU Two, the  
16 interior landmark designation of the lobby of 200  
17 Madison Avenue, this public hearing is now closed.

18 Our next public hearing will be on LU One. The  
19 NYPD Bronx Special Victims Services Application  
20 submitted by the New York City Police Department and  
21 the Department of Citywide Administrative Services  
22 pursuant to Section 197C of the New York City  
23 Charter. The application requests approval for the  
24 site selection and acquisition of rural property  
25 located at 188 West 230<sup>th</sup> Street in the Bronx for the

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1  
2 use as a new NYPD Bronx Special Victims Services  
3 Squad facility. The property is located in Council  
4 District represented by Council Member Sanchez.  
5 Council Member Sanchez, would you like to provide  
6 remarks?

7 COUNCIL MEMBER SANCHEZ: Yes, thank you Chair.  
8 So, good afternoon. So, we are here listening to  
9 NYPD who seeks a long-term 20-year lease with a  
10 private owner for a 20,165 gross square foot space  
11 located in our district. It's 91,000 square feet  
12 just about on the ground and it's part of a two-story  
13 office building which is home to a couple of other  
14 New York City uses including the Department of the  
15 Inspector General.

16 So, the lease would be for the office building as  
17 well as the joining service parking lot, which would  
18 include 20 accessory parking spaces.

19 And so, when I hear – when we hear from the NYPD,  
20 I want to first thank you for conversing with me and  
21 my team about this important project and I also want  
22 to thank you for listening and connecting and being  
23 responsive to Community Board 8 and the Community  
24 Board concerns that were expressed.

25

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1 So, as you give us your presentation, you know I  
2 just want to share that I do believe that these  
3 facilities are essential. That we do need to make  
4 sure the Special Victims Services are provided and up  
5 to date in humane and dignified spaces. And so, I'm  
6 going to continue to be interested and concerned  
7 about the design of this space, making sure that you  
8 are designing for optimal experience of those victims  
9 that do have to attend this site. And I know that  
10 other considerations have been taken into account  
11 such as separate entrances for victim and those that  
12 have been accused.

14 And so, with that, I just want to thank you all  
15 and I look forward to my colleagues questions and  
16 also look forward to working with PD to ensure that  
17 these services are humane. That they're well  
18 resourced. That they are provided well and that you  
19 know we're designing a good space and that community  
20 concerns continue to be taken into account. Thank  
21 you so much Madam Chair.

22 CHAIRPERSON LOUIS: Thank you so much Council  
23 Member Sanchez. Scott Hefler and Chris Grove from  
24 DCAS will be presenting. From NYPD, we have Anthony  
25 Andreano, Deanne Felix, Michael Clark and Deena

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1 Felix, Michael Clarke and Juliane Farruggia. Forgive  
2 me if I mispronounced your last name. We are also  
3 joined by Jeff Reuben and Alek Miletic from Philip  
4 Habib & Associates who are available for questions.  
5 Counsel, please administer the affirmation.  
6

7 COMMITTEE COUNSEL: Please raise your right hands  
8 and respond when I call your individual names. Do  
9 you affirm to tell the truth, the whole truth and  
10 nothing but the truth in your testimony before this  
11 Subcommittee and in response to all Council Member  
12 questions? Scott Hefler? Is Scott Hefler on?

13 SCOTT HEFLER: Sorry, I was on mute. I do.

14 COMMITTEE COUNSEL: Chris Grove?

15 CHRIS GROVE: I do.

16 COMMITTEE COUNSEL: Lieutenant Anthony Andreano?

17 ANTHONY ANDREANO: I do.

18 COMMITTEE COUNSEL: Sergeant Deena Felix?

19 DEENA FELIX: I do.

20 COMMITTEE COUNSEL: Michael Clarke?

21 MICHAEL CLARKE: I do.

22 COMMITTEE COUNSEL: Juliane Farruggia?

23 JULIANE FARRUGGIA: I do.

24 COMMITTEE COUNSEL: Jeff Reuben?

25 JEFF REUBEN: I do.

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1 COMMITTEE COUNSEL: And Alek Miletic?

2 ALEK MILETIC: I do.

3 CHAIRPERSON LOUIS: Thank you. You may begin  
4 your presentation.

5 JEFF REUBEN: Can we have our presentation on the  
6 screen please. Okay, thank you. Good afternoon,  
7 thank you Chair Louis. Thank you Council Members.  
8 My name is Jeff Reuben, I'm a Planner with Philip  
9 Habib & Associates and we are consultants to NYPD.  
10

11 This application for a site selection for the  
12 relocation of the Bronx Special Victim Squad. The  
13 applicants are the NYPD and DCAS and we have as you  
14 have seen we have members of – the representatives of  
15 the applicant with us. Next slide please.

16 To locate the site for the Proposed relocation,  
17 the Special Victims Squad in the Bronx, it is in the  
18 northwestern portion of the borough in the Kings  
19 Bridge neighborhood in Bronx Community District 8 in  
20 Council Member Sanchez's district. Next slide  
21 please.

22 The existing Bronx Special Victims Squad is in an  
23 old precinct building at 1086 Simpson Street in the  
24 Longwood section of the Bronx and that facility for a  
25 variety of reasons is very inadequate for NYPD's

1 needs. The facility has to share the building  
2 including space with other units. There is not  
3 dedicated parking for the units. And so, the NYPD is  
4 looking to get a much better facility by relocating  
5 to the proposed site. Next slide please.

7 I want to sort of generally locate the site we're  
8 talking about. There's a privately owned building at  
9 188 West 230<sup>th</sup> Street. NYPD is proposing to move to  
10 a portion of the building. It's about a 90,000  
11 square foot building that NYPD would occupy,  
12 approximately 20,000 square feet. It is located a  
13 half block east of Broadway, a half block west of the  
14 Major Deegan Expressway. It's close to the 231<sup>st</sup>  
15 Street Station on the Number One subway line. It is  
16 also served by bus routes and there is also a Metro  
17 North Station at Spuyten Duyvil within walking  
18 distance. Next slide please.

19 One of the things that's very distinctive about  
20 this site is that the building at the NYPD is  
21 proposing to locate in has frontage on two streets,  
22 West 230<sup>th</sup> Street and Exterior Street. The building  
23 has three levels, a cellar level, a first level and a  
24 second level. The NYPD facility as we'll show you,  
25 would be on a portion of the first level for the most



1  
2 part. There would also be a dedicated accessory  
3 parking lot.

4 As Council Member Sanchez noted, there are other  
5 government offices in this building, including  
6 offices of the School Construction Authority,  
7 Inspector General. There is also a public parking  
8 garage in the cellar of the building, though NYPD  
9 would not be occupying the public parking garage but  
10 it would instead be occupying exclusively an  
11 accessory parking lot. Next slide please.

12 This diagram here shows a schematic of the  
13 building but we'll focus more on in a few moments on  
14 a diagram of the floor plan but just to give an  
15 overall sense of the building. Three levels, parking  
16 in the cellar and then offices on the first and  
17 second floor. Next slide please.

18 And as a reminder, the actions being sought here  
19 for City Council approval for ULURP is a site  
20 selection with acquisition and as note here, the  
21 application included a fair share analysis and it  
22 also included an environmental review in the form of  
23 an EAS. Next slide please.

24 We have a series of milestones; the project was  
25 certified into ULURP on August 30<sup>th</sup> of last year and

1 while I won't go through all these milestones  
2 individually, I do want to highlight that the  
3 Community Board and the Borough President both made  
4 favorable recommendations. The City Planning  
5 Commission approved the application. The Community  
6 Board did have some concerns about parking, which  
7 NYPD worked with them to address and we'll discuss  
8 that in greater detail later on in the presentation  
9 and then of course, after the City Planning  
10 Commission approval, we're now before you. Next  
11 slide please.

12  
13 So, this slide shows the overall location of the  
14 proposed facility within the first floor of the  
15 building. The color coded areas are the NYPD  
16 facility. As you can see, there's another portion of  
17 the floor which is not color and that's another  
18 occupant. Next slide please.

19 So, we're going to focus on the more - directly  
20 on the proposed NYPD space, just to orientate  
21 ourselves. In this diagram, north would be to the  
22 left where West 230<sup>th</sup> Street is located and the floor  
23 plan here is color coded to emphasize the benefit of  
24 this plan providing separation of different  
25

1  
2 populations, different activities and also the fact  
3 that there is two access points.

4       So, the area in blue is where NYPD and its  
5 partners for this unit would be located. Their work  
6 stations and so forth. Besides NYPD, the District  
7 Attorney would also have a couple offices here, as  
8 would a victims advocate group. There is also  
9 dedicated facilities, locker rooms, pantries, etc.,  
10 for the staff.

11       The area in yellow on this floor plan is the area  
12 where victims would come for interviews and other  
13 interactions with NYPD staff. And as you can see  
14 from this floor plan or I hope you can, the yellow  
15 area and the blue area are accessed from a lobby that  
16 is on West 230<sup>th</sup> Street. Finally, the area shown in  
17 the sort of salmon or pink color on the right hand  
18 side of the drawing is the area that where NYPD staff  
19 would have interviews with suspects. And suspects  
20 would be brought into this facility from the other  
21 side of the building, the side of the building that  
22 is accessed from Exterior Street, where NYPD would  
23 have an accessory parking lot. And there is really  
24 complete spatial separation here and also access  
25 separation in the form of different entrances for the

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1 different – for victims versus suspects and also for  
2 example, the victims area would have its own  
3 bathroom. The suspects are able to have its own  
4 bathroom and there would be doors separating – doors  
5 and walls separating these different populations and  
6 uses. Next slide please.  
7

8 This floor plan shows the cellar level of the  
9 building where you have a public parking garage,  
10 which is the area that's not colored. And then you  
11 have an area in blue, which is a 20 space accessory  
12 parking lot which would be a secure parking lot for  
13 the use of NYPD, fleet and personal vehicles and  
14 also, whenever suspects are brought in our out for  
15 questioning, they are brought in and out through this  
16 accessory parking lot. And then they have their own  
17 dedicated entrance to the building. Next slide  
18 please.

19 Now, one distinctive thing about this building  
20 and it can be a source of confusion, so I just want  
21 to try to clear it up through photos, which I think  
22 are the best way to this. The top two photos in this  
23 slide show the West 230<sup>th</sup> Street side of the  
24 building. This site is a sloped site and so, on the  
25 West 230<sup>th</sup> Street side of the building, it very much

1 appears to be a two-story building and there is a  
2 cellar level below street grade. And in the upper  
3 right hand photo, you see the lobby that will be used  
4 as the entry point for victims and can also be used  
5 by NYPD staff but then on the bottom two photos, you  
6 see the exterior street side of the site,  
7 particularly the accessory parking lot, which will be  
8 dedicated to NYPD's use.

9  
10 And because of the slope of the site, on this  
11 side of the building, what we call the cellar level,  
12 is actually at street grade. At the grade of  
13 Exterior Street. So, while there appears to be a  
14 three-story building on this side, it is in fact, we  
15 refer to it as being a cellar plus two stories  
16 because of the way it configures on West 230<sup>th</sup>  
17 Street. And again, this parking lot here would be  
18 just for NYPD vehicles and this is where suspects  
19 would be brought in and out of the building in NYPD  
20 custody. Next slide please.

21 So, I am going to introduce you to Sergeant Deena  
22 Felix, who is a member of the NYPD Special Squad in  
23 the Bronx but Sergeant Felix, if I can help still  
24 with advancing the slides, please let me know.

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1 DEENA FELIX: Okay, uhm, hello everyone. So,  
2 again the Special Victims, we only data sex crimes.  
3 The NYPD, Bronx Special Victims require a larger  
4 command called Special Victims division. NYPD  
5 addresses cases where sex crimes occur in the Bronx  
6 in victims that are 13 and older.  
7

8 There are also other units in other boroughs in  
9 cases involving younger victims but that's handled by  
10 the child abuse squads. Next slide please.

11 The proposed facility is expected to have 25  
12 employees. It is expected that these employees would  
13 work, so we would work usually from seven to one but  
14 that's two shifts. So, we will have 15,  
15 approximately 15 during one shift, which is usually  
16 from like seven to five and then the other shift  
17 would be from five to one. Next slide please.

18 The parking, so the parking spot has spots for 20  
19 vehicles and it's enclosed. It's an accessory  
20 parking lot, like you said before and it would be  
21 dedicated exclusively to our fleet, to our personal  
22 cars and our authorized vehicles. Ten of those  
23 spaces will be reserved for NYPD Special Victims  
24 vehicles and the remaining will be reserved for NYPD  
25 employees and other services.

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1  
2 NYPD expects that this lot would accommodate all  
3 of our fleet and our personal vehicles, which is way  
4 less than a regular precinct, which I know you guys  
5 are used to like the 5.0 and stuff like that. Next  
6 slide please.

7 Uhm, our CO Commanding Officer, he has vowed as  
8 well as us, to be a good neighbor and the document  
9 that he provided below just shows that we will not  
10 park on 230<sup>th</sup> Street. And if any of us do, there  
11 will be disciplinary actions and we do have our  
12 Integrity Control Officer who will periodically be  
13 checking the location to inspect and make sure that  
14 our vehicles are not parked on West 230<sup>th</sup> Street.  
15 Next slide.

16 So, as you said before, there is one access point  
17 on West 230<sup>th</sup> Street, which would be the public  
18 entrance for the victims, the visitors, and the  
19 employees and then the other access point would be  
20 from the parking lot on Exterior Street. And that's  
21 where most of the employees and suspects that we are  
22 investigating would go through and that would not be  
23 open to the public. Next slide. Thank you. Any  
24 questions?

25

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CHAIRPERSON LOUIS: Thank you for your testimony. Are there any questions – well, I have a quick question before I open it up to the members. I wanted to ask any of the panelists, how can you ensure that officers won't abuse parking privileges? I appreciate what you're sharing in your testimony but we know sometimes we have bad actors who want to be honest. So, I wanted to know how can you ensure that they won't abuse parking privileges and what are the disciplinary actions that your agency would take?

DEENA FELIX: Well, the good thing is that a lot of our guys live upstate. So, the good thing is that there's a train station right there. The Spuyten Duyvil, I think you pronounce it, train station. So, a lot of guys will be taking the train. Uhm, there are also like I said, there's usually like 15 max of us during one tour. Uhm, we also like I said, our ICR, Integrity Controls Officer, he will be periodically checking, so will we as well. I'm one of the Supervisors here; there's four of us. So, we will be checking also to make sure that no one parks in these spots and command disciplines will be given out if anyone does park on that spot and the cars will be immediately moved. But like I said, my guys



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1  
2 are never usually a problem and a lot of guys are  
3 willing to take a train and because it's a better  
4 commute for them rather than driving their personal  
5 cars. Did that answer your question?

6 CHAIRPERSON LOUIS: Yes, are any Council Member  
7 questions at this time?

8 COUNCIL MEMBER SANCHEZ: Chair, if I may?

9 CHAIRPERSON LOUIS: Yes. You can proceed Council  
10 Member Sanchez.

11 COUNCIL MEMBER SANCHEZ: Thank you Chair. Uhm,  
12 so two questions. First is about the Fair Share  
13 Analysis, can you highlight the findings? And the  
14 second question is about the actual space. So, how  
15 is access to the special victims space going to be  
16 differentiated from the other uses on site? Are  
17 there going to be separate entrances?

18 JEFF REUBEN: Well, I think I can address the  
19 Fair Share question. Uhm, the good thing is that  
20 this type of unit is only - there's only one for you  
21 know - as Sergeant Felix mentioned, uhm, there's only  
22 one Special Victims Squad per borough and this  
23 particular area of the Bronx is not - uh, have a  
24 substantial number of other city facilities,  
25 particularly city facilities that might be considered

1 to be a concern for local residents or businesses.

2 So, there's not like an over concentration of city  
3 facilities within the immediate vicinity of this  
4 facility or in the Community Board.  
5

6 COUNCIL MEMBER SANCHEZ: Thank you.

7 JEFF REUBEN: And then in terms of the question  
8 about - can you repeat the second part of your  
9 question about the access point? DCAS may answer it  
10 but I just wanted to refresh our memories.

11 COUNCIL MEMBER SANCHEZ: Sure, it's about whether  
12 the entrance is going to be differentiated. Is there  
13 going to be a different entrance for a special  
14 victims unit from the other uses that are also in the  
15 building?

16 JEFF REUBEN: Well, certainly for the transported  
17 victim - I'm sorry, for the transported suspects as  
18 we mentioned. And then I think that this lobby is  
19 the lobby going to be used and DCAS can correct me.  
20 Uhm, primarily, if not exclusively by NYPD people.  
21 There is another lobby in the building on the  
22 Exterior Street side of the site, which is used by  
23 many of the office tenants. But DCAS, if you want to  
24 add or correct anything that I've just said, please  
25 do.

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1 SCOTT HEFLER: It will be a dedicated lobby.

2 COUNCIL MEMBER SANCHEZ: Alright, thank you.

3 CHAIRPERSON LOUIS: Thank you Council Member. Do  
4 you have any other questions? That's it?

5 COUNCIL MEMBER SANCHEZ: All set, thank you so  
6 much Chair.

7 CHAIRPERSON LOUIS: Thank you.

8 COMMITTEE COUNSEL: If there are any other  
9 Council Members who have questions, you should use  
10 the raise hand button. I see no other Council Member  
11 questions.  
12

13 CHAIRPERSON LOUIS: Are there any members of the  
14 public who wish to testify?

15 COMMITTEE COUNSEL: There are no members of the  
16 public signed up to testify on this item.

17 CHAIRPERSON LOUIS: Great, seeing no other  
18 members of the public who wish to testify on LU Two,  
19 the proposed sites selection for NYPD Bronx Special  
20 Victims Services, this portion of the public hearing  
21 item is now closed.

22 That concludes today's business. I remind you  
23 that if you have written testimony on today's items,  
24 you may submit those testimonies at

25 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Please indicate

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1  
2 the LU Number or the project name in the subject  
3 heading.

4 I would like to thank members of the public, my  
5 colleagues, Subcommittee Counsel, Land Use Staff and  
6 Sergeant at Arms for participating in today's  
7 hearing. This meeting is hereby adjourned. [GAVEL]

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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 February 14, 2022