

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
CONCESSIONS

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November 19, 2008

Start: 1:04pm

Recess: 1:10pm

HELD AT:

Council Chambers
City Hall

B E F O R E:

DANIEL R. GARODNICK
Chairperson

COUNCIL MEMBERS:

Maria Baez
Gale A. Brewer
Vincent Ignizio

2 CHAIRPERSON GARODNICK: Good

3 afternoon and welcome. My name is Dan Garodnick,
4 I'm the Chair of the Sub-Committee on Planning,
5 Dispositions and Concessions. This is a
6 continuation of a recessed meeting of November
7 17th. I'm joined by Committee members Maria Baez
8 and Sarah Gonzalez and Vincent Ignizio as well as
9 Council Member John Lui and Gale Brewer. And we
10 are here to take up two related items, Land Use
11 number 919 and 920, related items dealing with
12 Harbor View in Manhattan Community Board 4,
13 C080400ZSM and C080401ZSM.

14 In that we had an extensive public
15 hearing on the subject two days ago. I do not
16 have much to add except to note that I have a
17 letter, which Council Member Brewer is going to
18 address in a moment. It is dated today. It is to
19 me as chair of this sub-committee as well as
20 Council Member Brewer in whose district these
21 properties sit. It is from Doug Apple, the
22 general manager of the New York City Housing
23 Authority and Robert Libra, the Deputy Mayor of
24 the City of New York and it sets forth a number of
25 changes and addressees certain concerns that were

2 raised at our public hearing on Monday.

3 Very much to the credit of Council
4 Member Brewer who has worked extremely hard on
5 finding a way to get to yes on this project and I
6 know that it was extremely difficult. I want to
7 give her an opportunity to speak now.

8 COUNCIL MEMBER BREWER: Thank you
9 very much. This is a property that is owned by
10 the New York City Housing Authority. This
11 property is on 55th Street, very close to the
12 Hudson River and includes two buildings, currently
13 one for families and one for seniors. The New
14 York City Housing Authority, this would be their
15 first attempt to build on NYSHA land so it has
16 precedent setting implications, which is one
17 reason the incredible Community Board 4 and the
18 amazing Speaker staff I'll talk about and the
19 Agency staff spent so much time on it because it
20 is precedent setting.

21 Second, this is a part of what was
22 worked out with the Hudson Yards deal some years
23 ago in terms of mitigation. As Hudson Yards goes
24 forward, the Harbor View area was supposed to
25 provide moderate and middle income housing. The

1
2 reason that we're here is that this project is
3 being built over railroad tracks and also there's
4 a set back so there is import for the City Council
5 as part of ULURP based on those issues.

6 There are lots of people to thank,
7 Anna Levin, Joe Restichus, Sarah Desmond from the
8 Community Board and certainly Chair Dolan, the
9 tenants all showed up, rented a bus to come down
10 to your hearing the other day because they feel so
11 strongly about their community. Maria Guzman is
12 their leader.

13 Danielle Deservo, we wouldn't be
14 here without her. Ramon Martinez and Gale
15 Benjamin and NYSHA with Irene Popkin, Brian
16 Holdman and of course Doug Apple, who is a good
17 general manager as general managers go, very good.
18 And the Commissioner of HBD as well as Heidi Light
19 Ruth Ann Visnalskus and Carol Clarke, Erica who
20 used to work for me and now works for the Mayor is
21 always helpful; she better be.

22 Jesse Bodeen from our office, the
23 Chair of this sub-committee and I will also add
24 former HBD Commissioner Geraldine Pravene was
25 quietly helpful; nobody's supposed to know that

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but now you all know.

This resolution, after many, many hours of discussion, short of tries to make lemonade out of lemons. Because the concept behind this precedent setting development, most of the financing comes from exclusionary zoning and so it is a challenge in terms of the after part within the community. But basically, we lived up to the number of units that were originally proposed in terms of middle and moderate in one of the buildings. There are two buildings on this site.

We also will have, based on exclusionary zoning, another second building that will have family and low income seniors. We are making sure that there are regulations so that this property will be permanently moderate, middle and low income as well as some market. But we're making sure that there's a process in place to both set a lottery procedures for the current rent up and then into the future with very definite amounts as to what the AMI will be.

We also talked about making sure that the current landscaping will match the new

1
2 landscaping. We have a community advisory board
3 made up of ten Community Board 4 and elected
4 officials that will monitor each step more than
5 the general manager and the HPD Commissioner will
6 ever hope for.

7 And we also have a commitment to
8 look extensively at something that may not be
9 totally relevant to some that don't understand
10 this. But this building sits on the Clinton Urban
11 Renewal area, which is a city urban renewal plan
12 and we want to work with HPD to extend that urban
13 renewal plan as much as possible to any sites that
14 may come up in the future and that are not
15 completely built up on. That is something that is
16 local to this community and really important to
17 the future of their negotiations.

18 And finally, because we're
19 tremendously concerned about the exclusionary
20 zoning bonus district issues, because as senior
21 units are built in this particular development at
22 Harbor View, they spin off other opportunities for
23 development, potentially in other parts of
24 Community Board 4 or within half a mile of this
25 development. So we have a pat of this letter

1 indicates that there are certain areas that the IZ
 2 bonus will not be eligible and that will hopefully
 3 mandate that we will not have extra bulk based on
 4 this particular Harbor View Development.
 5

6 So I want to thank all of the
 7 persons involved. I understand the Deputy Mayor
 8 signed it because Mr. HBD Commissioner is in
 9 Washington. I wonder what he's doing there. And
 10 we look forward to a yes vote but with the caveat
 11 that I suggest to anybody who is working in the
 12 future with NYSHA sales, do not incorporate IZ
 13 bonus. Thank you.

14 CHAIRPERSON GARODNICK: Thank you
 15 Council Member Brewer and with that and with
 16 congratulations to you for all of your efforts
 17 here, we will make sure that this letter is
 18 entered into the record. And with that, we will
 19 call for a vote on Land Use number 919 and 920,
 20 the related items of Harbor View. I will
 21 recommend an aye vote and I'll ask Council to call
 22 the roll.

23 CLERK: Chairman Garodnick.

24 CHAIRPERSON GARODNICK: I vote aye.

25 CLERK: Council Member Baez.

2 COUNCIL MEMBER BAEZ: Aye.

3 CLERK: Council Member Gonzalez.

4 COUNCIL MEMBER GONZALEZ: Aye.

5 CLERK: Council Member Ignizio.

6 COUNCIL MEMBER IGNIZIO: Yes.

7 CLERK: Council Member Baez on
8 previous items.

9 CHAIRPERSON GARODNICK: Council
10 Member Baez would you like to vote on previous
11 items from our recessed meeting?

12 CLERK: Council Member Ignizio.

13 COUNCIL MEMBER IGNIZIO: Yes. I
14 would like to [off mic]

15 CLERK: By a vote of four in the
16 affirmative, none in the negative, no abstention,
17 LU 919 and 920 are approved and referred to the
18 full Land Use Committee. All other items are
19 approved with a vote of five in the affirmative,
20 none in the negative, no abstentions.

21 CHAIRPERSON GARODNICK: Thank you
22 very much. With that we're going to hold open
23 this vote for a few minutes until the full land
24 Use Committee convenes, after which time we will
25 be adjourned. With that again, with thanks and

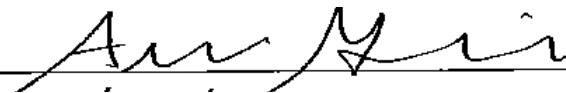
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2 congratulations to Council Member Brewer, we will
3 be adjourned at the moment of Land Use. Thank
4 you.

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C E R T I F I C A T E

I, Amber Gibson, certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature

A handwritten signature in cursive script, appearing to read "Amber Gibson", written over a horizontal line.

Date December 10, 2008