

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND
MARITIME USES

----- X

April 15, 2019
Start: 1:39 p.m.
Recess: 1:49 p.m.

HELD AT: Committee Room - City Hall

B E F O R E: ADRIENNE E. 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)

Tammy Rachelson, Senior Manager for Project Operations, Real Estate Department, NYC School Construction Authority, NYCSCA

Gail Mandaro, Senior Director & Senior Attorney for Real Estate Services, NYC School Construction Authority, NYCSCA

2 [sound check] [pause] [gavel]

3 SERGEANT-AT-ARMS: Quiet, please.

4 CHAIRPERSON ADAMS: Good afternoon.

5 Welcome to this meeting of the Subcommittee on
6 Landmarks, Public Siting and Maritime Uses. I'm
7 Council Member Adrienne Adams the Chair of this
8 Subcommittee. We're joined today by Council Members
9 Koo, Treyger, Barron and Miller. Today we will be
10 hearing and voting on Preconsidered LU Application
11 No. 20195227 SCK submitted by the New York City
12 School Construction Authority pursuant to Section
13 1732 of the Public Authorities Law for approval of a
14 site selection for a new approximately 322-seat
15 primary school facility to be located at 250 through
16 266 46th Street on the mid-block corner of 46th Street
17 and Second and Third Avenues, Borough of Brooklyn in
18 Council District 38, community School District No.
19 15. I now call on the SCA to testify on this site
20 selection. Our panelist are Tammy Richelson-
21 Rachelson, and Gail is it Mandan.

22 GAIL MANDARO: [off mic] Mandaro.

23 CHAIRPERSON ADAMS: Mandaro. Thank you
24 very much. Before you begin, Counsel will swear you
25 in.

2 LEGAL COUNSEL: Please raise your right
3 hand and state your names.

4 TAMI RACHELSON: Tami Rachelson.

5 GAIL MANDARO: Gail Mandaro.

6 LEGAL COUNSEL: Do you affirm to tell the
7 truth, the whole truth and nothing but the truth in
8 your testimony before this committee and in answer to
9 all Council Member questions?

10 GAIL MANDARO: Yes, I do. [pause]

11 CHAIRPERSON ADAMS: Okay, you may begin.

12 TAMI RACHELSON: Okay. Good afternoon
13 Chairperson Adams and Council Members. My name is
14 Tami Rachelson, and I'm Senior Manager for Project
15 Operations in the New York City School Construction
16 Authority's Real Estate Department. Also with me is
17 Gail Mandaro, Senior Director and Senior Attorney for
18 Real Estate Services. The SCA has undertaken site-
19 the site selection process for new approximately 322-
20 seat primary school facility on Block 754, Lots 27,
21 29, 30, 32 and 34 in Brooklyn. The site contains
22 approximately 15,000 square feet of lot area almost
23 of a third of-about a third of an acre and is located
24 mid-block of 46th between Second and Third Avenues.
25 The site is comprised of five privately owned lots in

2 the Sunset Park section of Brooklyn, and is improved
3 by a paved area on four lots, and a 2-story
4 commercial building on the remaining lot. The site—
5 the site is located within Brooklyn Community
6 District No. 7 and Community School District 15.

7 Under the proposed project, the SCA would acquire the
8 site, construct a new approximately 322-seat primary
9 school facility. The proposed school would serve as
10 the permanent home for the nearby PS-1 Annex, which
11 is currently in a small leased facility. The Notice
12 of Filing for the Site Plan was published the New
13 York Post, and city record on November 13, 2018 at
14 which time the Community Education Council No. 15,
15 Brooklyn Community Board 7 and the City Planning
16 Commission were also notified of the site plan. The
17 Community Education Council and Community Board were
18 asked to hold public hearings on the proposed site
19 [bell] plan. Brooklyn Community Board 7 and CEC-15
20 held a joint public hearing on November 14, 2018, and
21 written comments were not received. The SCA has
22 considered all comments received on the Proposed Site
23 Plan, and it affirms the Site Plan pursuant to
24 Section 1731 of the New York Public Authorities Law.
25 In accordance with Section 1732 of the Public

2 Authorities Law, the SCA submitted the Proposed Site
3 Plan to the Mayor and City Council by letter dated
4 April 12, 2019. We look forward to your
5 Subcommittee's favorable consideration of the
6 Proposed Site Plan and are prepared to answer any
7 questions from the committee. Thank you.

8 CHAIRPERSON ADAMS: Thank you very much
9 for your testimony today. Are there any questions
10 from the Committee? Council Member Barron.

11 COUNCIL MEMBER BARRON: Thank you, Madam
12 Chair. Thank you to the panel for coming. In your—in
13 our testimony you say that there was a joint public
14 hearing held November 14, 2018. What was the
15 consensus of the persons who were there? I don't see
16 any kind of summary as to what—

17 TAMI RACHELSON: [interposing] Okay, as I
18 said, neither the CEC or the Community Board
19 submitted written comments, but I was not at the
20 meeting, but from what I understood, the only issue
21 came up or there was some concerns about traffic.

22 COUNCIL MEMBER BARRON: Traffic. Okay,
23 and the privately owned site, the owner is willing to
24 negotiate this sale?

2 TAMI RACHELSON: Yes, we're in contract,
3 and we've reached a negotiated settlement with the
4 owner.

5 COUNCIL MEMBER BARRON: Okay. Okay,
6 thank you.

7 TAMI RACHELSON: You're welcome.

8 COUNCIL MEMBER BARRON: Thank you, Madam
9 Chair.

10 CHAIRPERSON ADAMS: Thank you very much.
11 Council Member Miller.

12 COUNCIL MEMBER MILLER: [off mic] --is it
13 possible--

14 TAMI RACHELSON: Absolutely.

15 COUNCIL MEMBER MILLER: --to decide. We
16 have the visuals there.

17 TAMI RACHELSON: [off mic] They are
18 available. (sic)

19 COUNCIL MEMBER MILLER: Uh-hm. So, it was
20 my understanding from the last hearing that we held
21 from this property that there are--the owner to this
22 property owns several properties over here, and there
23 was some concern as to whether or not other portions
24 would be available to have a greater impact on the
25 building say green space, park space or whatever it

2 is that the children would need to-to have a more
3 holistic impact on their educational experience.
4 Have we explored that, and are we limited to the
5 space that's just one or two lots?

6 TAMI RACHELSON: Well, this was one owner
7 who owed the five contiguous lots. We're in
8 discussions since this became public. You know, it's
9 a 2-story public review. One of the owners on the-on
10 47th Street has indicated they may be willing to
11 sell. So the site may expand. We're not sure but
12 right no. We're in contract pending statutory
13 approvals for these five lots on 46th Street

14 COUNCIL MEMBER MILLER: And-and based on
15 the public testimony and public interests, there is
16 a-there would be a plan in place to-to utilize the
17 additional space if that space were to become
18 available?

19 TAMI RACHELSON: Yes, absolutely.

20 COUNCIL MEMBER MILLER: Okay. Thank you
21 so much.

22 TAMI RACHELSON: You're welcome.

23 COUNCIL MEMBER MILLER: I thank Madam,
24 too.

2 CHAIRPERSON ADAMS: Thank you. Are there
3 any more questions? Alright, I would to read into
4 the record the statement by Council Member Menchaca
5 and whose district this application lies.

6 Dear Chair, Adams: Based on consultation
7 with numerous parents in the Sunset Park Community, I
8 support Application No. 20195227 SCK, 330—a 322-seat
9 primary school on 46th Street in Sunset Park. As
10 I've said many times, overcrowding in Sunset Park
11 School is a serious problem, and I appreciate the
12 School Construction Authority's successful efforts to
13 plan a number of new schools in my district. I also
14 understand that this location across Third Avenue and
15 in the IVV, is controversial, and has raised concerns
16 around public safety impacts on manufacturing
17 businesses. I hear those concerns. I would
18 appreciate—I would like—I would—I'm sorry. I would,
19 therefore, like to ask SCA to commit to joining me
20 and the Southwest Brooklyn Industrial Development
21 Corporation in a meeting with nearby industrial
22 businesses. The goal of this meeting is to
23 collaborate to identify any feasible strategies to
24 mitigate impacts on the industrial business zone. I
25 want to again thank SCA for their efforts through

2 District 38. I hope the agency can agree to this
3 request and support our efforts to balance the needs
4 of our growing residential communities with the needs
5 of our important industrial district. Thank you.

6 Sincerely, Carlos Menchaca, New York City Council
7 Member, 38th District. Okay, thank you very much for
8 your testimony. Are there any members of the public
9 who wish to testify on these items? Seeing none, the
10 public hearing on this Preconsidered LU is now
11 closed. We will now vote to approve Preconsidered LU
12 Application No. 20195227 SCK for the site selection
13 of a 322-seat primary school facility on property
14 located at 250-266 46th Street in the Borough of
15 Brooklyn, Council District 38, Community School
16 District 15. Counsel, please call the roll.

17 LEGAL COUNSEL: Adams.

18 CHAIRPERSON ADAMS: I vote aye.

19 LEGAL COUNSEL: Barron.

20 COUNCIL MEMBER BARRON: I vote aye.

21 LEGAL COUNSEL: Koo.

22 COUNCIL MEMBER KOO: Aye,

23 LEGAL COUNSEL: Miller.

24 COUNCIL MEMBER MILLER: Aye.

25 LEGAL COUNSEL: Treyger.

2 COUNCIL MEMBER TREYGER: New school
3 seats, yes. [laughter]

4 LEGAL COUNSEL: By a vote of 5 in the
5 affirmative, 0 in the negative with 0 abstentions,
6 the item is recommended to the full Land Use
7 Committee.

8 CHAIRPERSON ADAMS: Than, you very much
9 once again for everyone who is here today. This is
10 absolutely--this committee's favorite subject to vote
11 on. We know the need for new school seats. Thank
12 you very much. That concludes today's business. I
13 would like to thank the members of the public, my
14 colleagues, Counsel and Land Use staff for attending
15 today's hearing. The meeting is hereby adjourned.

16 [gavel]

17

18

19

20

21

22

23

24

25

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 May 15, 2019