

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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October 8, 2020
Start: 2:07 p.m.
Recess: 2:40 p.m.

HELD AT: Remote Hearing

B E F O R E: Adrienne E. Adams
Chairperson

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

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

Sarah Mallory
Executive Director for Government Affairs
HPD

Ashi Ua
HPD

Larry Herschfield
EHL Management, LLC

Theo Chino

A. Wilson

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2 SERGEANT AT ARMS MARTINEZ: Sergeants, you
3 can begin your recording.

4 SERGEANT AT ARMS JONES: And Chair, you
5 are on mute.

6 SERGEANT AT ARMS: PC recording on.

7 SERGEANT AT ARMS MARTINEZ: Ah, hold off
8 on the cloud recording. Ah, are we ready to begin,
9 then?

10 SERGEANT AT ARMS JONES: Called off. One
11 second.

12 SERGEANT AT ARMS MARTINEZ: OK, we can
13 begin the live stream.

14 SERGEANT AT ARMS JONES: Ah, Chair, we're
15 gonna start with the hearing portion of the hearing
16 before we start with the vote.

17 SERGEANT AT ARMS MARTINEZ: OK, you can
18 begin the cloud recordings.

19 SERGEANT AT ARMS JONES: Cloud started.

20 SERGEANT AT ARMS MARTINEZ: I'm going to
21 pass it on to you, Sergeant Kotowski. Thank you
22 much.

23 SERGEANT AT ARMS KOTOWSKI: [inaudible]
24 and welcome to today's remote New York City Council
25 hearing on the Subcommittee on Landmarks, Public

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2 Sitings, and Dispositions. At this time will council
3 staff please turn on their video. Please place
4 electronic devices on vibrate or silent. If you wish
5 to submit testimony you may do so at
6 testimony@council.nyc.gov. That is
7 testimony@council.nyc.gov. Thank you. We're ready
8 to begin.

9 CHAIRPERSON ADAMS: Good afternoon. I'm
10 Council Member Adrienne Adams, chair of the
11 Subcommittee on Landmarks, Public Sitings, and
12 Dispositions. I'm joined remotely today by Council
13 Member Koo and other members of the committee will be
14 joining shortly. Today we will be voting on the
15 Landmarks Preservation Commission's designation of
16 the Manida Street Historic District. The
17 subcommittee held a public hearing on this item on
18 September 22. We will also hold a public hearing on
19 a preconsidered application submitted by the
20 Department of Housing Preservation and Development
21 related to the 505 West 134th Street cluster. Before
22 we begin, I recognize the subcommittee counsel
23 [inaudible] today's hearing procedures.

24 COMMITTEE COUNSEL: Thank you, Chair
25 Adams. I am Angelina Martinez Rivero, counsel to the

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2 subcommittee. Members of the public who wish to
3 testify were asked to register for today's hearing.

4 If you wish to testify and have not registered,
5 please go to www.council.nyc.gov to sign up now. If

6 you're a member of the public who wants to watch this
7 hearing, please watch the hearing on the New York

8 City Council website. All people testifying before
9 the subcommittee will be on mute until they are

10 recognized by the chair to testify. Each applicant
11 panel will be recognized with the group. Members of

12 the public will be recognized one at a time, and
13 actually I take that back because I think we're going

14 to call you on panels, but recognize to speak one at
15 a time. When the chair recognizes you your mic will

16 be unmuted. Please confirm that your mic is unmuted
17 before you begin speaking. Public testimony will be

18 limited to two minutes per witness. If you have
19 additional testimony you would like the subcommittee

20 to consider, or if you have written testimony you
21 would like to submit in lieu of appearing before the

22 subcommittee you can email it to

23 landusetestimony@council.nyc.gov. Please indicate

24 the LU number or project name in the subject line of
25 the email. During the hearing council members who

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2 would like to ask questions should use the Zoom raise
3 hand function. The raise hand button should appear
4 at the bottom of the participant panel. I will
5 announce council members who have questions in the
6 order that they raise their hand. Chair Adams will
7 then recognize members to speak. Witnesses are
8 reminded to remain in the meeting until they are
9 excused by the chair. Council members may have
10 questions. Lastly, there may be extended pauses if
11 we encounter technical problems. We ask that you
12 please be patient as we work through these issues.
13 Chair Adams will now continue with today's agenda
14 items.

15 CHAIRPERSON ADAMS: Thank you, Counsel.

16 I see that we've been joined by Council Member Barron
17 as well. We're gonna begin, ah, with, ah, HPD
18 presentation of preconsidered LU 505 West 134th
19 Street cluster. Ah, LU for application number
20 20215006HAM concerning the 505 West 134th Street
21 cluster. This application was submitted by HPD
22 pursuant to Article 16 of the General Municipal Law
23 and Article 11 of the Private Housing Finance Law,
24 requesting the approval of an Urban Development
25 Action Area Project, waiver of the designation

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2 requirements of Section 197-C and 197-D of the
3 charter, and an exemption from real property taxes
4 for three city-owned five-story residential
5 buildings, located 505, 523, and 527 West 134th
6 Street, Borough of Manhattan, together called the 505
7 West 134th Street cluster in Council District 7,
8 which is represented by Council Member Levine. This
9 application will facilitate the preservation of 69
10 units of affordable home ownership. Counsel, please
11 called the HPD panel.

12 COMMITTEE COUNSEL: The applicant panel
13 is Sarah Mallory and Ashi Ua for HPD, and Larry
14 Herschfield for ELH Management, LLC.

15 CHAIRPERSON ADAMS: Please unmute
16 [inaudible].

17 LARRY HERSCHFIELD: This is Larry
18 Herschfield. Can you hear me?

19 CHAIRPERSON ADAMS: Yes.

20 COMMITTEE COUNSEL: Great.

21 ASHI UA: And this is Ashi Ua, deputy
22 director for [inaudible].

23 CHAIRPERSON ADAMS: Thank you.

24 SARAH MALLORY: I'm Sarah Mallory with
25 HPD.

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2 CHAIRPERSON ADAMS: OK, that's everyone.
3 Counsel, please administer the affirmation.

4 COMMITTEE COUNSEL: Panelists, please
5 raise your right hands and state your name.

6 SARAH MALLORY: Sarah Mallory, HPD.

7 ASHI UA: Ashi Ua, HPD.

8 LARRY HERSCHFELD: Larry Herschfield,
9 EHL.

10 COMMITTEE COUNSEL: Do you affirm to tell
11 the truth, the whole truth, and nothing but the truth
12 in your testimony before this subcommittee and in
13 answer to all council member questions?

14 SARAH MALLORY: I do.

15 UNIDENTIFIED: [inaudible].

16 CHAIRPERSON ADAMS: OK, thank...

17 ASHI UA: I do.

18 CHAIRPERSON ADAMS: Thank you very much.
19 You may begin.

20 SARAH MALLORY: Great, I'll go ahead and
21 start. Thank you so much. My name is Sarah Mallory
22 and I'm the executive director for government affairs
23 at HPD. This preconsidered land use item,
24 20215006HAM, consists of the proposed disposition and
25 the approval of Article 11 tax benefits for three

2 partially occupied city-owned buildings located at
3 505 West 134th Street, block 1988, lot 25; block
4 1988, lot 12; block 1988, lot 8; in Manhattan Council
5 District 7. Known as the 505 West 134th Street ANCP
6 cluster, the buildings will be developed through
7 HPD's Affordable Neighborhood Cooperative Program,
8 ANCP. Under the program guidelines, city-owned
9 multiple dwellings are conveyed to restoring
10 communities HGFC for \$1 per tax lot and then
11 rehabilitated by the private developer selected
12 through a competitive process. The developer will
13 sign a site development and management agreement with
14 restoring communities that will be in effect until
15 co-op conversion occurs and title transfers from
16 restoring communities HDOC to the individual
17 cooperative. From the time of the cooperative
18 conversion the developer will remain the property
19 manager for at least one year. After the first year
20 the co-op will have the choice of keeping the
21 developer as property manager or hiring a new company
22 approved by HPD. The buildings entered into city
23 ownership through the [inaudible] foreclosure process
24 between 1977 through 1993 and have been participating
25 in the Tenant Interim Lease Program, or the TIL

2 program, as early as 2002. As a requirement of the

3 TIL program, the existing tenants formed tenant

4 associations to manage their building and collect

5 rents under a net lease from the City of New York.

6 The 505 West 134th Street ANCP cluster has a total of

7 69 units, of which 44 are currently occupied and 25

8 are vacant. Currently these tenants are ready to

9 move forward with next steps and cooperative

10 conversion under HPD's ANCP. The existing occupants

11 will be able to purchase their rent for roughly \$2500

12 and the initial maintenance is anticipated to be set

13 at 40% AMI, or approximately \$800 for a one-bedroom

14 unit, \$980 for a two-bedroom apartment, and \$1130 for

15 a three-bedroom apartment. The household AMI targets

16 for the vacant apartments will be 100%. The

17 designated developer, EHL Management, LLC, has been

18 selected to develop the site. The buildings include

19 a mixture of unit types that will undergo substantial

20 rehabilitation. The work will consist of structural

21 joist replacement, electrical upgrades, asbestos and

22 lead removal, as well as replacement of building

23 systems such as plumbing upgrades and new boilers.

24 The scope of work also includes hallway upgrades, new

25 entry doors, upgrades to apartment interiors,

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2 including new flooring, painting, lighting, and new
3 bathroom and kitchen fixtures. The building
4 envelopes will also be upgraded with masonry repair
5 work and replacement of windows, roofs, and
6 mailboxes. Some unit layout changes will be required
7 so that the renovated buildings comply with current
8 2014 building code and handicap accessibility
9 requirements. Each building's rehab will follow the
10 Uniform Federal Accessibility Standard Guidelines and
11 5% of the units will be renovated with accessibility
12 for mobility and 2% for hearing and visually impaired
13 households. Post rehab there will be two one-
14 bedroom, 46 two-bedroom, and 21 three-bedroom
15 apartments. And all three buildings will apply for a
16 new Certificate of Occupancy. In addition to seeking
17 disposition approval, HPD requests a 40-year Article
18 11 tax exemption in order to help the shareholders
19 maintain affordability. The term of the tax
20 exemption will be coterminous with the regulatory
21 agreement and the total tax benefit is approximately
22 12.5 million, with a net present value of 3.5 million
23 dollars. In order to facilitate the development of
24 the 505 West 134th Street ANCP cluster, HPD supports
25 approval of this project. Thank you.

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2 CHAIRPERSON ADAMS: Thank you very much.

3 Ah, I now invite my colleagues to ask question, and I
4 do see that Council Member Barron has a question.
5 Council Member Barron.

6 COUNCIL MEMBER BARRON: Ah, thank you.
7 Thank you, Madam Chair. Thank you to the panel. I
8 just have a couple of questions. Ah, you said that
9 are 44 current occupants in this location?

10 SARAH MALLORY: Yes.

11 COUNCIL MEMBER BARRON: Do you know how
12 many of those 44 persons plan to, ah, apply for the
13 co-op status?

14 SARAH MALLORY: Um, yeah, I do, can you
15 unmute on this one? I think in order, you can't, OK.

16 UNIDENTIFIED: [inaudible]

17 ASHI UA: Yeah, I can answer that. Um,
18 right now what we're seeing is that the majority of
19 the 44 tenants, um, will be eligible, ah, for Section
20 8 based on their income levels. So at this point
21 we're looking at all 44 potentially applying for
22 Section 8 and hopefully qualifying to aid with their
23 maintenance payments.

24 COUNCIL MEMBER BARRON: And what outreach
25 have you done to the 44 tenants that are there? Are

2 they, how involved are they, are aware and
3 supportive?

4 ASHI UA: Yeah, um, so for each cluster
5 that we have in [inaudible] we, ah, pre-engage
6 tenants prior to starting any predevelopment work to
7 make sure that they're fully on board and excited
8 about moving forward and becoming cooperative
9 shareholders. And during the predevelopment phase we
10 hold meetings, at least four meetings during
11 predevelopment, um, one in each [inaudible]. Um, so
12 at this current point we do have the majority of
13 tenants signed off on their updated unit layouts and
14 typically we see that as a sign that they're excited
15 and eager to move forward.

16 COUNCIL MEMBER BARRON: And where will
17 the tenants go while the apartments are being
18 renovated?

19 ASHI UA: Um, so HPD is working with EHL
20 Management on a relocation strategy. Um, I believe
21 one of the buildings is currently vacated already.
22 That occurred prior to predevelopment work. That was
23 done because of specific issues with the building.
24 So those tenants have already been relocated and
25 they'll stay put during the construction period. Ah,

2 the other two buildings EHL Management is gonna
3 devise a relocation strategy, um, to either find
4 units in their portfolio or within the community to
5 house during construction. I can Larry expand on
6 that if he would like to.

7 LARRY HERSCHFELD: Um, sure. Um, hello,
8 Council Member Barron and other council members. Um,
9 we have a number of buildings in the immediate area.
10 We're gonna look to first of all meet with, and we've
11 already met with the future shareholders
12 individually, go over any, ah, specific needs they
13 have, ah, relating to, ah, physical needs, being on a
14 low floor, proximity to doctors, schools, so on and
15 so forth. Um, and then they can immediately seek
16 affordable apartments in the immediate area, either
17 in our portfolio or in the portfolios of other, ah,
18 affordable housing, ah, owners and managers that,
19 that we know, ah, in order to keep the relocation
20 budget at a minimum, but all the apartments will be,
21 ah, in better condition than the existing apartments
22 are now. Um, we've done this many times, ah, working
23 with HPD back to 1995. But I can go more into that
24 later.

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2 COUNCIL MEMBER BARRON: Thank you. And
3 how long do you anticipate tenants will be out of
4 their present location before their new units are
5 ready?

6 LARRY HERSCHFIELD: This really is pretty
7 much a full gut renovation, so...

8 COUNCIL MEMBER BARRON: Right.

9 LARRY HERSCHFIELD: ...it's gonna be 18 to
10 24 months realistically, 'cause they've, ah, you
11 know, got to get out before construction starts...

12 COUNCIL MEMBER BARRON: Right.

13 LARRY HERSCHFIELD: ...ah, we work with
14 their schedule.

15 COUNCIL MEMBER BARRON: And then my other
16 question is will people, ah, remain in units that are
17 presently the same size as they have, or will they
18 have a chance to apply for a larger unit? So someone
19 who may be living in a one-bedroom can they ask to be
20 a co-op owner of a two-bedroom or a three-bedroom?

21 ASHI UA: No, what we do is we, ah, bring
22 tenants back to the same size unit they have now, um,
23 and that's just in recognition of where they've been
24 living, ah, since their tenancy with the building.
25 Ah, we do not right size in this co-op program.

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2 COUNCIL MEMBER BARRON: OK. And the
3 other question I have is, oh boy, it escaped me. Ah,
4 one last question and it was very important. Um, oh,
5 it came back. So the rental that they will pay is
6 40% [inaudible]. Does that, do we know how that
7 compares to rentals that they are presently paying?

8 ASHI UA: Um, yeah, so the maintenance of
9 40% is much higher than what they're currently
10 paying. Um, I would say on average in all of our TIL
11 buildings, um, rent payments are between, ah, 15% to
12 20% AMI. So that's where that, um, Section 8 process
13 kicks in, to make sure that we can, ah, help the
14 building, you know, cover the maintenance that allows
15 them to maintain their building, ah, for the duration
16 of the co-op.

17 COUNCIL MEMBER BARRON: So might there be
18 an instance of a person who can, ah, qualify for
19 purchase price but not be able to continue because
20 they can't meet the rate?

21 ASHI UA: To date every tenant that has,
22 the only reason why a tenant is not able to, ah, you
23 know, make the rent payments is because of income
24 issues.

25 COUNCIL MEMBER BARRON: Why?

2 ASHI UA: I believe every tenant that's
3 required Section 8 during this program we've been
4 able to secure it and we anticipated that the same
5 tenants, the same issues, ah, will arise in this, ah,
6 cluster and we'll be able to obtain Section 8
7 vouchers for those tenants that are unable to meet,
8 um, the rent payments, or the maintenance payments.

9 COUNCIL MEMBER BARRON: Well, I would
10 just, that would be my only concern, because the rest
11 of it, ah, sounds very appealing and very practical
12 and very much needed. Ah, so I would just want to
13 know if there were tenants that can perhaps get
14 someone in their family to loan them what they need
15 and make the purchase of the apartment but not
16 qualify because they can't continue to pay the rent.
17 That would be the only question that I have. So if
18 you could finally dig into those, ah, particulars and
19 by the time we get before the final vote have that I
20 would appreciate that. Thank you so much, Madam
21 Chair.

22 CHAIRPERSON ADAMS: Thank you, Council
23 Member Barron. Counsel, are there any more questions
24 from council members?
25

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2 COMMITTEE COUNSEL: Let me double check,
3 but I don't see other hands raised. So we could move
4 on to do our vote if you would like.

5 CHAIRPERSON ADAMS: All right. There
6 being no more questions for this panel, ah, the panel
7 is excused and we can get those answers to Council
8 Member Barron as soon as possible. OK, let's move on
9 to our vote. Thank you, Counselor. On September 22,
10 the subcommittee held a public hearing on LU 681, the
11 Landmarks Preservation Commission's designation of
12 the Manida Street Historic District in Bronx
13 Community District 2, in Chair Salamanca's district
14 and Chair Salamanca is in support of the project.
15 The public hearing on this item is now closed.
16 Counsel, please call the roll.

17 COMMITTEE COUNSEL: Chair Adams.

18 CHAIRPERSON ADAMS: I vote aye.

19 COMMITTEE COUNSEL: Council Member Koo.

20 COUNCIL MEMBER KOO: Aye.

21 COMMITTEE COUNSEL: Council Member
22 Barron.

23 COUNCIL MEMBER BARRON: I vote aye.
24
25

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2 COMMITTEE COUNSEL: The vote now stands
3 as 3 in the affirmatives, no negatives, no
4 abstentions, and we will leave the vote open.

5 CHAIRPERSON ADAMS: OK, thank you. The
6 vote is open. OK, we will, ah, continue. Counsel,
7 are there any members of the public wishing to
8 testify?

9 COMMITTEE COUNSEL: Yes, we do have
10 members of the public who signed up to testify and
11 the first panel will be, um, let me double check,
12 Chair. Um, so we have a couple of the people signed
13 up to testify already here [inaudible] I think Mr.
14 Theo and Mr. Wilson are here to testify. Can we
15 admit them so that we can take their testimony? Mr.
16 Theo Chino is here to testify and available. He just
17 needs to be unmuted.

18 THEO CHINO: Hi, hello, Council Member.

19 SERGEANT AT ARMS: Starting time.

20 THEO CHINO: Hi, my name is Theo Chino.
21 I have testified in front of this council previously.
22 And, as you remember, I live at 640 Riverside Drive
23 at the corner of 141 in Councilman Levine's district.
24 I am opposed to any Title XI transfer like this one,
25 which is exactly what they promised us six, 20 years

2 ago. Twenty years ago HPD came in our building and
3 told us exactly what they said in the council today,
4 and to this day we have not yet have done the
5 transfer into an HDFC program. So as tenant in this
6 program I urge the council to ask me question about
7 the detail of this type of program. Also, the fact
8 that seven employee of HPD in the past year has been
9 whistleblower, has been arrested, and the latest one
10 of the HPD employee arrested over placard abuse is
11 proof that the HPD program is plagued with corruption
12 which led developer like HLM Development, who I just
13 looked up right now on who owns this building, and at
14 508 West 1581 Street they have 41 open violation to
15 this day to their building? So what are they promise
16 they going to do? The same thing that has happened
17 countless, over and over and over. So please stop
18 the Title XI. Do not approve this. Do an
19 investigation into HPD how this building end up in
20 this condition in the first place, because right now
21 we have a payment balloon that is slated for 22
22 million dollar that none of us can pay together
23 except raising the rent over 400%. We pay \$200 a
24 month. Now they want us to tell us oh, you going to
25 pay \$1500. So where is the affordability in this

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2 type of project? Ask me. Ask me detailed question
3 and I will tell you how bad this project is. So
4 please vote no in approving this until we're done
5 investigating HPD. Thank you very much for your
6 time. Ah, any question please do so.

7 CHAIRPERSON ADAMS: Thank you, Mr. Theo.
8 Are there any questions from council members for this
9 witness?

10 COMMITTEE COUNSEL: I don't see any hands
11 raised, Madam Chair.

12 CHAIRPERSON ADAMS: OK. Thank you very
13 much for your testimony.

14 COMMITTEE COUNSEL: The next person to
15 testify is A. Wilson.

16 A. WILSON: Hello. Hello, thank you...

17 SERGEANT AT ARMS: Starting time.

18 A. WILSON: ...for [inaudible].

19 CHAIRPERSON ADAMS: You have two minutes
20 to speak. You may begin.

21 A. WILSON: Hello, thank you for this
22 opportunity to speak up. I'm, ah, speaking as a
23 comment to all three buildings that I had received
24 information regarding this process today, 505 134th
25 Street, 505 West 134th Street, and 523 West 134th

2 Street. I myself in my experience as being in a
3 situation that the residents are being subjected to
4 has led to a very deep problem regarding the lack of
5 oversight and enforcement by HPD. The developers
6 flaunt their roles as owners and do whatever they
7 want. And, ah, regarding retaliation that I'm also
8 subject to as speaking up, this is a current issue.
9 HPD has refused to resolve the ongoing complaints and
10 concerns regarding, for example, the scope of work
11 and the commitments by the developers to complete any
12 of that scope of work. I would like to, ah, caution
13 also on the Article 11 process that once this process
14 is completed the owners can do what they want. In my
15 situation, myself and representing one building, and
16 another representative in another building in the
17 same parcel of buildings had raised issue with the
18 fact that there had been a loan taken by the
19 developer as part of a PLP program without review or
20 consent by the shareholders for which there was also
21 the taking of the equity for the residents, which in
22 this case would have been the value of the unit if
23 sold within the 80% of the AMI as an HDFC owner. So
24 there had been a promise by HPD in front of this body

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2 at the City Council six months later, for a footnote
3 for some remedy, which of course did not exist.

4 SERGEANT AT ARMS: Time expired.

5 A. WILSON: I'm sorry. Well, to
6 conclude, please review carefully. There should be a
7 moratorium on all these transfers and a deep
8 investigation into these private-public partnerships
9 involving HPD. Thank you. Any questions?

10 CHAIRPERSON ADAMS: Thank you very much,
11 Ms. Wilson. Are there any questions from council
12 members for this witness?

13 COMMITTEE COUNSEL: Um, no questions from
14 council members at this time, Madam Chair.

15 CHAIRPERSON ADAMS: OK. Thank you very
16 much, ah, Counsel, and, ah, thank you for your
17 testimony, ah, Ms. Wilson. Are there any additional
18 members of the public who wish to testify on this
19 item?

20 COMMITTEE COUNSEL: Um, I don't believe
21 there are, um, Madam Chair, but I'm double checking.
22 Madam Chair, it looks like there are no more
23 witnesses to testify on this item.

24 CHAIRPERSON ADAMS: OK, thank you,
25 Counsel. There being no other members of the public

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2 who wishes to testify on the public hearing on
3 preconsidered LU for application number 20215006HAM,
4 the 505 West 134th Street cluster, is now closed and
5 the item is laid over. The vote on LU 681 is still
6 open. And we will leave the vote open, ten minutes,
7 Counsel?

8 COMMITTEE COUNSEL: Um, that should be,
9 that should be fine, Madam Chair.

10 CHAIRPERSON ADAMS: OK. The vote is
11 open. The vote remains open for 10 minutes. And we
12 will, ah, recess for 10 minutes.

13 COUNCIL MEMBER MILLER: Good afternoon,
14 Madam Chair.

15 CHAIRPERSON ADAMS: Good afternoon,
16 Council Member.

17 COUNCIL MEMBER MILLER: How are you?

18 CHAIRPERSON ADAMS: I'm doing well.

19 COUNCIL MEMBER MILLER: OK.

20 CHAIRPERSON ADAMS: And the vote is still
21 open. Counsel.

22 COMMITTEE COUNSEL: Chair, we're gonna to
23 continue with the vote on LU item 681, Council Member
24 Miller.

25 COUNCIL MEMBER MILLER: I vote aye.

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2 COMMITTEE COUNSEL: Council Member
3 Treyger.

4 COUNCIL MEMBER TREYGER: I vote aye.

5 COMMITTEE COUNSEL: So the vote on LU 681
6 is now closed and the final vote is 5 in the
7 affirmative, no negatives, no abstentions. And the
8 item will be recommended to the full Land Use
9 Committee for a vote.

10 CHAIRPERSON ADAMS: Thank you very much,
11 Counsel. Ah, the vote on LU 681 is now closed. That
12 concludes today's business, and I just want to say
13 hello to Council Member Treyger. I'll acknowledge
14 you as well for being here today. Thank you so much.
15 I remind, ah, those that are watching that if you
16 have written testimony on any of today's items you
17 may, or today's item, you may submit it to
18 landusetestimony@council.nyc.gov. Please indicate
19 the LU number or the project name in the subject
20 hearing and I'd like to thank the applications,
21 members of the public, all of my colleagues on this
22 committee, subcommittee counsel. Thank you Angelina,
23 land use staff, and the sergeants at arms for
24 participating in today's hearing. This meeting is
25 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 November 16 , 2020