

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND

DISPOSITIONS

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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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June 14, 2022  
Start: 10:03 a.m.  
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HELD AT: REMOTE HEARING - VIRTUAL ROOM 2

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

COUNCIL MEMBERS:

Carmen N. De La Rosa  
Oswald Feliz  
Christopher Marte  
Sandy Nurse  
Sandra Ung  
Inna Vernikov  
Eric D. Bottcher

A P P E A R A N C E S

Aaron Koffman  
Felipe Cortes  
Munsun Park  
Leonyi Chay  
Perris Slaughter  
Colton Howe-Nicks  
Sarah Pizer  
Jean-Daniel Noland  
Joe Restuccia  
Paul Devlin  
Christine Gorman  
Adrian McKenzie  
Cesar Figueroa  
Erik Senzon  
Philip Stone  
Joanna Langfield  
Richard Marans  
Robin Broshi  
Angelique Previl  
Rosemarie Greene  
Joy Wefum  
Peter Staley  
William Thomas  
Judy Wessler  
John Mudd  
Robert Mayes  
Robert Firth  
Norman Smallwood  
Betty Kolod  
Ankar Dalal  
Rebecca Sauer  
Benjamin Wetzler  
Eric Epstein  
Jesse Lang  
Christopher Tepper  
Eric Sawyer  
Jeffrey Courter

1  
2 SERGEANT HOPE: Sergeants, can you start  
3 your recordings, please?

4 SERGEANT BRADLEY: PC recording is up.

5 SERGEANT HOPE: Thank you. Cloud recording  
6 is rolling. Make sure that the livestream is good.  
7 Livestream is good.

8 Good morning and welcome to the New York  
9 City Council remote hearing on the Subcommittee on  
10 Landmarks, Public Sitings, and Disposition.

11 At this time, will all panelists please  
12 turn on your videos? Thank you.

13 To minimize disruption, please place all  
14 electronic devices to vibrate or silent mode.

15 If you wish to submit testimony, you may  
16 do so at [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). I repeat,  
17 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

18 Chair, we are ready to begin.

19 CHAIRPERSON LOUIS: Good morning. I'm  
20 Council Member Farah Louis, Chair of the Subcommittee  
21 on Landmarks, Public Sitings, and Dispositions.

22 I am joined today by my Colleagues,  
23 Council Members Feliz, Ung, Marte, Bottcher,  
24 Vernikov, and Nurse.

2 Today, we will vote on LUs 61 and 62 for  
3 the EMS Station 17 new facility, which we heard these  
4 at our meeting on June 7th. LU 61 relates to an  
5 application that was submitted by DCAS and FDNY  
6 requesting approval of a site selection of property  
7 located at 1257 Morris Avenue in the Bronx for the  
8 use of an ambulance station. LU 62 relates to an  
9 application that requests the grant of a special  
10 permit pursuant to Section 74-67 of the Zoning  
11 Resolution to allow an FDNY Emergency Medical Service  
12 Station use in a residence district. These actions  
13 would facilitate the construction of a proposed 2-  
14 story EMS station building on property located in and  
15 on R7-1 district located at 1257 Morris Avenue in the  
16 Bronx Council District represented by Council Member  
17 Stevens.

18 With the support of the local Council  
19 Member, I now call for a vote to approve LUs 61 and  
20 62. Counsel, please call the roll.

21 COMMITTEE COUNSEL CAMPAGNA: Chair Louis.

22 CHAIRPERSON LOUIS: I vote aye.

23 COMMITTEE COUNSEL CAMPAGNA: Feliz.

24 COUNCIL MEMBER FELIZ: Aye.

25 COMMITTEE COUNSEL CAMPAGNA: Marte.

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND  
DISPOSITIONS

5

2 CHAIRPERSON LOUIS: Counsel, your speaker  
3 is going in and out a little bit.

4 COMMITTEE COUNSEL CAMPAGNA: Sorry. Can  
5 you hear me now?

6 CHAIRPERSON LOUIS: Yes.

7 COMMITTEE COUNSEL CAMPAGNA: Okay.

8 (INAUDIBLE)

9 SERGEANT HOPE: We can't hear you,  
10 Counsel.

11 COMMITTEE COUNSEL CAMPAGNA: Council  
12 Member Nurse. Council Member Nurse.

13 COUNCIL MEMBER NURSE: Oh, sorry. I  
14 couldn't tell because it's kind of coming in funny. I  
15 can't tell if it's on my end. Sorry. Thank you.

16 CHAIRPERSON LOUIS: Council Member, how do  
17 you vote?

18 COUNCIL MEMBER NURSE: Aye.

19 COMMITTEE COUNSEL CAMPAGNA: Ung.

20 COUNCIL MEMBER UNG: Aye.

21 COMMITTEE COUNSEL CAMPAGNA: Vernikov.

22 CHAIRPERSON LOUIS: Council Member

23 Vernikov, how do you vote?

24 COUNCIL MEMBER VERNIKOV: I vote aye.

25 COMMITTEE COUNSEL CAMPAGNA: (INAUDIBLE)

2 COUNCIL MEMBER MARTE: I vote aye. Can you  
3 hear me?

4 COMMITTEE COUNSEL CAMPAGNA: (INAUDIBLE)

5 COUNCIL MEMBER BOTTCHEER: I can't hear the  
6 Counsel, but I vote aye.

7 COUNCIL MEMBER FELIZ: I couldn't hear the  
8 Counsel either.

9 CHAIRPERSON LOUIS: Counsel, the speaker  
10 is going in and out a little bit.

11 COMMITTEE COUNSEL CAMPAGNA: Can you hear  
12 me now? (INAUDIBLE) better?

13 CHAIRPERSON LOUIS: Can you say that one  
14 more time?

15 COMMITTEE COUNSEL CAMPAGNA: (INAUDIBLE)  
16 Can the backup Counsel take over?

17 CHAIRPERSON LOUIS: It's coming through  
18 spotty. Let's just give the Counsel a second.

19 COMMITTEE COUNSEL MARTINEZ-RUBIO: Good  
20 morning, everyone. Can you hear me?

21 CHAIRPERSON LOUIS: Yes.

22 COMMITTEE COUNSEL MARTINEZ-RUBIO: Okay.  
23 Jeff, can you try taking off your headphones maybe?  
24 Maybe that's the issue because they're going to your  
25

2 headphones. See if that works. If not, I'll step in,  
3 and we'll probably have to redo the vote.

4 Let's just give Counsel a second.

5 (INAUDIBLE)

6 COMMITTEE COUNSEL CAMPAGNA: Can you hear  
7 me now?

8 COMMITTEE COUNSEL MARTINEZ-RUBIO: A  
9 little, but there's something that's muffling the  
10 sound of your speaker.

11 COMMITTEE COUNSEL CAMPAGNA: (INAUDIBLE)

12 COMMITTEE COUNSEL MARTINEZ-RUBIO: Yeah,  
13 you're still a little spotty.

14 CHAIRPERSON LOUIS: Angelina, he said you  
15 could proceed.

16 COMMITTEE COUNSEL MARTINEZ-RUBIO: Yeah.  
17 Hold on. Council Members, give me just one second  
18 because we're going to have to redo the vote so that  
19 I can do the tally myself.

20 For the EMS item, I'm going to call the  
21 roll again. Chair Louis.

22 CHAIRPERSON LOUIS: I vote aye.

23 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
24 Member Feliz.

25 COUNCIL MEMBER FELIZ: I vote aye.

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND  
DISPOSITIONS

8

2 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
3 Member De La Rosa. If she's here, apologies. I don't  
4 see her. Council Member Marte.

5 COUNCIL MEMBER MARTE: I vote aye.

6 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
7 Member Nurse.

8 COUNCIL MEMBER NURSE: Aye.

9 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
10 Member Ung.

11 COUNCIL MEMBER UNG: Aye.

12 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
13 Member Vernikov.

14 COUNCIL MEMBER VERNIKOV: Aye.

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: Give me  
16 just one second to do the tally.

17 The current vote stands at 6 in the  
18 affirmative, no negatives, no abstentions. Chair, do  
19 we leave the vote open? Council Member De La Rosa is  
20 not...

21 CHAIRPERSON LOUIS: Okay.

22 COMMITTEE COUNSEL MARTINEZ-RUBIO: We'll  
23 leave the vote open.

24 CHAIRPERSON LOUIS: Do you want me to  
25 proceed or you want me to stand by?



2 COMMITTEE COUNSEL MARTINEZ-RUBIO: We can  
3 proceed with the hearing, Chair, and then we'll see  
4 if the Subcommittee Counsel comes back, but I can do  
5 the announcements and proceed with your remarks. I'll  
6 just be stepping in for him.

7 CHAIRPERSON LOUIS: All right. Thank you.  
8 I now recognize the Counsel to explain today's  
9 hearing procedures.

10 COMMITTEE COUNSEL MARTINEZ-RUBIO: Give me  
11 just one second to get my script ready. Hold on,  
12 Council Members. Apologies. This is why we have a  
13 backup, right, so.

14 Thank you, Chair Louis. I am Angelina  
15 Martinez-Rubio stepping in as Counsel to this  
16 Subcommittee.

17 Members of the public who wish to testify  
18 were asked to register for today's hearing. If you  
19 registered to testify and are not yet signed into  
20 Zoom, please sign in now and remain signed in until  
21 after you have testified.

22 If you wish to testify and have not  
23 registered, please go to [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse)  
24 to sign up now.

2 If you are not planning to testify on  
3 today's items, please watch the hearing on the New  
4 York City Council website.

5 All people testifying before the  
6 Subcommittee will be on mute until they are  
7 recognized to testify. Please confirm that your mic  
8 is unmuted before you begin speaking.

9 Public testimony will be limited to 2  
10 minutes per witness. If you have written testimony  
11 you would like the Subcommittee to consider in  
12 addition to or in lieu of appearing before the  
13 Subcommittee or if you require an accessible version  
14 of a presentation given at today's meeting, please  
15 email [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Please  
16 indicate the LU number or project name in the subject  
17 line of the email.

18 During the hearing, Council Members who  
19 would like to ask questions should use the Zoom raise  
20 hand function which appears at the bottom of the  
21 participant panel. I will announce Council Members  
22 who have questions in the order that they raised  
23 their hands.

24 Witnesses are reminded to remain in the  
25 meeting until they are excused by the Chair.

2 Lastly, there may be extended pauses if  
3 we encounter technical problems. We ask that you  
4 please be patient as we work through these issues.

5 Chair Louis will now continue with  
6 today's agenda.

7 Chair, I just got word that Council  
8 Member De La Rosa is here so can I just take her  
9 vote?

10 CHAIRPERSON LOUIS: Yes, please.

11 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
12 Member De La Rosa, how do you vote?

13 COUNCIL MEMBER DE LA ROSA: I vote aye.  
14 Thank you.

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
16 you. The final vote stands at 7 in the affirmative,  
17 no negatives, no abstentions, and the items are  
18 approved and recommended to the full Land Use  
19 Committee.

20 CHAIRPERSON LOUIS: Thank you. We continue  
21 now with our public hearing on today's agenda. We  
22 will now hear the Preconsidered LUs related to  
23 application numbers C 220220 ZMM and N 220219 ZRM for  
24 the Lirio-806 9th Avenue Project. Both applications  
25 were submitted by the Department of Housing and

1  
2 Preservation and Development. Application C 220220  
3 ZMM was submitted pursuant to Sections 197-c and 201  
4 of the New York City Charter for an amendment of  
5 Zoning Map Section 8c, eliminating from within an  
6 existing R8 District, a C1-5 District, and changing  
7 from an R8 District to a C6-2 District. Application N  
8 220219 ZRM was submitted pursuant to Section 201 of  
9 the New York City Charter for an amendment of the  
10 Zoning Resolution of the City of New York modifying a  
11 special permit provision of Article IX, Special  
12 Clinton District, Borough of Manhattan Community  
13 District 4 and Council District 3. These actions  
14 would help facilitate the development of a new 9-  
15 story mixed-use building containing approximately 111  
16 affordable and supportive housing units, retail  
17 space, and new office space for the MTA in the  
18 Clinton, Hell's Kitchen neighborhood of Manhattan  
19 recommended by Council Member Bottcher. Is Council  
20 Member Bottcher available for remarks?

21 COUNCIL MEMBER BOTTCHEER: Thank you so  
22 much, Chair Louis, and thank you so much, everyone,  
23 for attending. This is my first ULURP on the City  
24 Council, and it's a doozy, this ULURP. There's  
25 nothing more controversial than deciding how to use

2 public land in a city like New York City, and here we  
3 are deciding how to use one of the last remaining  
4 vacant lots on the Westside. Today, we're going to  
5 hear 2 points of view on this topic. On one hand,  
6 this was supposed to be 100 percent middle and  
7 middle-upper income affordable housing, part of a  
8 deal that an agreement that the Bloomberg  
9 administration made, Christine Quinn and Community  
10 Board 4 at that time, and on one hand you've got  
11 folks saying that we need housing for middle income  
12 folks on the Westside, like nurses and firefighters,  
13 etc. The original agreement was for this to be up 165  
14 percent AMI, which is someone making 150,000 dollars  
15 a year, and some folks are saying that even though  
16 that sounds like a lot, in New York now that's an  
17 income band that needs affordable housing and a deal  
18 was made, that agreement needs to be upheld, and some  
19 folks are saying that we already have enough  
20 supportive housing and housing for the homeless, we  
21 don't need any more. Some folks are saying that we  
22 can't take any more, that we want this deal upheld  
23 the way it was envisioned.

24 On the other hand, you have folks saying  
25 that the world has changed in the last 15 years since

1 this was originally planned and we didn't have 60,000  
2 people living in shelters every night waiting for  
3 housing to be build, and, on city-owned land, we  
4 should be building housing for people who don't have  
5 homes and for people who really can't afford homes  
6 anywhere else. We shouldn't be building housing on  
7 city-owned land for people making that much money,  
8 and this is supposed to be housing for long-term  
9 survivors of HIV and AIDS and where better than in  
10 Hell's Kitchen, which has the highest rates of HIV  
11 and AIDS in the city.

12  
13 I happen to think that we can have both  
14 types of housing on this site. That's what the  
15 Borough President recommended. That's what City  
16 Planning recommended. I think we could figure out how  
17 to do both on this site. Let me just say that I think  
18 it's a big missed opportunity that we're only  
19 building 111 units of housing on this lot. 111 units  
20 isn't going to put a dent in either of the problems,  
21 middle income or housing for the homeless. It's a  
22 drop of a drop of the housing that we need. We  
23 could've had more units of housing on this lot, but  
24 this was, like many of my Colleagues, we're taking a  
25 ULURP that was crafted by previous administrations,

2 we're working within the ULURP that we have. I intend  
3 as a Council Member to build much, much more housing  
4 of all kinds. We need to build much, much more  
5 housing. 111 units, I think, is a big opportunity,  
6 but that's what we're deciding today.

7 I want to thank you, Chair Louis and my  
8 Colleagues, Council staff, and all the folks who are  
9 coming out to testify today as we hear about this  
10 project from the applicants, hear all the members of  
11 the community who are coming forward. Thank you all.

12 CHAIRPERSON LOUIS: Thank you, Council  
13 Member Bottcher, for those sentiments.

14 We are joined today by Felipe Cortes,  
15 Perris Straughter from HPD, Sarah Pizer and Aaron  
16 Kauffman from Hudson Companies, Munsun Park from the  
17 MTA, and, forgive me for butchering this, Leonyi Chay  
18 from the NYCT Department of Subways, and Colton Howe-  
19 Nicks from Housing Works.

20 Counsel, please administer the  
21 affirmation.

22 COMMITTEE COUNSEL MARTINEZ-RUBIO:  
23 Applicants, can you please raise your right hand. My  
24 apologies if I mispronounce your name, but I'm going

2 to call on each of you individually to answer the  
3 following question.

4 Do you affirm to tell the truth, the  
5 whole truth, and nothing but the truth in your  
6 testimony before the Subcommittee and in your answers  
7 to all Council Member questions? Aaron Kauffman.

8 AARON KAUFFMAN: I do.

9 COMMITTEE COUNSEL MARTINEZ-RUBIO: Felipe  
10 Cortes.

11 FELIPE CORTES: I do.

12 COMMITTEE COUNSEL MARTINEZ-RUBIO: Munsun  
13 Park.

14 MUNSUN PARK: I do.

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: Leonyi  
16 Chay.

17 LEONYI CHAY: I do.

18 COMMITTEE COUNSEL MARTINEZ-RUBIO: Perris  
19 Straughter.

20 PERRIS STRAUGHTER: I do.

21 COMMITTEE COUNSEL MARTINEZ-RUBIO: Colton  
22 Howe-Nicks.

23 COLTON HOWE-NICKS: I believe I didn't  
24 call on Sarah Pizer.

25 SARAH PIZER: I do.



2 COMMITTEE COUNSEL MARTINEZ-RUBIO: That's  
3 all. Thank y'all.

4 CHAIRPERSON LOUIS: If you have a  
5 PowerPoint presentation, it will be displayed upon  
6 your request. You all may begin.

7 FELIPE CORTES: Thank you. I'm going to  
8 give it a second for the presentation to come up.  
9 Okay. Good morning, Chair Louis and Council Members.  
10 I am Felipe Cortes, Director of the Manhattan  
11 Planning Team at HPD. I am excited to be here today  
12 presenting you the Lirio Project, an affordable  
13 housing project that will result in the construction  
14 of a new 9-story containing approximately 112  
15 affordable and supportive housing units, 100 percent  
16 affordable and supportive housing units. The proposed  
17 development also includes ground floor retail space  
18 and office space for the (INAUDIBLE) MTA building at  
19 the ground and second floor of the proposed  
20 development.

21 I'm joined by other representatives from  
22 HPD and the Development Team who will introduce  
23 themselves in the presentation or when they answer  
24 questions as needed. Next slide, please.

2 As part of the ULURP application, HPD  
3 seeks approval of the following Land Use actions.  
4 Disposition of development rights from the existing  
5 MTA building, acquisition of condominium within  
6 Proposed Building for the MTA expansion, a zoning  
7 text amendment to establish a CPC special permit (96-  
8 112) to modify lot coverage in the preservation area,  
9 applicable only to the development site, a special  
10 permit pursuant to 96-112 to modify lot coverage and  
11 height/setback regulations applicable to the  
12 development site, and, lastly, a rezoning from R8/C1-  
13 5 and R8 districts to C6-2 district in the rezoning  
14 area. Next slide, please.

15 HPD is excited about this project as it  
16 provides a unique opportunity to develop a  
17 longstanding vacant and underutilized city-owned lot  
18 with much needed 100 percent affordable and  
19 supportive housing units. At this time, I turn the  
20 presentation to Sarah Pizer, a representative of the  
21 Development Team, who will provide further details on  
22 the proposed project. Sarah.

23 SARAH PIZER: Thank you, Felipe. My name  
24 is Sarah Pizer. I'm a Development Director at the  
25 Hudson Companies. The Lirio will provide 112 units of

2 permanently affordable housing, 67 of those units  
3 will be designated for formerly homeless individuals  
4 and 59 of those units will be supportive housing  
5 targeted towards long-term survivors of HIV and AIDS.  
6 We will also have 44 units of affordable rental  
7 housing up to 80 percent AMI, and I want to note that  
8 the affordable housing originally went up to 60  
9 percent AMI. We then added 70 percent and 80 percent  
10 AMI tiers after getting initial feedback from CB4 to  
11 the ULURP certification. Of course, we'll have one  
12 superintendent's unit as well.

13           The Lirio will also include 1,500 square  
14 feet of community space for supportive services  
15 provided by Housing Works. Housing Works will provide  
16 on-site case management to develop a person-centered  
17 service plan for supportive housing residents. We'll  
18 also have a 5,400 square foot accessible landscape  
19 terrace and a 1,900 square foot rooftop garden  
20 accessible to all residents. Other amenities will  
21 include a fitness center, bike storage, and 24-hour  
22 front desk staff as well as designated office space  
23 for Housing Works. Next slide, please.

24           Here you can see our proposed  
25 affordability distribution or unit size distribution.

2 The (INAUDIBLE) points of agreement required that 50  
3 percent of the units at the site be 2 bedrooms or  
4 larger, which we are accomplishing here. As you can  
5 see, the studios are mostly in the formerly homeless  
6 category while the 2 bedrooms and 3 bedrooms are  
7 mostly spread out among the affordable housing AMI  
8 tiers. Next slide, please.

9           Here are qualifying incomes and rents  
10 based off of 2022 AMIs. I know there's a lot of  
11 numbers, but Lirio could be home to a family of 4 at  
12 40 percent AMI making up to 53,000 dollars a year or  
13 a couple making 74,000 dollars a year combined at 70  
14 percent AMI or a single parent and a child making up  
15 to 85,000 dollars per year at 80 percent AMI. The  
16 monthly rents are also shown here, and we're happy to  
17 return to this slide in the Q&A as I know that  
18 there's a lot of numbers here. Next slide.

19           The Lirio will also include retail along  
20 9th Avenue. That will be approximately 7,100 square  
21 feet of ground floor retail and 7,800 square feet in  
22 the cellar to be used as back of house space. We've  
23 heard that there's a strong desire from the community  
24 for a grocery store here, and we're doing our best to  
25 accomplish that goal. We've worked with Street Sense,

2 a retail marketing consultant, to better understand  
3 how a potential grocer may view our space in terms of  
4 proximity to other grocers, neighborhood  
5 demographics, etc., and we've also brought on Ripco  
6 as our retail broker to be our boots on the ground  
7 presence, talking to grocers and understanding what  
8 their requirements are. We hope to have more news on  
9 this front as we progress through predevelopment.

10 Next slide.

11 I'll turn it over to Munsun for this one.

12 MUNSUN PARK: Thanks, Sarah. Good morning.

13 I am Munsun Park, Associate Director of Development  
14 and Zoning at the Metropolitan Transportation  
15 Authority. The MTA will be occupying approximately  
16 30,000 square feet of office space, which will be  
17 located partly on the first floor and entirely on the  
18 second floor of the Lirio. The future space is being  
19 called the Rail Control Center Annex or RCC Annex  
20 because it will be an extension of the existing  
21 adjacent Rail Control Center. The RCC is the mission  
22 control center for the New York City Transit Subway  
23 System where train movements are monitored. The RCC  
24 is responsible for controlling service on all system  
25 lines which include 472 stations, 665 miles of

1  
2 mainline track, and over 6,000 railcars. The span of  
3 control provided by the RCC is multijurisdictional,  
4 encompassing not only the MTA system operations, the  
5 critical response by the New York City Police  
6 Department and the New York City Fire Department. The  
7 RCC is also the center for dispatching incident  
8 response teams to directly address incidents  
9 throughout the system. The RCC is one part of the  
10 control center complex. Adjacent to the RCC to the  
11 south is the Power Control Center or PCC located at  
12 West 53rd between 8th and 9th Avenues, which controls  
13 the power supply for the entire subway system. As you  
14 can imagine, the RCC is a highly secure facility and  
15 one that is supported by an extensive staff  
16 throughout the day, but the existing building is  
17 being reconfigured to accommodate future technologies  
18 that will further support the modernization of the  
19 subway system which therefore requires a  
20 reprogramming of space and the relocation of RCC  
21 staff into the future RCC Annex. The staff within the  
22 RCC Annex will continue to support the operations  
23 within the RCC. The RCC Annex is being designed to  
24 have a physical connection between the second floor  
25 of the Lirio to the existing RCC to ensure the

2 complete and uninterrupted operation of the control  
3 centers.

4 In addition to the office space, the  
5 Lirio will include 15 below-grade parking spaces for  
6 RCC emergency response vehicles. These vehicles are  
7 essential for employees to quickly respond to  
8 situations within the subway system. They will not  
9 have sirens, and I do want to emphasize that the  
10 parking spaces will only be used for RCC vehicles and  
11 not for any personal vehicles. Next slide.

12 SARAH PIZER: Thanks, Munsun. I want to  
13 note that the Lirio will be designed to Passive House  
14 standards, the most rigorous energy efficiency  
15 building standards. This is something that the Hudson  
16 Companies has recent experience with. We completed  
17 The House at Cornell Tech in 2017 which was the  
18 tallest and largest Passive House building at the  
19 time it was completed. We also have a number of other  
20 projects in design and construction that are designed  
21 to Passive House standards. Also, in the Lirio, we  
22 have green roofs as you can see in our rendering and  
23 rooftop solar. Next slide.

24 Since we started ULURP, Community Board 4  
25 requested that we modify the proposed height and

2 setback to better reflect the context of the  
3 surrounding blocks though what we originally  
4 proposed, the before here, complies with the  
5 (INAUDIBLE) Agreement as well as CB4's initial  
6 recommendation on height for the site. We wanted to  
7 accommodate this request so we have made a slight  
8 redesign to the building to accomplish what you see  
9 here as the after. CB4 is supporting a max height of  
10 99 feet on 9th Avenue as long as we provide the  
11 required 10-foot setback at the 66-foot street height  
12 limit to ensure height consistency with nearby  
13 tenement buildings on 9th Avenue. We've been able to  
14 accommodate this change. There's an ATEX application  
15 that has been submitted to DCP to amend our ULURP  
16 application. I also want to note that we were able to  
17 maintain the rooftop gardening area for tenant access  
18 as well as the green roofs and solar panels with this  
19 redesign. Next slide.

20           Community Board 4 also expressed that the  
21 2-story expression of the residential entrance was  
22 not at a residential scale, and I want to note that  
23 the residential lobby is not a double height space  
24 and that the second story above the residential  
25 entrance is actually MTA office space, but the 2-



2 story expression that you see here on the before was  
3 designed to create a visual separation along 54th  
4 Street between the retail on 9th and the MTA entrance  
5 further down 54th, and we have this kind of cool  
6 perforated metal screen over glass with an organic  
7 leaf pattern to evoke the name of the building, named  
8 after the Lirio Living Tree, which is the oldest  
9 living tree in New York City. We will keep that  
10 perforated metal screen and just kind of break that  
11 up into 2 separate glass expressions to avoid the  
12 double height expression as you see here in the after  
13 image. Next slide.

14 Here, you can see what that looks like  
15 from a street view with the revised residential  
16 entrance glass. I want to note one additional change  
17 that we are considering from the Community Board is  
18 brick color change. We currently have this kind of  
19 gray mix of bricks here, and we are looking into  
20 potentially more in the brown palette to be a little  
21 bit more contextual with the surrounding buildings.  
22 We don't have any images of that quite yet, but we're  
23 happy to keep folks posted on folks as we continue to  
24 work on that with our design team. Next slide.

2 That concludes our presentation. Thank  
3 you.

4 CHAIRPERSON LOUIS: Thank you for your  
5 testimony. Counsel, are there any Council Members  
6 with questions?

7 COUNCIL MEMBER BOTTCHEER: Chair Louis, do  
8 you have questions? I have questions, but if you have  
9 questions, Chair Louis, go ahead, please.

10 CHAIRPERSON LOUIS: No, you should start  
11 now. I just have 2 little basic questions that can  
12 wait. Go ahead.

13 COUNCIL MEMBER BOTTCHEER: No, you please  
14 go. Thank you.

15 CHAIRPERSON LOUIS: All right. Just 2  
16 little basic questions. I wanted to know what  
17 criteria HPD was using to identify the formerly  
18 incarcerated individuals. Sometimes HPD has a  
19 tendency to provide housing for formerly incarcerated  
20 individuals that live in New Jersey. That happened in  
21 my district and so many other districts. They used to  
22 live in New York but somehow ended up in Jersey and  
23 back in New York so I wanted to know what that  
24 criteria is. I wanted to know regarding the entrance,  
25 are all residents utilizing the same entrance for the

2 project. That's about it. I'll yield to Council  
3 Member Bottcher from there.

4 FELIPE CORTES: I think HPD will take  
5 that. Thank you for your question, Chair Louis. I'm  
6 going to address the second part of your question  
7 first. There's not going to be separate entrances for  
8 the residential tenants. All tenants will access  
9 through the same door.

10 Regarding the formerly incarcerated  
11 tenants, I'm not sure. This project is not targeting  
12 formerly incarcerated tenants or individuals.

13 CHAIRPERSON LOUIS: Formerly homeless. On  
14 the presentation, it said formerly homeless.

15 FELIPE CORTES: Yeah. This project, we're  
16 going to work with HRA and DHS on how to identify  
17 those individuals. They're going to be HRA and DHS  
18 referrals. DHS and HRA, they have methodology to  
19 identify these tenants. As you know, these formerly  
20 homeless will be individuals that have substance  
21 abuse and other kind of conditions. In addition to  
22 that, we are going to be working with Housing Works  
23 and these other agencies to kind of target HIV and  
24 AIDS survivors to add another a layer during the  
25 selection process. We will be working with them

2 closely on how to identify these individuals and  
3 families.

4 CHAIRPERSON LOUIS: Okay. I just want to  
5 ensure that you all are including the Council Member  
6 in that conversation along with the Community Board.  
7 I'll yield to Council Member Bottcher from here.

8 FELIPE CORTES: As of now, we've been  
9 engaging with members of CB4, their leadership, and I  
10 believe we're more than welcome to continue working  
11 with them and Council Member Bottcher's team so yeah.

12 CHAIRPERSON LOUIS: All right. Council  
13 Member Bottcher.

14 COUNCIL MEMBER BOTTCHER: This site is a  
15 150 by 150 foot lot, but the zoning action that we're  
16 considering today stretches 500 feet, far beyond this  
17 lot. Why is the city doing this?

18 FELIPE CORTES: Let me see if I understand  
19 the question correctly. Are you specifically asking  
20 why the city is pursuing a rezoning action?

21 COUNCIL MEMBER BOTTCHER: Yeah. This  
22 zoning action encompasses the larger block, going all  
23 the way east to consume the existing MTA building,  
24 goes down to 53rd Street when we're only building on  
25

2 this specific lot. Why does the zoning action stretch  
3 beyond the lot that we're considering?

4 PERRIS STRAUGHTER: Thank you for the  
5 question, Councilman. We targeted the zoning to be  
6 really about the existing commercial uses on the  
7 block so we carved out the residential property, but,  
8 because our building that we're building, the Lirio,  
9 will have the RCC Annex and it's going to be  
10 connected to the existing MTA building, it makes  
11 sense for the zoning to be rectified on both parcels  
12 so the rezoning stretches for not just this property  
13 but basically all the commercial properties on the  
14 block.

15 COUNCIL MEMBER BOTTCHEER: This project is  
16 within the Special Clinton District which was created  
17 in 1973 to preserve the existing housing and prevent  
18 the commercialization of the Clinton/Hell's Kitchen  
19 area, and this would be the first action since 1973  
20 in which the city rezoned an underlying residential  
21 zone to a commercial zone within this boundary. Is  
22 that correct?

23 PERRIS SLAUGHTER: That's what CB4 had  
24 told us. I can't verify that that's correct or not,  
25 but that's what we were told by CB4.

2 COUNCIL MEMBER BOTTCHEER: You understand  
3 the Community Board's concerns about a zoning action  
4 that would create a new precedent, which would  
5 violate the previous precedent about commercial  
6 zoning within the Special Clinton District? What I  
7 would like to know is can you commit to working with  
8 my office and the Community Board to find a way to  
9 accomplish construction of a new building without  
10 this sweeping zoning action that extends so far  
11 beyond the site?

12 PERRIS SLAUGHTER: We had worked with  
13 Community Board 4 and Council Land Use to see if  
14 there were alternatives. This is the best zoning  
15 strategy, and we do believe it's not a precedent  
16 setter because we're really just targeting the  
17 existing commercial areas on the block. We're not  
18 rezoning residential properties that would be at risk  
19 of turning to commercial so we don't see this as a  
20 precedent setting action, but we do understand the  
21 concerns from the community and we're open to still  
22 working to see if there is an alternative to the  
23 current zoning strategy so happy to continue to meet  
24 with your office, of course, and the Community Board.

2 COUNCIL MEMBER BOTTCHEER: My Land Use team  
3 believes that there are alternatives, and I do look  
4 forward to working with in the days ahead and with  
5 Community Board 4 to come up with some alternatives.

6 I have a question about AMIs because we  
7 often use these acronyms and spit out these numbers,  
8 but, for everyone who's here, can HPD please walk us  
9 through what AMIs translate to? What is the income  
10 for an individual at 60 percent AMI, 70 percent AMI,  
11 80, 90, 100, and so on? Can you please give us the  
12 income for an individual for each of those bands?

13 FELIPE CORTES: (INAUDIBLE) we have that  
14 slide as part of the presentation basically what  
15 would be the AMIs targeting this project as of now.

16 COUNCIL MEMBER BOTTCHEER: I'm not asking  
17 about this project. Help us educate the public with  
18 me about what the different AMIs are. How much is  
19 someone making at 60 percent, 80 percent, 100  
20 percent? It'll take just a minute. Read those off for  
21 us.

22 FELIPE CORTES: Sure. Let me try to pull  
23 that up. Can you guys hear me?

24 COUNCIL MEMBER BOTTCHEER: Yes.  
25

2 FELIPE CORTES: Okay. Right now, for 2022,  
3 the AMIs for a family of 3 at 60 percent of AMI is  
4 approximately 72,000 and then 70 is going to 84, 90  
5 is going to be 108, 100 percent of AMI is 120,000  
6 dollars. Let me see, 120 percent of AMI is going to  
7 be 144, and 130 percent of AMI is about 156,000  
8 dollars. 165 percent of AMI right now for a family of  
9 3 is almost 200,000 dollars, 198,000 dollars.

10 COUNCIL MEMBER BOTTCHEER: 165 is the  
11 maximum?

12 FELIPE CORTES: Is the maximum of what?

13 COUNCIL MEMBER BOTTCHEER: Is the most AMI  
14 of the available bands, 165...

15 FELIPE CORTES: Well, that's what we have  
16 as reference, but I just want to clarify that HPD  
17 doesn't have any (INAUDIBLE) sheets that cover those  
18 AMIs. Our top is 120, 130 percent of AMI.

19 COUNCIL MEMBER BOTTCHEER: Those AMIs are  
20 commonly put into categories, low income, middle  
21 income. Which of those AMIs qualify as low income?  
22 Are they defined, the 80 percent AMI, 60?

23 FELIPE CORTES: The extremely low income  
24 is going to be from 0 to 30 percent of AMI, the very  
25 low income is going to be from 31 to 50 percent of



2 AMI, the low income is going to be from 51 to 80, and  
3 then moderate income is going to go from 81 to 120,  
4 and middle income is 120 to 165.

5 COUNCIL MEMBER BOTTCHEER: The retail space  
6 on the ground floor, it was originally envisioned to  
7 be a Housing Works retail space, a Housing Works  
8 Thrift Store, which everyone loves, but throughout  
9 this process, it's been expressed over and over that  
10 there is a need for a grocery store. However, the  
11 grocery store being proposed is of a certain size.  
12 It's not like a supermarket size. Can you commit to  
13 working with my office and the Community Board and  
14 the MTA to get a supermarket-sized retail space on  
15 the ground floor?

16 FELIPE CORTES: You're correct. The  
17 initial proposal for this project incorporated both  
18 ideas, to have Housing Works flagship store or maybe  
19 a grocery store. The team was open to that. Housing  
20 Works and Housing Companies were open to that idea.  
21 Based on Community Board 4 feedback, the team moved  
22 ahead with maybe facilitating the creation of the  
23 grocery store here, using the entire space for it.  
24 (INAUDIBLE) HPD and the development team are  
25 committed to find the creation of this larger

2 supermarket. I believe that commitment is there.  
3 We've been holding meetings with you and your team  
4 and CB4 on this issue. The MTA, HPD, and the  
5 developer are committed to exploring possibilities.  
6 That's an ongoing process. We have mentioned before  
7 that it's challenging due to the constraints of the  
8 project and the needs of the MTA space and the  
9 critical and vital function that these additional  
10 space for the MTA will play not only CB4 but the city  
11 at large so the commitment is still there. We are  
12 preparing. We had a meeting with your team last week.  
13 We are working on this, analyzing every possible, and  
14 definitely we can continue that conversation with you  
15 and your team.

16 COUNCIL MEMBER BOTTCHEER: Why does this  
17 building only have 112 units of housing?

18 FELIPE CORTES: Why?

19 COUNCIL MEMBER BOTTCHEER: Yeah.

20 FELIPE CORTES: I think we're trying to  
21 maximize what is allowable on this site based on  
22 zoning and the commitments as part of the (INAUDIBLE)  
23 so we are trying to maximize as much as we can the  
24 use of what is allowed on the site right now based on  
25 the constraints that we are working with.

2 COUNCIL MEMBER BOTTCHEER: I'll have more  
3 questions as we continue, but I want to hear from the  
4 community, I want to hear from other stakeholders who  
5 are presenting. Thank you.

6 FELIPE CORTES: Thank you for your  
7 questions.

8 CHAIRPERSON LOUIS: Thank you. I want to  
9 ask Counsel if members of the public are available to  
10 testify.

11 COMMITTEE COUNSEL MARTINEZ-RUBIO: Chair,  
12 we have several members of the public who are here to  
13 testify, and we're going to split them up in panels  
14 so give me just one second to get the names of the  
15 first panel.

16 There were, by the way, no Council  
17 Members with questions at this moment so you can  
18 dismiss the applicants at this moment, Chair.

19 CHAIRPERSON LOUIS: Thank you. I want to  
20 thank the panel for their testimony. Being that no  
21 more Council Members have questions, this panel is  
22 now excused, and we will now transition to public  
23 testimony.

24 COMMITTEE COUNSEL MARTINEZ-RUBIO: Give me  
25 one second. We do have several members of the public

2 who are here to testify so we just ask all of you who  
3 have been waiting patiently just to give us a second.  
4 We're going to call you in panels so I'm getting the  
5 names of our first panel.

6 The first panel will be (INAUDIBLE) Jean-  
7 Daniel Noland, Joe Restuccia, Paul Devlin, and  
8 Christine Gorman. Apologies if I mispronounced your  
9 names.

10 I see that Jean-Daniel Noland is here so  
11 he will be our panelist. Sergeant, could you start  
12 the clock?

13 SERGENT BRADLEY: Time will begin.

14 JEAN-DANIEL NOLAND: Thank you. I think I  
15 can be heard. Good morning, Chair and Members of the  
16 Committee. Can you hear me okay?

17 CHAIRPERSON LOUIS: We can hear you.

18 JEAN-DANIEL NOLAND: Great. My name is  
19 Jean-Daniel Noland. Good pronunciation. That's fine.  
20 I'm the co-Chair of the Hell's Kitchen Land Use and  
21 Zoning Committee of Manhattan Community Board 4.  
22 Excuse me for reading this, but some of you may  
23 recall the deliberations which led to the 2009 Points  
24 of Agreement struck between the city of New York and  
25 the community and this board. I remember because I

2 was there. You're all too young to have been there. I  
3 was young too when this all started. A deal was  
4 struck. This site was supposed to be 100 percent  
5 moderate and middle-income housing. Not 0 percent.  
6 Not 40 percent. 100 percent. Two years ago, there was  
7 a sudden abrogation of this agreement. No discussion,  
8 no transparency. I still don't know why. Yes, times  
9 have changed, but what has not changed is that low-  
10 income people, people who need help need to be  
11 integrated into this community, not put into some  
12 large facility and isolated from the community. As  
13 many of you know, CB4 has supported and created low-  
14 income and supportive housing. We didn't just start.  
15 We've done this for decades. We support it. We fight  
16 for it. In the last 3 years alone, 750 affordable  
17 units have been created in this district. Over 160  
18 supportive units. Over 350 units under 60 percent  
19 AMI. This is not the debate regarding this site. This  
20 is a debate about how to fulfill the community, your  
21 mandate, City Charter mandate to make Hell's Kitchen  
22 a community...

23 SERGEANT BRADLEY: Time expired.

24 JEAN-DANIEL NOLAND: Of diverse incomes.

25 This is about how to achieve the best we can for

2 those folks who need the help. This is about the  
3 integrity of an agreement. I know I have very little  
4 time left, but this Board, this community, we have  
5 introduced SRO preservation. We have come up with  
6 affordable units for illegal demolition. I'm going to  
7 ask you this, what other district actually fights to  
8 make sure all the low-income units in a building have  
9 the same fixtures, the same furnishes as the market  
10 rate? Who else does this? We achieve it, and you know  
11 why? Because we keep our word. We keep our word. Now  
12 what we need here is a lot of low-income no question.  
13 The agreement was with the (INAUDIBLE) lots of low  
14 income. We need a little moderate to keep the  
15 balance. We need income for teachers, for cops, for  
16 nurses, for a whole range of people as well as low  
17 income. Everybody needs to live in a viable, balanced  
18 community. That's what we're fighting for. Yes, times  
19 have changed, but what has not changed is that people  
20 need to live in a balanced, livable neighborhood.  
21 That's what we're trying to achieve. We offer a  
22 compromise. The Board compromises again and said yes,  
23 let's have some supportive units, let's have  
24 affordable units, let's have everybody living  
25 together. That's what we're trying to achieve. So,

2 thank you for listening to this. I'm sorry if I'm  
3 agitated, but you cannot understand how important it  
4 is, I feel, that we try to achieve the best we can  
5 for those low-income people, for those people in  
6 shelters, not put them in some facility and then say  
7 oh, we're so virtuous, we checked that box. No, we  
8 want them integrated into our neighborhood. We want  
9 them to live decently in our neighborhood with decent  
10 buildings integrated with everybody else so I  
11 support, I support, we support Borough President  
12 Levine's "arrive at an AMI mix that is closer to the  
13 original commitment" and, Chair Louis, I apologize if  
14 I got a little too passionate. Please forgive me.

15 CHAIRPERSON LOUIS: Okay. Thank you for  
16 your sentiment. I'm going to yield back to the  
17 Counsel.

18 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
19 you, Jean-Daniel. The next speaker will be Joe  
20 Restuccia followed by Paul Devlin.

21 SERGENT BRADLEY: Time will begin.

22 JOE RESTUCCIA: My name is Joe Restuccia.  
23 I'm the co-Chair of the Housing, Health, Human  
24 Services Committee of Manhattan Community Board 4.  
25 I'm a Hell's Kitchen resident since 1979, and this is

2 my first time speaking against an affordable housing  
3 development. I'm Executive Director of Clinton  
4 Housing Development. We operate and manage affordable  
5 housing including supportive housing across our  
6 district. This is a matter of a commitment that's  
7 been made and an integrated community. The idea that  
8 we are setting ourselves up one income group versus  
9 another is just simply ridiculous. As J.D. mentioned,  
10 this project is 60 percent homeless units. It was in  
11 a broad context and a neighborhood context in which  
12 our Community Board identified specific sites for SRO  
13 preservation for homeless units. We did that as part  
14 of the Western Rail Yard agreement. The agreement  
15 dates from 2009 and, in a few-block radius, there are  
16 322 beds for homeless individuals. We are not  
17 creating integrated community in which homeless  
18 people are fully integrated into.

19           The second thing is the zoning. This is a  
20 commercial rezoning, first time since 1973. It's a  
21 horrible precedent for our district. We believe it  
22 can be changed and accomplished in a zoning text.  
23 This is a cynical move that was done by the de Blasio  
24 administration and the prior Council Member. We ask  
25 you to work with this new Council Member to come up



2 with a better settlement and a better agreement in  
3 which there's a broader range of affordability. It's  
4 not just this project that is in front of you today.  
5 It's a commitment. Whatever you vote on in the next  
6 3-1/2 years, beware, it could be discarded  
7 subsequently. That's our issue. Please look at this  
8 seriously. We are a community that truly believes in  
9 integration and accepting a broad range of incomes.  
10 Thank you.

11 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
12 you, Joe. The next speaker will be Paul Devlin to be  
13 followed by Christine Gorman.

14 SERGENT BRADLEY: Time will begin.

15 PAUL DEVLIN: Hello, Council Member, and  
16 thank you for your time this morning. I am the co-  
17 Chair of the Hell's Kitchen Land Use Committee of  
18 Community Board 4 alongside of J.D. Noland.

19 First, I'd like to dispel some of the  
20 political propaganda that's going around that anybody  
21 who opposes this project is opposed to long-time  
22 survivors of HIV and AIDS. This project will not  
23 provide housing for residents of Hell's Kitchen who  
24 are long-time survivors of HIV and AIDS. This housing  
25 is being designed for people being transitioned from

2 homeless into housing, and you heard just now from  
3 HPD that this will be designed for transitioned from  
4 homeless, first for substance abusers and HIV/AIDS  
5 will be a layer of consideration so please let's stop  
6 talking about opposition to this opposes people who  
7 are long-time survivors of HIV and AIDS because we,  
8 in fact, do support long-time survivors of HIV and  
9 AIDS.

10           Second is, Council Member Bottcher, I'm  
11 glad to hear you laid out the framework in more stark  
12 terms of either supportive housing or middle-income  
13 housing and that we're no longer at that point. We  
14 are all in agreement that this should be a mixed  
15 development, that we want to see supportive housing  
16 mixed with middle-income housing and moderate-income  
17 housing so we have proposed a method to integrate  
18 that, maybe lowering some of the income bands so  
19 you're not at 165 percent, maybe at 120 percent of  
20 140 percent, maybe creating the donut hole, and you  
21 asked why are there only 111 units. Well, the promise  
22 that MTA was given that they would get 30,000 square  
23 feet is a promise kept. They are getting their 30,000  
24 square feet of office space in this building. Let's  
25 convert that into apartments. We could add another 30

2 or 40 apartments if we used that space for apartments  
3 instead of commercial office space, and the second  
4 thing is I don't understand why they're getting a  
5 third parking garage on this site. They have 2  
6 parking garages now, and they're saying they're going  
7 to build a third parking garage for emergency  
8 vehicles that no employees will park in. If you walk  
9 by that lot now, you see the lot is littered with  
10 cars with New Jersey plates. These are MTA employees  
11 who cannot afford..

12 SERGEANT BRADLEY: Time expired.

13 PAUL DEVLIN: Our neighborhood and are  
14 driving into our neighborhood to go to work and  
15 they're being provided free parking so let's get rid  
16 of the parking garage, use that for some grocery  
17 store storage space, get rid of the 30,000 square  
18 feet of office space and put in more middle-income  
19 housing units. Please vote against the commercial  
20 rezoning of this district. Thank you.

21 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
22 you, Paul. The next speaker on this panel and the  
23 last speaker on this panel is Christine Gorman.

24 CHRISTINE GORMAN: Hello. I'm Christine  
25 Gorman. I'm President of the West 55th Street Block

2 Association and a member of the Hell's Kitchen  
3 Neighborhood Coalition.

4 I'm going to submit written testimony as  
5 well, but what I want to underscore right now is  
6 something that Council Member Bottcher brought up and  
7 that's the zoning issue. Please vote against this on  
8 the zoning issue alone because to change the zoning  
9 rules in the Clinton Special District is to allow all  
10 kinds of mischief to happen. We have seen this  
11 before. I live nearby. In our area, we have seen what  
12 they call, it has a whole name, Demolition by  
13 Neglect. We have seen people abuse the rules. Please  
14 do not change the zoning rules. There are text  
15 amendments as you, yourself, Council Member Bottcher,  
16 said, your team believes can accomplish what is  
17 needed here through text amendments. Please vote  
18 against this on the zoning rules alone. Council  
19 Member Bottcher will have much greater leverage if  
20 you vote against because of this desire to change  
21 zoning laws which are literally unprecedented.

22 Secondly, CB4 is willing to compromise.  
23 What you have outlined today is the same thing that  
24 was outlined in October 2021. I looked up the Patch  
25 article to make sure. It's still 53 percent

2 supportive housing. Community Board 4 asked for 25  
3 percent supportive housing instead of 100 percent  
4 affordable for moderate and middle-income families.

5 Finally, check your numbers. When you  
6 talked about AMIs, I believe those must be citywide  
7 and not...

8 SERGEANT BRADLEY: Time expired.

9 CHRISTINE GORMAN: Hell's Kitchen numbers  
10 because last I looked the median, not the average  
11 because we have some people who make a ton of money,  
12 but the median income at the 100 percent level in  
13 Hell's Kitchen is right at 98,000 dollars and not  
14 what you were saying of 120,000. Thank you.

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
16 you, Christine. Chair, I don't see any Council  
17 Members with questions at this time so I'm going to  
18 call on the second panel, which will be made up of  
19 Adrian McKenzie... Oh, Council Member Bottcher has a  
20 question. Apologies, Council Member Bottcher. Go  
21 ahead.

22 COUNCIL MEMBER BOTTCHER: Thank you. Mr.  
23 Restuccia, could you please just give us a quick  
24 outlook of what you see the path is for getting, and  
25

2 he needs to unmute himself, please, what's the path  
3 to resolving the zoning issue in particular?

4           JOE RESTUCCIA: Manhattan Community Board  
5 4 has worked with the Special Zoning District for  
6 many years, and, when wanting to accomplish an  
7 affordable housing project, we usually work through  
8 zoning texts that gets us to a different path.  
9 Specifically, in this case, zoning text that would  
10 allow this type of use if it is adjacent to a water  
11 supply facility such as the upcoming DEP site or an  
12 MTA facility, we believe it is possible to manage  
13 this through specifically crafted zoning text as  
14 opposed to underlying rezoning.

15           COUNCIL MEMBER BOTTCHEER: And the design  
16 of the building, there are a couple of changes that  
17 were previously made, the door way out of scale for  
18 the neighborhood. It was more like a midtown entrance  
19 tall. That was brought down. The bulk was moved a  
20 little bit. What remains to be done with the design  
21 of the building?

22           JOE RESTUCCIA: The Community Board would  
23 like to work with the placement of the windows so  
24 they're not so random so they're more regular as all  
25 the tenements are along 9th Avenue and, second, to

2 work out a brick color that, again, fits in more to  
3 the surrounding context.

4 COUNCIL MEMBER BOTTCHEER: It's like a  
5 purple, it doesn't fit, right?

6 JOE RESTUCCIA: I was surprised to hear  
7 they were looking at brown. There are no brown  
8 buildings in our district either. I think if it be  
9 something as simple as meeting with the developer,  
10 being on 9th Avenue, and trying to come up with  
11 something that'll make the thing be in context as  
12 opposed to sticking out, saying I'm the community  
13 facility. Instead, we want you to be part of the  
14 neighborhood. That's the goal.

15 COUNCIL MEMBER BOTTCHEER: If we could meet  
16 on 9th Avenue instead of on Zoom and point out what  
17 we're trying to achieve. Thank you.

18 JOE RESTUCCIA: You're welcome.

19 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
20 you, Council Member Bottcher. Now, Chair, I don't see  
21 any other Council Members with questions for this  
22 panel so I'm going to call on the second panel which  
23 will be Adrian McKenzie, Cesar Figueroa, Erik Senzon,  
24 and Philip Stone so Adrian McKenzie will be our first  
25 one.

2 SERGENT BRADLEY: Time will begin.

3 ADRIAN MCKENZIE: Good morning, everyone.

4 My statement is going to be brief. I support the  
5 Lirio project. We need more supportive housing and  
6 affordable housing in New York City. Thank you so  
7 much.

8 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thanks,  
9 Adrian. The next speaker will be Cesar Figueroa to be  
10 followed by Erik Senzon.

11 SERGENT BRADLEY: Time will begin.

12 COMMITTEE COUNSEL MARTINEZ-RUBIO: I think  
13 he's trying to (INAUDIBLE) there you are.

14 CESAR FIGUEROA: Can you hear me?

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: We can  
16 hear you now.

17 CESAR FIGUEROA: Okay. I'm Cesar Figueroa.  
18 I sit on the Health Board for Housing Works. I'm a  
19 client and I'm a Board Member. I believe right now  
20 the way housing situation, they don't have any  
21 affordable housing for us clients (INAUDIBLE) what do  
22 you call affordable? Not on our rate, what's going on  
23 now. Everything's all sky high. There's no low  
24 income. What do you call low income? Not what we  
25



2 make. We need more affordable housing for us clients  
3 (INAUDIBLE) and that's all I have to say. Thank you.

4 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
5 you, Cesar. The next speaker will be Erik Senzon to  
6 be followed by Philip Stone.

7 SERGENT BRADLEY: Time will begin.

8 ERIK SENZON: Good morning. Can everyone  
9 hear me?

10 CESAR FIGUEROA: Yes.

11 ERIK SENZON: Okay. Hello. My name is Erik  
12 Senzon. I'm the Director of Supportive Housing at 3  
13 of our congregant sites through Bailey House Housing  
14 Works. I am here to state that I am in favor of the  
15 Lirio project, and I just wanted to make a few points  
16 about what could be expected of another supportive  
17 housing program.

18 Let me start by saying I know I have to  
19 be very brief, but in 2016 I was a part of the  
20 upstart of a veteran housing program on West 95th  
21 Street. It was controversial for the community who  
22 also, to some extent, was opposed to another  
23 supportive housing program in their community, but we  
24 have proven over the last 6 years on West 95th Street  
25 that we are successful partners. The community that

2 had developed there, the veterans who live there on  
3 West 95th Street are engaged in the community, are  
4 welcomed by the community, and are known to Community  
5 Board 7. We want to extend the same type of community  
6 partnership to Community Board 4 and Hell's Kitchen.  
7 We provide, as was indicated earlier on this call,  
8 there's on-site supportive services. They are  
9 personalized services for each of the tenants who  
10 move in. Our sort of tagline at Bailey House Housing  
11 Works has always been that housing is healthcare,  
12 and, as you all know, the current system of shelters...

13 SERGEANT BRADLEY: Time expired.

14 ERIK SENZON: Shelters do not offer that  
15 kind of support that an agency like ours provides  
16 successfully and has for many decades. That's pretty  
17 much all that I have to share, and I welcome  
18 engagement with all of you who want to know more  
19 about our services and support, and I hope we can  
20 make something work. Thank you.

21 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thanks,  
22 Erik. The next speaker and the last speaker on this  
23 panel is Philip Stone.

24 SERGEANT BRADLEY: Time will begin.

2 PHILIP STONE: Hi. Good morning,  
3 everybody. My name is Philip Stone. I'm a New York  
4 City resident, and I wanted to express my support of  
5 the Lirio application. Simply put, I am a firm  
6 believer that New York City needs more supportive and  
7 affordable housing, especially in Manhattan. I  
8 believe that supportive housing works and is critical  
9 to the city, and I think it's almost impossible to go  
10 through any neighborhood in New York City and not  
11 immediately identify that is one of our biggest  
12 crises that we're dealing with is housing. As Erik  
13 mentioned, housing is healthcare. I've seen it work  
14 for people. They get the support that they can't find  
15 in the streets or in the shelters. They go back to  
16 school, they get jobs, they contribute, they make the  
17 communities richer, more diverse, and communities  
18 that heal people, and I'd love to see this  
19 application go through. Thank you very much.

20 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
21 you, Philip. I don't see any Council Members with  
22 questions, Chair, so I can go ahead and call on the  
23 third panel, which will be made up of Joanna  
24 Langfield, Richard Marans, and Robin Broshi so the  
25 first speaker is Joanna Langfield.

2 SERGENT BRADLEY: Time will begin.

3 JOANNA LANGFIELD: Are you talking to me?

4 COMMITTEE COUNSEL MARTINEZ-RUBIO: Yes.

5 You can begin.

6 JOANNA LANGFIELD: Okay. Hi. I'm sorry.

7 Thank you so much for this. I've lived in Hell's

8 Kitchen since 1984, and, honestly, it has just broken

9 my heart to see what's happened to our neighborhood

10 since 2020. The good news is that with the combined

11 efforts of our Councilperson's office and our police

12 and our Community Board, wonderful Community Board,

13 and fabulous block associations, we seem to be

14 heading toward a better place. The Lirio project as

15 we know is to be run by Housing Works, and we all

16 love Housing Works. I do remember distinctly during

17 one of the Community Board 4 meetings about this

18 project that someone from Housing Works said they

19 have a great working relationship with the

20 neighborhood at their West 37th Street location

21 (INAUDIBLE) the street from the Lirio. Now, according

22 to a recent article which was in AM New York Metro,

23 this seems to no longer be the case. By Housing Works

24 having and handing out free needles in part of the

25 Clean Needle Exchange Program, that location, the

2 neighbors and the Garment Center BID, they seem to  
3 feel, according to the article, that all best  
4 intentions aside, this is exacerbating what is  
5 already a very serious drug problem in the  
6 neighborhood, and it's a huge cost to the people who  
7 are living and trying to work there. Now, I asked  
8 last night on a Zoom call the Chief-of-Staff from our  
9 Councilperson Eric Bottcher's office if Housing Works  
10 is planning on bringing that same service, the Needle  
11 Exchange Program, to the Lirio. He didn't know. Now,  
12 I heard today on this call, which has been very  
13 informative and very helpful, that the city is  
14 working with the project to try to find people who  
15 with substance abuse issues..

16 SERGEANT BRADLEY: Time expired.

17 JOANNA LANGFIELD: And put them in there.

18 Now, I've asked for followup on this. I want to know  
19 the answer, and I also want to know how that's going  
20 to impact the plan that was given to the Community  
21 Board several months ago. I realize this is very  
22 specific and only one of the many questions here  
23 today, but I'm sure you can appreciate our concerns  
24 on this. We who live in Hell's Kitchen have lived  
25 very happily with maybe the largest proportion of

2 low-income and supportive housing in the city. We,  
3 all of us, want and deserve to feel safe so we can  
4 stay here and we can thrive here. Thank you so much  
5 for listening to me and taking this serious  
6 consideration into. Thank you.

7 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
8 you, Joanna. The next speaker will be Richard Marans  
9 to be followed by Robin Broshi.

10 SERGENT BRADLEY: Time will begin.

11 RICHARD MARANS: Good morning, Council  
12 Members. Thank you for this opportunity to speak. I'm  
13 speaking against the MTA site project known as the  
14 Lirio. This is an enormous betrayal of our community  
15 by at the very least our previous Councilperson who  
16 completely went back on a commitment he made to us  
17 for middle and moderate-income housing and a totally  
18 untransparent and quite frankly sleazy maneuver. He  
19 did this RFP so that Housing Works could win and then  
20 put in 112 units of supportive housing. We're  
21 counting on our current Councilperson Erik Bottcher  
22 to remedy this situation, stand up for us. We have  
23 proposed a compromise, and we are willing to accept  
24 25 percent supportive housing. This from a  
25 neighborhood that has done more than its share as

2 detailed by the Community Board in their letters to  
3 provide supportive and affordable housing. We are  
4 against this project and urge you to vote it down.  
5 Thank you.

6 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
7 you, Richard. The next speaker and the last speaker  
8 on this panel will be Robin Broshi.

9 ROBIN BROSHI: Hi, everyone. Thank you for  
10 giving space for this discussion. I am a parent of a  
11 child at Beacon High School where I serve as the PTA  
12 President. I also am a member of the Community  
13 Education Council for District 2 which includes  
14 Hell's Kitchen. I'm speaking today though exclusively  
15 from my own perspective, and I want to speak in favor  
16 of this housing development, the supportive housing.  
17 I fee very comfortable. I understand there are safety  
18 concerns, but, as a parent of a young teenage  
19 daughter, choose to raise her in this city with all  
20 that entails, and not only am I passively comfortable  
21 with this in the area but I'm excited that the city  
22 can model behavior and values that I hope that she  
23 grows up with. I heard everyone today speak in favor  
24 of supportive housing and just concerns about this  
25 particular project, and I'd like to say in my years

2 of education advocacy, I understand that if you don't  
3 take the thing in front of you now, nothing changes.  
4 I've been disappointed a lot of time because there  
5 were process complaints and issues with how things  
6 unfolded, and I know that if we really want be a  
7 progressive city we seize this opportunity and build  
8 supportive housing for individuals that need the  
9 support. I also want to talk about this idea of  
10 integration. Integration is an active choice so  
11 whether housing is spread out throughout the  
12 community or it's concentrated in one building, it's  
13 going to take the Hell's Kitchen community including  
14 schools in the area and folks that are joining the  
15 community to work at that and that needs to happen  
16 regardless of where people are housed, and I think  
17 that what I've seen today is that this is a community  
18 that can take that on. Thank you very much for your  
19 time today.

20 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
21 you, Robin. Chair, I don't see any Council Members  
22 with questions at this time so I'm going to call on  
23 the next panel. It will be Angelique Previl, I'm  
24 sorry if I mispronounce any of your names, Rosemarie  
25 Greene, Joy Wefum, Robert Mayes, and Peter Staley.



2 Angelique Previl will be the first speaker on this  
3 panel.

4 SERGENT BRADLEY: Time will begin.

5 COMMITTEE COUNSEL MARTINEZ-RUBIO:

6 Angelique, are you there?

7 ANGELIQUE PREVIL: Hello. Can you hear me?

8 COMMITTEE COUNSEL MARTINEZ-RUBIO: We can  
9 hear you.

10 ANGELIQUE PREVIL: Good morning. I support  
11 the project because we do need more supportive  
12 housing in New York City. The cost of living in New  
13 York City has skyrocketed over the years, making it  
14 almost impossible for families to afford rent so the  
15 inability to afford such elevated rent costs has left  
16 many families homeless and searching for affordable  
17 housing. I believe that bringing this unit for the  
18 community would be a huge help for families that are  
19 homeless and searching for housing affordable to  
20 their income so I am against it. Thank you. I'm  
21 sorry. I'm not against it. I'm for it. Thank you.

22 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thanks,  
23 Angelique. The next speaker on this panel will be  
24 Rosemarie Greene to be followed by Joy Wefum.

2 ROSEMARIE GREENE: Hi. Can you hear me? My  
3 name is Rosemarie Greene. I am a long-term housing  
4 advocate, member of the Bailey House Board for over  
5 30 years, member of the Housing Works Board. I was  
6 around when housing wasn't happening. Bailey House  
7 pioneered supportive housing, and we showed to the  
8 city and showed to the country because we were the  
9 first agency ever to provide housing with support.  
10 That is a health right. It's a health issue, and it's  
11 important. I support the Lirio plan. I think that if  
12 you look at the communities where Bailey House  
13 Housing Works has programs, the community embraces  
14 us. They get nervous when we come in, but, in the  
15 end, they embrace us because we bring stability and  
16 kindness because we're an agency with a heart so I  
17 fully support the program. Thank you.

18 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
19 you, Rosemarie. The next speaker will be Joy Wefum,  
20 sorry if I'm mispronouncing your name, to be followed  
21 by Peter Staley.

22 JOY WEFUM: Hi. Good morning. My name is  
23 Joy Wefum. I am a client of Housing Works Bailey  
24 House, and I also work for Housing Works. They  
25 transitioned me from the shelter, I was living in the

2 shelter for 3 years, they transitioned me last August  
3 into Bailey House here in Brooklyn. I've been doing  
4 fine. This has actually been something that has  
5 motivated me and given me so much strength to get up  
6 and face life again. I'm currently in nursing school.  
7 I am also currently a Board of Director for Legal  
8 Services NYC. I know people have concerns and safety  
9 concerns, but not everybody from the shelter system  
10 is, I don't even want to go there, but I just want to  
11 say that this project would actually change lives and  
12 would make people have ambitions and be able to give  
13 them second chances to live again so please, I am for  
14 this project. Thank you.

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
16 you, Joy. The next speaker on this panel will be  
17 Peter Staley.

18 PETER STALEY: Can you hear me? Yes, my  
19 name's Peter Staley. I'm a long-term AIDS activist in  
20 New York City. I move to New York in '83. I was  
21 diagnosed in the very scary year of 1985, and I  
22 became a prominent activist in a new movement, the  
23 greatest moment in queer history, Act Up New York,  
24 and then went on to co-found the Treatment Action  
25 Group, and I've remained an AIDS activist until today

2 where I'm on the board of New York based  
3 organization, Prep for All, fighting for national HIV  
4 prevention plan. I've lived in 4 apartments in New  
5 York, 3 in Manhattan and 1 in Brooklyn. I support  
6 this project. I know the history of Hell's Kitchen  
7 and AIDS. I know that the reason it had a high  
8 proportion of people with HIV in the '80s at the  
9 beginning of this crisis was because of the single  
10 block of Manhattan Plaza which was filled with people  
11 working on Broadway, in theater. A high proportion of  
12 gay men lived in that building, and we were the first  
13 community that was hit. That became a beautiful  
14 supportive community for people with HIV. They were  
15 not scattered around Hell's Kitchen. They were in 1  
16 building, and it was a beautiful thing. We need more  
17 of that. Housing Works, people might not know, came  
18 out of Act Up. I was there when it happened. I was at  
19 the meeting when Charles King asked for some initial  
20 seed money from Act Up's very strained budget. I  
21 actually spoke out against it because I was Head of  
22 Fundraising, and I thought we didn't have enough  
23 money to start giving money to other groups, but, my  
24 god, what a beautiful organization it's become. I  
25 hope that community will rally around this. I have a

2 lot of faith in Councilman Bottcher to do the right  
3 thing and make this the best possible project. Thank  
4 you.

5 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
6 you, Peter. I don't see any Council Members with  
7 questions, Chair Louis, so I'm going to go on to the  
8 next panel, and apologies for the background noise.  
9 Hold on. Let me get the next panel's names. Next  
10 panel will be William Thomas, Judy Wessler, John  
11 Mudd, and Norman Smallwood. William Thomas will be  
12 the first speaker.

13 SERGENT BRADLEY: Time will begin.

14 WILLIAM THOMAS: Hey there. Can you guys  
15 here me?

16 COMMITTEE COUNSEL MARTINEZ-RUBIO: We hear  
17 you.

18 WILLIAM THOMAS: Beautiful. Hello, Chair  
19 Louis and Members of this Subcommittee. My name is  
20 Will Thomas. I serve as the Executive Director of  
21 Open New York. I'm excited to testify today in  
22 support of the Land Use application for the Lirio  
23 development. Open New York, my organization, is an  
24 independent grassroots pro-housing organization. We  
25 support the Lirio because we feel that allowing more

2 deeply affordable homes in Hell's Kitchen will go  
3 that much further in terms of addressing New York  
4 City's housing crisis. I believe everyone knows on  
5 some level that New York has a terrible housing  
6 shortage, but let me add some context to the  
7 conversation. Right now, New Yorkers are facing rent  
8 increases up to 50, 60, 70 percent as rent discounts  
9 offered during the pandemic expire. Homelessness is  
10 at the highest rates since the Great Depression.  
11 There are over 14,000 children who sleep in city  
12 shelters each night. The 112 deeply affordable homes  
13 this development would provide are desperately needed  
14 and especially for families and for survivors of  
15 HIV/AIDS, which this building would directly serve.  
16 In addition, I know members of the Community Board  
17 have opposed this project because they would prefer  
18 that middle-income housing be built on the site and  
19 they feel the city is going back on the past  
20 promises. I hope such members can appreciate the  
21 housing crisis only worsened in recent years and that  
22 a degree of flexibility has merit here. I would also  
23 emphasize that there are plenty of opportunities for  
24 middle-income in future mixed-income rezonings, which  
25 we would be happy to work with the Community Board

2 on. It is far easier to provide middle-income units  
3 via the city's Mandatory Inclusionary Housing Policy  
4 than deeply affordable homes on non-city-owned land.  
5 This is a unique opportunity.

6 Finally, I know a few Block Association  
7 members have opposed the project with quality-of-life  
8 concerns, but, to put it plainly, we live in a city  
9 where there aren't enough homes for the people who  
10 want to live here. It has horrifying human  
11 consequences. That's the real terrible shadow over  
12 the neighborhood and the relevant quality-of-life  
13 issue to address.

14 I hope the Council will certainly ignore  
15 these kinds of reactionary concerns but ultimately  
16 vote to approve the project as is as deeply  
17 affordable as possible. Thank you.

18 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
19 you, Will. The next speaker is Judy Wessler.

20 SERGENT BRADLEY: Time will begin.

21 JUDY WESSLER: Thank you for this  
22 opportunity. My name is Judy Wessler. I am a resident  
23 of Chelsea in supportive housing. I had a fracture in  
24 my leg and lived in a six-floor walkup and could not  
25 continue that. Fortunately, Eric Bottcher helped me,

2 and I live in a CHDC building, and I want to support  
3 this project as so needed. If you want to  
4 economically integrate any place, I suggest Hudson  
5 Yards. We don't have enough housing for people with  
6 low incomes, and I totally support this project.  
7 Thank you for this opportunity.

8 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
9 you, Judy. I'm going to call on somebody from the  
10 last panel that I overlooked. Robert Mayes, if you're  
11 in the meeting, can you unmute yourself? We'll come  
12 back to Robert. I'm going to call on John Mudd.

13 JOHN MUDD: Hi. I'm John Mudd. I'm with  
14 the Midtown South Community Council, and I appreciate  
15 this opportunity, but it's really just a scratch.  
16 It's just a drop in the bucket. We shouldn't be  
17 quibbling over this project as we are. We should be  
18 rushing to devise more, and I agree with the  
19 integration part, but we need more supportive, we  
20 need housing period. This is a crisis. I've been here  
21 for 36 years, here in Midtown. Our homelessness,  
22 housing, and health, incarceration, they all  
23 intersect, and the (INAUDIBLE) policy is driving all  
24 these numbers up, and it's criminal. I've seen the  
25 hotel boom in Midtown that squashed a lot of tenement



2 buildings. I've seen the Hudson Yards being built and  
3 then now they want to bring developers into NYCHA and  
4 the Vornado (INAUDIBLE) want to expand a commercial  
5 district from river to river without a thought about  
6 housing and everybody's got their own idea of  
7 affordable. Thanks, William, for your numbers and so  
8 forth. We've got 988 people that are rent controlled  
9 and rent stabilized and they're constantly being  
10 pushed out. Why? Because there's not enough housing.  
11 This is a crisis. I'm very passionate about this, and  
12 I think the Community Boards and everybody should be  
13 working to build more and define an equitable  
14 solution. You don't start in the middle. You start  
15 from the ground up and build up, and we need that  
16 foundation. We need a strong foundation. People who  
17 are homeless do not stay homeless if they're housed.  
18 They become productive members, and what we're doing  
19 is we're over-developing for wealth's sake and we're  
20 under-developing for people's sake, and we have to  
21 stop it. It's not getting better. It's far from  
22 getting better. We're on a dive down to the bottom,  
23 and we need to work together to build...

24 SERGEANT BRADLEY: Time expired.

2 JOHN MUDD: Okay. I'll leave it at that.  
3 Thanks, William, for laying out numbers. It took away  
4 some of my talking points. Great. Thanks. Bye.

5 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thanks,  
6 John. I'm going to try to call on Robert Mayes. I  
7 know you're a call-in and apologies, Robert, for  
8 skipping you before.

9 ROBERT MAYES: Yes, hello.

10 COMMITTEE COUNSEL MARTINEZ-RUBIO: We can  
11 hear you.

12 ROBERT MAYES: Okay. I just want to thank  
13 everyone for this opportunity to speak and give my  
14 piece of supportive housing. Getting to the point,  
15 supportive housing works. Housing Works works. Reason  
16 why I'm saying that is because for 2 years, since  
17 I've been in this organization, I have not had any  
18 legals. In fact, got everything cleared legally, and  
19 productively moving forward with my appointments,  
20 (INAUDIBLE) key plays in the game, Miss Holder, and  
21 she has an assistant called Mia, she works together  
22 (INAUDIBLE) simultaneously to make sure each person  
23 has their appointment set, ready, and approved so  
24 that way, medically, we can stay on point. Housing  
25 works.

2 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
3 you, Robert. The next speaker will be Norman  
4 Smallwood.

5 SERGENT BRADLEY: Time will begin.

6 COMMITTEE COUNSEL MARTINEZ-RUBIO: Norman,  
7 if you're there, can you accept the unmute request?  
8 We're going to go back to Norman. I'm going to call  
9 on Robert Firth next, and we'll go back to Norman to  
10 see if he's fixed his audio issues.

11 ROBERT FIRTH: Good morning. I think it's  
12 still morning. My name is Robert Firth, aka Ruby  
13 Rims. I'm a resident of going on 27 years at  
14 Manhattan Plaza. I'm speaking in favor of the Lirio  
15 project, and I believe with the help of Eric Bottcher  
16 we can really make this work. I've heard a few people  
17 here today talking about drug addicts moving in. For  
18 your information, I was never a drug addict. I'm a  
19 30-year AIDS survivor, and this is a whole myth and I  
20 really find it disgusting that you're bringing this  
21 into the issue. We need housing for everyone. I am  
22 blessed to be where I am, and I would like to see  
23 other people blessed to have an opportunity to have  
24 housing. Thank you.

2 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
3 you, Robert. We're going to try Norman Smallwood one  
4 more time. Norman, if you're there, can you please  
5 accept the unmute request?

6 NORMAL SMALLWOOD: Hello.

7 COMMITTEE COUNSEL MARTINEZ-RUBIO: We can  
8 hear you.

9 NORMAL SMALLWOOD: Hi. I live in Bailey  
10 House, and I think Bailey House is amazing. I've  
11 gotten certificates. I've done everything I'm  
12 supposed to do. I go to all my appointments, every  
13 appointment I have, my doctor appointment. I've had  
14 AIDS or HIV over 30 years, and I really appreciate  
15 Miss Holder, Mia, I appreciate them because they stay  
16 on me and I (INAUDIBLE) them to make sure that I go  
17 to my appointments because I really do appreciate. I  
18 had no place to go, but, when I came to Housing  
19 Works, my life just changed. I thank you all.

20 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
21 you, Norman. Chair, I don't see any Council Members  
22 with questions for this panel so I'm going to call on  
23 the next panel which will be Betty Kolod, I'm sorry  
24 if I'm mispronouncing your name, Ankur Dalal,

2 Benjamin Wetzler, and Rebecca Sauer. Betty Kolod will  
3 be the first speaker.

4 BETTY KOLOD: Good morning. My name is  
5 Betty Kolod. I'm an HIV Specialist and Primary Care  
6 Physician working with people who use drugs. I'm  
7 speaking on behalf of New York Doctors Coalition in  
8 support of the Lirio. It is 41 years almost to the  
9 day since the HIV epidemic began ravaging the LGBTQ  
10 community before many New Yorkers were even aware of  
11 the virus. As Peter Staley described from firsthand  
12 experience, back then people living with HIV and  
13 allies banded together to fight for diagnosis,  
14 treatment, and housing and other essential services  
15 for people living with HIV. As a direct result, HIV  
16 is now a chronic condition rather than a death  
17 sentence. HIV should be history, but, sadly, it is  
18 not, only because the most marginalized people  
19 continue to lack the basic necessities to protect  
20 themselves from HIV and to take care of themselves  
21 once they contract it. Housing is essential for  
22 health, particularly among people living with HIV.  
23 Supportive housing significantly improves  
24 participation in HIV primary care, viral suppression,  
25 and overall survival. Further, housing for people

2 living with HIV decreases HIV transmission through  
3 decreased needle use, needle sharing, and condomless  
4 sex. But housing is a key to health in general, not  
5 just for people living with HIV. My patient, Louis,  
6 was sleeping on the street for the past 2 years and  
7 his heroin and alcohol use and general life chaos  
8 were worse every time I saw him. He lost 60 pounds,  
9 and his out-of-control blood pressure began to do  
10 permanent harm to his kidneys. He experienced an  
11 overdose, the leading cause of death among people  
12 experiencing homelessness, but, fortunately, he  
13 survived. Recently, he received supportive housing,  
14 and, in the 2 months since his placement, he has  
15 stopped using, his blood pressure has been  
16 controlled, and he is gradually regaining weight  
17 because he has the stability, security, and safety to  
18 maintain his medication and food and to take care of  
19 himself. He is so grateful for the housing we helped  
20 him access that Louis gave me a card thanking me for  
21 healing him with love. We must house our lowest  
22 income, most vulnerable neighbors while recognizing  
23 and addressing the affordable housing crisis in all  
24 income brackets.

25 On June 5th, 48,000...

2 SERGEANT BRADLEY: Time expired.

3 BETTY KOLOD: 48,171 of our neighbors were  
4 sleeping in shelters. An estimated 2,376 more New  
5 Yorkers are unsheltered, like Louis was. Hell's  
6 Kitchen, a neighborhood with many decades of LGBTQ  
7 history and the highest concentration of residents  
8 living with HIV in New York City, is an ideal  
9 location for this project. Thank you.

10 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thanks,  
11 Betty. The next speaker will be Ankar Dalal to be  
12 followed by Benjamin Wetzler.

13 ANKAR DALAL: Thank you. My name is Ankar  
14 Dalal, and I'm a long-time Westside resident speaking  
15 in favor of the Lorio Project today. I support this  
16 project because it will bring over 100 affordable  
17 homes, including nearly 5 dozen homes for long-time  
18 survivors of HIV and AIDS to a neighborhood with a  
19 median household income of over 90,000 dollars a  
20 year, well above the city average. I think it is  
21 important for wealthier neighborhoods to welcome this  
22 type of housing, and, as a member of the city's LGBT  
23 community myself, I'm particularly heartened by the  
24 inclusion of homes for HIV and AIDS survivors in a  
25 neighborhood like Hell's Kitchen.

2           Putting aside the considerable merits of  
3 this project, I want to take a minute to comment on  
4 the opposition. After voting down the proposal,  
5 Community Board 4 wrote to the City Planning  
6 Commission arguing that they would only support the  
7 project if it included fewer affordable units. I  
8 think it's galling that CB4 would attempt to wrest  
9 away homes from the city's most vulnerable residents,  
10 and I also think this letter illustrates the  
11 impossible situation our city's homebuilders find  
12 themselves in. The recent One 45 project in Harlem  
13 would've produced 458 affordable homes, but the local  
14 Council Member thought that having 51 percent  
15 subsidized units was still not enough. Here, we have  
16 112 supportive and affordable homes, but the local  
17 Community Board thinks that having 100 percent  
18 subsidized units is too much. There is seemingly no  
19 mix of housing that is actually acceptable to  
20 communities, and, by entertaining this kind of  
21 micromanaging for every housing project, we are  
22 sending the message that no housing project is  
23 actually welcome. To echo what some of the speakers  
24 said earlier, if the community wants these residents  
25 to be integrated into the larger community, to me,



2 the best course of action is not to demand a  
3 particular percentage breakdown of income levels for  
4 each apartment in the building but instead to welcome  
5 these new neighbors with open arms instead of  
6 fighting their presence here at every opportunity. If  
7 we accept that the concern is that this project needs  
8 more middle income or more units generally, I want to  
9 know that the reported desire for more units is  
10 incompatible with HPD shrinking the project and  
11 increasing the setbacks to accommodate the aesthetic  
12 desires of CB4. The Community Board seemingly wants  
13 more units but wants them designed so that no one can  
14 actually see them from the street.

15 Finally, this project in no way precludes  
16 middle income or market-rate units from coming to the  
17 neighborhood, and I would gladly support Council  
18 Member Bottcher in planning for that. He said he  
19 wants to build many units, and I'm strongly in favor  
20 of rezoning Hell's Kitchen more broadly to allow for  
21 more housing. If the Council wants to...

22 SERGEANT BRADLEY: Time expired.

23 ANKAR DALAL: Supports more housing, we  
24 need to approve good projects when they come up. I  
25

2 urge you to support this excellent project. Thank  
3 you.

4 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
5 you, Ankar. The next speaker and the last speaker on  
6 this panel is Rebecca Sauer.

7 SERGENT BRADLEY: Time will begin.

8 REBECCA SAUER: Good morning. Can you hear  
9 me? Thank you. My name is Rebecca Sauer, and I am the  
10 Director of Policy and Planning for the Supportive  
11 Housing Network of New York. The Network represents  
12 more than 200 non-profits across the state that  
13 collectively run more than 55,000 units of supportive  
14 housing. I am testifying today to express my  
15 organization's strong support for the Lirio. The  
16 Lirio presents a unique opportunity to provide much  
17 needed supportive housing to people living with  
18 HIV/AIDS as well as permanent affordable housing for  
19 families in an integrated manner in Hell's Kitchen.  
20 The Hell's Kitchen community faces a threat of rising  
21 rents that push out long-term residents and continues  
22 to disproportionately struggle with the ongoing  
23 HIV/AIDS epidemic. According to DOHMH, the Chelsea  
24 Clinton neighborhood has the highest concentration of  
25 residents living with HIV in the city. Supportive

1 housing is a crucial tool needed to end the ongoing  
2 HIV/AIDS epidemic and homelessness. The Lirio  
3 provides just that. Residents will not only benefit  
4 from stable affordable housing but will person-  
5 centered services and case management from Housing  
6 Works. This combination is crucial to ensure people  
7 are connected to appropriate healthcare, allowing for  
8 consistent access to medication and staying up to  
9 date with appointments. Housing Works was among the  
10 first organizations advocating on behalf of this  
11 population while Bailey House created the very first  
12 supportive housing residents for people living with  
13 HIV/AIDS. Both organizations, now merged, have been  
14 longstanding and innovative members of the Supportive  
15 Housing Network. The Network also firmly supports the  
16 proposed affordable housing at the Lirio which will  
17 serve New Yorkers earning from 40 percent up to 80  
18 percent of the area median income which is over  
19 96,000 dollars for a family of 3. New York City faces  
20 an immense housing crisis that has only worsened due  
21 to the COVID pandemic. We need more affordable  
22 housing at all income levels but especially for the  
23 most vulnerable New Yorkers. I ask that the Council  
24 join the support for the Lirio, a transformational  
25

2 project that will provide much needed supportive and  
3 affordable housing while contributing to the dynamic  
4 and beloved Hell's Kitchen neighborhood. Thank you.

5 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
6 you, Rebecca. Actually, I misspoke. The last speaker  
7 on this panel is Benjamin Wetzler.

8 BENJAMIN WETZLER: Hello. Can you hear me?

9 COMMITTEE COUNSEL MARTINEZ-RUBIO: We can  
10 hear you.

11 BENJAMIN WETZLER: Okay, great. Hi,  
12 everyone, and hello to the Council Members. My name  
13 is Benjamin Wetzler. I'm here speaking in support of  
14 the project. I am currently serving as a Democratic  
15 Party District Leader from the Eastside of Manhattan  
16 but in my time working in advocacy, specifically  
17 around affordable housing, I've gotten to know a lot  
18 of the people on Community Board 4 and I know that a  
19 lot of them are very dedicated and care a lot about  
20 this issue and specifically about trying to create as  
21 much affordable housing as possible, and that's why I  
22 want to make sure that we all recognize that they are  
23 correct, that we don't want to see large  
24 concentrations of only low-income housing in areas  
25 that are separated from the rest of the broader

1  
2 (INAUDIBLE) of the city and the community, but, for  
3 that reason, I agree with Council Member Bottcher  
4 that only 111 units at this site is probably  
5 insufficient, that they could be accommodating a lot  
6 more, and, as we heard from the representative from  
7 HPD, in a lot of cases it's due to the building  
8 constraints that are created by the current zoning in  
9 the area and by different demands that were made on  
10 the actual building envelope. That's why I would urge  
11 the Council, it sounds like it's too late, we would  
12 have to start over with EIS and everything to change  
13 the scope of this project, but I really would urge  
14 the Council to take a yes/and approach with this and  
15 to re-examine the Clinton Special District after  
16 approving this project to look for more opportunities  
17 for middle-income and mixed-income housing so that  
18 we're not only pushing all of our supportive and  
19 long-term housing in these small handfuls of sites. I  
20 had a conversation with the Council Member from my  
21 neighborhood last week specifically about sites on  
22 the Eastside that I think would be great for zoning  
23 changes to accommodate things like that and I would  
24 urge the Council to kind of think in those terms  
25 rather than to try to subtract the number of deeply

2 affordable and supportive housing units that can be  
3 accommodated on this site. Thank you very much.

4 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
5 you, Benjamin. Chair, I don't see any Council Members  
6 with questions for this panel so I'm going to call on  
7 the last panel for this hearing which will be made up  
8 of Eric Epstein, Jesse Lang, Christopher Tepper, and  
9 Eric L. Sawyer. Eric Epstein will be the first  
10 speaker on this panel.

11 SERGENT BRADLEY: Time will begin.

12 ERIC EPSTEIN: Good morning, Chair and  
13 Committee Members. Are you able to hear me? Great. My  
14 name is Eric Epstein. I'm the President of Global  
15 Impact Productions. Our company produces outdoor  
16 challenge fundraising events such as charity bike  
17 rides for select non-profit organizations so in the  
18 interest of transparency, I want to start by telling  
19 you that one of our clients is Housing Works. We  
20 produce Braking Aids Ride to benefit their advocacy  
21 work on behalf of people living with HIV and AIDS.  
22 However, our ride does not benefit Housing Works  
23 property development, and we have no financial  
24 interest whatsoever in the Lirio or any of Housing  
25 Works properties.

2           With that out of the way, our company,  
3 whose office is located on 9th Avenue and 45th Street  
4 just down the street from the proposed Lirio, fully  
5 supports this project. We endorse it as a neighbor,  
6 as a neighborhood business, and we endorse the Lirio  
7 for what it represents. I know a number of others  
8 have spoken about a deal that the Bloomberg  
9 administration had made in the past. I'm not a zoning  
10 specialist. I can't speak to deals that happened over  
11 a decade ago, but I can address the need today. The  
12 need is to address homelessness and at-risk people  
13 living with HIV. As Council Member Bottcher said, we  
14 won't solve the entire problem of homelessness with  
15 this one facility, but I do believe that this will  
16 make a dent. The thing about Housing Works is that  
17 they've come to the table with a solution to the root  
18 problem, and I mean a policy solution. Their plan is  
19 to develop not just housing but supportive housing,  
20 and you've heard others speak to what that means.  
21 Supportive housing for New Yorkers living with HIV in  
22 one of the neighborhoods that's been hardest hit by  
23 AIDS. This building will provide a place to live plus  
24 healthcare, case management, emotional support for  
25 some of the most vulnerable of our neighbors. It's

2 important because of the 50 most populous cities in  
3 America...

4 SERGEANT BRADLEY: Time expired.

5 ERIC EPSTEIN: New York has some of the  
6 most unaffordable housing. We all know that, but we  
7 have the highest per capita income, the highest. If  
8 we can't fix homelessness with all of our resources,  
9 who can, but to do it we need bold solutions like the  
10 Lirio which is why I'm so pleased to see it being  
11 developed in our neighborhood. It's a creative,  
12 robust solution to a long-term problem. We should be  
13 embracing it as a welcome addition to our thriving  
14 and diverse neighborhood. I hope that you'll agree  
15 and that you'll support the Lirio as well. Thank you.

16 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
17 you, Eric. The next speaker for this panel will be  
18 Jesse Lang.

19 SERGENT BRADLEY: Time will begin.

20 JESSE LANG: Thank you. My name is Jesse  
21 Lang. I'm a Manhattan resident, and I work in City  
22 Council District 3, just a few blocks away from this  
23 proposed site, and I'm speaking today strongly in  
24 support of the Lirio. It's been really upsetting to  
25 say the least to see that the Community Board and



2 really a vocal minority of residents are attempting  
3 to block this proposal as it is right now because  
4 they instead want housing that would server higher-  
5 income New Yorkers. I really can't believe that there  
6 are members of this community who can walk down their  
7 street and look at the parking lot that's currently  
8 in this site and then observe their homeless  
9 neighbors living in unsafe and undignified conditions  
10 on the street and say that it's better to stick with  
11 the status quo than build permanent housing for New  
12 Yorkers who need it the most. This development will  
13 also provide affordable supportive housing for people  
14 living with HIV and AIDS which is another really  
15 important consideration with this project. It's been  
16 really shocking and honestly so disappointing that  
17 anybody would be willing to oppose such badly needed  
18 housing for such vulnerable individuals. Access to  
19 housing is essential for people to address their  
20 healthcare needs and providing good housing and  
21 services is a huge added benefit to this community.  
22 It's also really so important for wealthier and  
23 whiter neighborhoods such as Hell's Kitchen to allow  
24 affordable housing and work towards eliminating  
25 residential segregation. I would be really proud to

2 welcome this development and many others like it and  
3 lots of other housing of all types for that matter  
4 into this neighborhood and to know that Hell's  
5 Kitchen is playing a really important role in meeting  
6 the housing needs of its residents. I am asking that  
7 City Council agrees with me and votes in favor of  
8 this project in its current form. Thank you.

9 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
10 you, Jesse. The next speaker will be Chris Tepper.  
11 Hey, Chris.

12 CHRIS TEPPER: Hi, Angelina. Hello, good  
13 morning, Chair Louis and also Council Member  
14 Bottcher. I'm Chris Tepper. I'm the cofounder and  
15 Vice President of the Board of the New York City AIDS  
16 Memorial Organization. I'm here to speak in strong  
17 support of the Lirio project, and, for what it's  
18 worth, I actually think it's a beautiful building,  
19 tastefully designed, contextual in the district  
20 without being a faux historical replica, and it will  
21 be a very fitting and dignified home for the mixed-  
22 income residents that I hope you will approve living  
23 there. I'm most excited about the Lirio project for  
24 the 59 units of supportive housing targeted for long-  
25 term survivors of HIV/AIDS that will live there. As

2 other speakers have noted, from a policy perspective,  
3 this is really a fitting place for those residents to  
4 age in place. Hell's Kitchen remains one of the  
5 neighborhoods with the largest concentrations of men  
6 and women currently living with HIV, and to create  
7 permanent housing for long-term survivors to be able  
8 to age in place with appropriate supportive services  
9 in a community like that is really top-notch policy.  
10 This project is going to be a national model in  
11 addition to the on-site high quality supportive  
12 services that will be provided by Housing Works which  
13 are really a critical part of ending the HIV epidemic  
14 and making sure that people stay on their medications  
15 and get treatment and don't pass on the virus. As  
16 others have noted, this project is just blocks away  
17 from Housing Works federally qualified health center  
18 on 48th Street which will provide even greater HIV-  
19 specific primary and behavioral care for the long-  
20 term survivor residents. I think one of the reasons  
21 that I founded the New York City AIDS Memorial was  
22 really to honor and support the men and women...

23 SERGEANT BRADLEY: Time expired.

24 CHRIS TEPPER: Who have been living with  
25 HIV/AIDS for so long like Peter Staley and Eric

2 Sawyer who will be speaking next. They're lucky to  
3 have housing despite the fact that they saw their  
4 communities devastated. They're social fabric and  
5 networks devastated. The fact that you could be fired  
6 from your job for being gay or having HIV for many  
7 decades, but not everyone was as lucky as them and so  
8 I think we owe it to our community to build housing  
9 specifically dedicated for the long-term survivor  
10 community. I'm sure that Council Members will do the  
11 right thing. Thank you very much.

12 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thanks,  
13 Chris. Good to see you. The next speaker and the last  
14 speaker will be Eric Sawyer.

15 SERGENT BRADLEY: Time will begin.

16 ERIC SAWYER: Yes, thank you so much.  
17 Hello, Eric Bottcher. Nice to see you there and hello  
18 everybody else involved in this hearing. I am a long-  
19 term survivor of HIV myself. I've been symptomatic  
20 since 1981 when this illness was still referred to as  
21 GRID, the Gay Related Immune Deficiency. We just  
22 passed Long-Term Survivor Day on June 5th, a day  
23 created to draw attention to the plight of long-term  
24 survivors and pay recognition to their struggle. Like  
25 so many other people living with HIV, because of side

2 effects of medications, inflammation, I'm going rapid  
3 and early aging in my body. I've had double hip  
4 replacements. I have cardiovascular disease. I have  
5 recently had cancer, and my medical condition is not  
6 unlike many other long-term survivors. All long-term  
7 survivors end up needing supportive housing. There  
8 are more, we've heard from a number of people, people  
9 living with HIV in the Hell's Kitchen district. I  
10 can't tell you how many of my friends living there  
11 have had to leave that community because they could  
12 not any longer take care of themselves independently.  
13 There's a huge need for long-term survivor supportive  
14 housing, and this neighborhood needs it more than  
15 anybody else so I'm speaking in favor of this  
16 development. I think that Housing Works does a great  
17 job in supporting all the needs of its clients and  
18 that the fears of allowing long-term survivors to  
19 continue to reside in this neighborhood is not going  
20 to change the fabric or the safety in this  
21 neighborhood. I'm supportive of this project, and I  
22 urge you all to pass this project. Thank you.

23 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
24 you, Eric. Chair, that was the last speaker. There

2 are no other speakers signed up today so you can go  
3 ahead and close the hearing.

4 CHAIRPERSON LOUIS: Thank you, Counsel. I  
5 want to thank all the members of the public who took  
6 the time to testify, advocate, and share your  
7 concerns on this project today.

8 Being there are no other members of the  
9 public who wish to testify on the Lirio MTA project,  
10 the public hearing on these items is now closed. That  
11 concludes today's business.

12 I want to remind everyone if you have  
13 written testimony on today's items, you may submit to  
14 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: Chair,  
16 can you hold just for one second? It looks like we  
17 have one more...

18 CHAIRPERSON LOUIS: Yes.

19 COMMITTEE COUNSEL MARTINEZ-RUBIO: One  
20 more person. Hold on. We have one more. Give me just  
21 one second.

22 CHAIRPERSON LOUIS: Okay.

23 COMMITTEE COUNSEL MARTINEZ-RUBIO: One  
24 second, Chair. I'm just trying to establish  
25 procedurally if we can have this witness testify.

2 Give me just one second. Because you had just closed  
3 the hearing. Hold on.

4 All right, Chair. We're going to allow  
5 this witness to testify. I'm sorry about the  
6 background noise on my end. We're just going to have  
7 you reopen the hearing for the item and then we're  
8 going to call on the witness.

9 CHAIRPERSON LOUIS: Okay, now we will  
10 reopen the public panel regarding the Lirio MTA  
11 project. Counsel, I'll yield to you.

12 COMMITTEE COUNSEL MARTINEZ-RUBIO: Yes.  
13 Can we have the last speaker that just signed up to  
14 testify? Give me just one second. I'm getting their  
15 name. Jeffrey Courter. I'm sorry if I'm  
16 mispronouncing your name. Jeffrey, are you there?

17 JEFFREY COURTER: I am. Thank you.

18 COMMITTEE COUNSEL MARTINEZ-RUBIO: All  
19 right. Go ahead.

20 JEFFREY COURTER: I am the Reverend  
21 Jeffrey Courter. I am Pastor in Forest Hills. You may  
22 wonder why I'm speaking about this. I am Vice-Chair  
23 of the Justice Ministries Committee for the  
24 Presbytery of New York City. We also work with the  
25 New York Council of Churches. I just wish to speak in

2 support of this proposition for affordable housing  
3 because it's a moral issue. From a personal  
4 perspective, also, let me just say this. I spent  
5 many, many years in the suburbs. I now live in a very  
6 dense part of New York City in Queens. Saying people  
7 can move to another place isn't always the case, and  
8 having public transportation is vital for people  
9 living in urban areas. Our own daughter has not  
10 learned how to drive so saying that there's options  
11 for people to go to is not really necessarily the  
12 case so I fully support this. Taking care of the  
13 least of these is a moral mandate in every faith  
14 tradition so I appreciate your listening to my  
15 comments, and I hope that you will approve this  
16 project. Thank you.

17 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
18 you, Jeffrey. Chair, I'm checking to see if there's  
19 any last-minute people who signed up just to make  
20 sure before you close the hearing again, but I just  
21 want to make an announcement that as always you can  
22 submit your testimony to us at  
23 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov) after this hearing.  
24 Let me just confirm no one else signed up.



2 Chair, it looks like no one has come in  
3 so we can go ahead and close the hearing again

4 (INAUDIBLE)

5 CHAIRPERSON LOUIS: This public panel is  
6 now closed. This concludes today's business. I remind  
7 you that, as the Counsel mentioned, if you have  
8 written testimony on today's items you may submit it  
9 to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Please indicate  
10 the LU number or the project name in the subject  
11 heading.

12 I would like to thank applicants, members  
13 of the public, my Colleagues, Subcommittee Counsel,  
14 Land Use staff, and Sergeant-at-Arms for  
15 participating in today's hearing. This meeting is now  
16 adjourned. [GAVEL] Have a good day.

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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 July 27, 2022