

CITY COUNCIL

CITY OF NEW YORK

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TRANSCRIPT OF
THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING,
DISPOSITIONS AND CONCESSIONS

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May 20, 2014
Start: 1:22 p.m.
Recess: 1:54 p.m.

HELD AT: Committee Room
City Hall

B E F O R E: Inez E. Dickens
Chairperson

COUNCIL MEMBERS:
Andrew Cohen
Darlene Mealy
Ydanis A. Rodriguez
Mark Treyger

A P P E A R A N C E S

Colleen Alderson
Director of Parklands
New York City Parks and Recreation

Council Member Mark Weprin
City Council Member for District 23 Queens

Allen Steinberg
Vice President
Yeshiva Har Torah

Larry Scott Blackman
Deputy Commissioner for Community Outreach
New York City Department of Parks and Recreation

Chair Greenfield

Artie Pearson,
Director of Land Use
HPD's Office of External Affairs on Policy.

Leora Jontef
Director
Multifamily Disposition and Finance Programs
NYC Dept. of Housing Preservation and Development

Thehbia Walters
Director of Manhattan Planning, HPD

Malcolm Punter, Executive Vice President for Harlem
Congregations for Community Improvement

Jack Hammer
Director of Brooklyn Planning
NYC Dept. of Housing Preservation and Development

Anthony Richardson
Director - Multifamily New Construction Programs
NYC Dept. of Housing Preservation and Development

2 [gavel]

3 CHAIRPERSON DICKENS: Good afternoon. I
4 am council member Inez E. Dickens. As the chair of
5 the Subcommittee on Planning, Dispositions and
6 Concession, I would like to welcome everyone to
7 today's hearing. I want to thank and acknowledge my
8 Sergeant at Arms, Gina Sharp and Ivette Molina and of
9 course, my phenomenal Land Use staff Annie
10 Leveton[Sp?], my attorney Ann McCorhy and of course,
11 I want to give special mention to Gail Benjamin, um,
12 who will be leaving the City Council's Land Use as
13 the Director, um, mid-July, I believe, and so I want
14 to, at every hearing, give her acknowledgement and a
15 shout-out because of the phenomenal work that she has
16 done for 24 years. We have numerous items on our
17 calendar today. Some we will be hearing and voting on
18 and others will be laid over to a future meeting of
19 the sub-committees.

20 To start, we are laying over the
21 following items: Land Use Item 70, the Dean Atlantic
22 Project for Section 577 Tax Exemption for Properties
23 and Council Members, Mealy and Espinal's District,
24 Land Use Item 71, The Maple Court Project for Section
25 577 Tax Exemption and my district, Land Use Item 57,

2 a UDAP Application concerning 611 Pennsylvania
3 Avenue, and Council Member Baron's District and Land
4 Use Item 72, a UDAP, concerning properties located in
5 Council Member Treyger's district. We have with us,
6 that's members of this committee, um, Council Member
7 Cohen, Council Member Treyger, and of course, we have
8 because he has an item on today's agenda, uh, Council
9 Member Weprin. And we've been joined also by Council
10 Member Rodriguez and the, uh, Land Use, a Committee
11 Chair, David Greenfield. Again, these items that I
12 just mentioned before will be laid over to our next
13 meeting on June 3, as the members, including myself
14 gather the necessary information for these projects.

15 First we will hear the Land Use Items 67,
16 68, 69, or related and Council Member Weprin's
17 district, I'm gonna ask you to come up and that's
18 Colleen Alderson, from the New York City Parks and
19 Recreation, uh, Deputy Commissioner, Larry Scott
20 Blackman, is he here? Well who filled out his
21 ticket? [laugh] Allen Steinberg, Yeshiva Har Torah,
22 is he here? And would you first identify yourselves
23 and where you're from?

24 COLLEEN ALDERSON: Hello, good afternoon,
25 um, Chair and members of the sub-committee, my name

1
2 is Colleen Alderson, I'm the director of Parklands
3 for the New York City Parks and Recreation. Um, I'm
4 part of the planning and Parklands Division for the
5 department. I'm here to testify on three related
6 ULERP applications. Um, they center around the
7 disposition of a portion of the Grand Central
8 Parkway, um, for disposition to the Yeshiva Har
9 Torah. The purpose of the disposition is to enable
10 the Yeshiva safer entrance and exit to the school
11 complex and also provide for additional parking. The
12 school serves nearly 500 students. Um, as part of
13 that, um, alienation legislation was passed in 2004
14 required a parkland replacement parcel and so the
15 other related ULERP Application is to map an addition
16 to detect a gun playground. Um, as the third
17 application has to do with the zoning text and
18 change, zoning map change for the Grand Central
19 Parkway parcel because parkland that is mapped as
20 "park" or under the jurisdiction the Park's
21 Department, zoning isn't applicable so basically, the
22 action is just to make the existing zoning applicable
23 to the parcel, which is R32, which is what that area
24 is currently zoned as. So with the park addition,
25 we'll be able to add to an existing park. At the

2 same time the Yeshiva gets an addition to enable
3 safer, um, entrance and exit to their school complex
4 and provide for additional parking. So, I'm happy to
5 answer any questions, but that's basically the
6 summary of three related ULERP applications.

7 CHAIRPERSON DICKENS: Uh, Council Member
8 Weprin do you have a statement or do you have...?

9 COUNCIL MEMBER MARK WEPRIN: I'd like,
10 well let me make a statement if that's okay, I don't
11 have to admit I get a kick out of the fact that I'm
12 not back here on this end of the project, because as
13 it was mentioned, this bill was, I mean what happened
14 was, in 2004, uh, the State Assembly passed the bill
15 sponsored by Mark Weprin that would allow the, uh,
16 City to, um, transfer this, the Park's Department
17 transfer this land to Yeshiva Har Torah. Um, so to
18 be back here on the Council, as we're about to
19 finally finalize it, did not expect to take 10 years,
20 I'll be perfectly frank, but just so the, the members
21 of the committee know, um, Yeshiva Har Torah when
22 they came in, how many years ago was that Allen? Can
23 I ask? That you first started Yeshiva, together
24 about the fight over here?

25 ALLEN STEINBERG: 1989

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2 CHAIRPERSON DICKENS: Excuse me, would
3 you press the red button and identify yourself

4 COUNCIL MEMBER MARK WEPRIN: Ok, sorry...
5 But when did the build at this site?

6 CHAIRPERSON DICKENS: Council Member he's
7 gonna identify himself...

8 ALLEN STEINBERG: My name is Allen
9 Steinberg, I'm the Vice President of Administration
10 of the Yeshiva Har Torah. Your question was?
11 What?...

12 COUNCIL MEMBER MARK WEPRIN: What year
13 was Yeshiva Har Torah built at this site?

14 ALLEN STEINBERG: Built at this site in
15 2004 to 2005.

16 COUNCIL MEMBER MARK WEPRIN: That's when
17 they first started building it as well?

18 ALLEN STEINBERG: Yeah.

19 COUNCIL MEMBER MARK WEPRIN: What
20 happened was, just for background, Larry, how are
21 you? Um, so um, for background, um, this site was
22 exactly was a deserted hotel, uh, that was a terrible
23 site, it was a fire hazard, uh, there were squatters
24 that would go by, people would hang out there, kids,
25 there was drug dealing going on there. There was a

1 lot of problems at this site and we had been looking
2 for the proper people to take over for many years.
3 Yeshiva Har Torah came in, it was a Godsend to have a
4 new a, group come in there, um, the Yeshiva had a
5 great reputation. And in addition, uh, but one of
6 the things they needed was, better access to the
7 property, because this is on the Grand Central
8 Parkway Service Road, um, and people intend to use it
9 as a thorough fare to get around the Parkway and
10 drive very quickly there, and there really was no
11 safe, um, entrance and exit from the property, and so
12 the Yeshiva Har Torah asked to, to add this prop...this
13 deser...it was really an abandoned...it was a, trees and
14 bushes, but a lot of dumping had been going on there
15 because it's right at the light there, on the corner
16 of Little Neck Parkway and people would dump in
17 there. And the truth is at first we thought it was
18 DOT property, which would 2004, we could have just
19 transferred the land and it would have been done
20 with, and even Park's didn't know it was Park's
21 Department, but at once we did a search of the
22 records, sure enough it was Park's Department, which
23 threw a monkey wrench in here because we didn't have
24 a swap to alienate this parkland. So, with the help,
25

1
2 you're hearing the whole story here, the help of
3 Senator Pattervan[Sp?], working with me at the time,
4 uh, we, the Hollis Bel-Aire Queens Village Little
5 League, which you could see where the ball field are.
6 They are the little league that actually owns their
7 property which was given to them by the State many
8 years ago, and, uh, Senator Pattervan convinced them
9 there was unused portion of that property that said,
10 "why don't we get them to transfer that property as
11 our swap?". And so we add them a debt of gratitude?
12 Gun Playground is above the little blue section there
13 and this will sort of be an extension of that. That
14 current road is basically an unmarked road. It is
15 um, but it's like full of holes and it's really been
16 unused for a long time, so it seemed like a perfect
17 swap and so, bottom line is, we're very happy, I just
18 can't believe it's taken this long. We've gone
19 through hundreds of meetings along the way, trying to
20 find appropriate way to pull this off and I am
21 delighted that uh, ten years later, after passing
22 this legislation, that here in the City Council,
23 we're gonna finally approve this so the kids can get
24 safely in and out of the schools and, um, children
25 can enjoy the playground, uh, next to..., behind P.S.

1
2 18, the Gun Playground, so everybody's a winner in
3 this, uh, land use action, so I encourage my
4 colleagues on this committee to please vote "Yes" on
5 this thing so I can take it out of my office once and
6 for all. Thank you very much.

7 CHAIRPERSON DICKENS: Council Member, we
8 heard that strong statement. Commissioner from
9 Parks, Larry Scott Blackman, would you like to join
10 and do you have a statement to make?

11 LARRY SCOTT BLACKMAN: Good...thank
12 you...good afternoon, Madame Chair, members of the
13 committee, I'm Larry Scott Blackman, Deputy
14 Commissioner for Community Outreach with the New York
15 City Department of Parks and Recreation. Uh, we
16 wholeheartedly support the application. We agree
17 with your statements Council Member and we are happy
18 and pleased that we have reached this point. We
19 thank the council for their continued support of our
20 parks and of this application. Thank you.

21 CHAIRPERSON DICKENS: Do any of my
22 colleagues have any questions? Chair Greenfield do
23 you have a question?

24 CHAIR GREENFIELD: Nah, I just want to
25 congratulate, uh, Chair Weprin. This is incredible

1
2 persistence over here. I don't know if that many
3 council members would have kept at it, uh, for ten
4 years, I'm wondering if we could rename this portion
5 of the Yeshiva, the Mark, uh, Mark Weprin Roadway.
6 Just an idea to throw out there to the Yeshiva, thank
7 you very much.

8 CHAIRPERSON DICKENS: I want to thank you
9 for coming down to testify, uh, I apologize for
10 getting started...yes, go ahead Mr...

11 ALLEN STEINBERG: On behalf of the
12 Yeshiva, I personally, uh, was previously the
13 director of development before I was a, uh, vice
14 president and I have been personally on this project
15 for over ten years and I wanted to thank, of course,
16 uh, the, uh, council man, who, uh, is in the
17 assemblymen, for staying with this and that has been
18 very helpful. Actually, he is correct that this was
19 a, uh, property that was abandoned property, that was
20 actually used as a dumping ground, that actually I
21 took, I actually took some pictures here of my son in
22 2003, when he was three years old, and, and, and it
23 shows you what kind of dumping ground it was in a
24 beautiful neighborhood and actually, if you get some
25 perspective, that, yes, the Yeshiva has cleaned up

1
2 that area and my son is graduating in two weeks, he's
3 14 years old, so that gives you some idea throughout
4 his entire elementary school career, he did not have
5 the benefit of this area and therefore what, what
6 happened is that there are so many cars coming in and
7 out, we're actually quite lucky and fortunate that,
8 uh, with so many buses and so many cars going through
9 that area in the parking lot, out of the parking lot,
10 there was nothing that happened. Uh, I think that's
11 a tribute to, uh, good fortune, but most importantly
12 I do attribute it to, um, uh, the Councilman Mark
13 Weprin and his predecessor, uh, David Weprin and
14 Senator Pattervan, who really had the foresight to
15 stay with this and, uh, we thank you very much for
16 this consideration. We're very excited to be able
17 to, uh, to develop this, and make it into a nicer and
18 safer area for the neighborhood. Thank you very
19 much.

20 CHAIRPERSON DICKENS: Well, thank you Mr.
21 Steinberg and thank you for coming to testify. Are
22 there any members in the public who wish to testify
23 at this time? Seeing that, I closed the public
24 hearing on this Item. The next Land Use Item Number
25 66, which is a UDAP project being submitted by HPD

1
2 for 260 West 153rd Street in Manhattan, in my
3 district. Here to testify, HPD, Artie Pearson,
4 Thebbia...Thehbia here? Thehbia Walters is here and
5 HCCI Malcom Punter, is he...? Alright. Would you
6 identify yourselves please?

7 ARTIE PEARSON: Artie Pearson, Director
8 of Land Use from HPD's Office of External Affairs on
9 Policy.

10 THEHBIA WALTERS: Thehbia Walters,
11 Director of Manhattan Planning, HPD.

12 MALCOLM PUNTER: Malcolm Punter,
13 Executive Vice President for Harlem Congregations for
14 Community Improvement.

15 CHAIRPERSON DICKENS: Thank you for
16 coming down to testify. Would HPD make their
17 presentation please?

18 ARTIE PEARSON: Good afternoon Chair
19 Dickens and members of the chair committee, I'm Artie
20 Pearson, from HP's Office on Policy and External
21 Affairs and I'm joined by Thehbia Walters and Malcolm
22 Punter. Land Use Number 66 consists of the proposed
23 ULERP Action for the disposition and urban
24 development action in the area of designation of
25 vacant city-owned land located at 258 - 264 West

153rd Street that's Block 2038, Lots 55 and 57, also known as 260 West 153rd Street Apartments. The project area consists of the disposition area, plus one privately-owned property located at 266 to, excuse me, 264 to 268 West 153rd Street under the low income program, the developer proposes to demolish an existing community facility on Lot 58 and construct a 7-story mixed use building across all three lots. The new building would contain a total of 51 rental units for families earning up to 50% AMI, and approximately 16,753 square feet of new community facility space that will provide a day care center, as well as, office space for the sponsor and other services. Council Member Dickens has been briefed and has indicated her support and we are available to answer your questions.

CHAIRPERSON DICKENS: Thank you. Mr.

Punter?

MALCOLM PUNTER: Uh, good afternoon Madam Chair and council members. Again, my name is Malcolm Punter from HCCI. HCCI is pleased to present this project before the council, as well as the City of New York. As HCCI and its partners have been working and envisioning a day care center at this location

1
2 for over a decade. Uh, the HCCI in 2011, working
3 with HPD, as well as LMN Development Partners, uh,
4 decided to enhance the project by not only adding a
5 day care, but also a 100% affordable housing project
6 at he location. This location, this project will be
7 consisting of 51 units of affordable housing at 50%
8 of the area median income. In addition to that, we
9 will incorporate eight apartments that will, within
10 the 51 apartments, eight will be designated for, uh,
11 30% AMI, with the assistance of New York State
12 Housing and Community Renewal, who will be adding, uh
13 eight, uh, Section 8 vouchers that are project-based
14 Section 8 Vouchers. In addition to that, HCCI
15 operates a 60-bed HIV and Aids program through New
16 York City HRA. Within that program, we will dedicate
17 eight units of this project to individuals that are
18 impacted by HIV and Aids through the HRA program.
19 Uh, we are pleased to present this project to the
20 community because 150 participant day care is much
21 needed for the single families, single, uh, parent
22 families in the community who will enable, be able to
23 safely deposit their children there, as well as find
24 gainful employment in that district. Additionally,
25 we will, uh, HCCI will have its, its, locate its

1 corporate offices there. We currently have scattered
2 site offices on Frederick Douglas Boulevard in a, in
3 a, growing and burgeoning retail district that we
4 will dedicate those stores back to the community for
5 businesses that, that, a, we will assist in operating
6 and locating in that area. Um, finally, HCCI works
7 closely with New York City Small Business Services,
8 uh, within their avenue NYC Program and through that
9 program, we have been able to locate, or relocate,
10 over 20 businesses to the community, during the past
11 six years. We will commit that work to assist small
12 businesses to relocate the site that HCCI will give
13 up and, uh, I think it is a win win for the community
14 and on behalf of our president Derek Grooms, and the
15 board of directors, we request respectfully, that you
16 support us in this endeavor. Thank you.

18 CHAIRPERSON DICKENS: Thank you so much
19 for your testimony.

20 THEHBIA WALTERS: Again, my name is
21 Thehbia Walters, and I'm from HPD. Um, I think that
22 my colleagues pretty much summoned up this project
23 but I just want to restate that HPD is support in
24 this application and this project. Um, and I do want
25 to add, that the development team is going to be

2 participating in a forum, um, as an NWBE Contractor
3 Forum to increase opportunities for NWBE contractors,
4 local Harlem businesses and, um, local hiring. Um,
5 so we anticipate to host this forum in June, in
6 Harlem, um, and we're excited that, um, this
7 development team is going to participate.

8 CHAIRPERSON DICKENS: Thank you so much
9 for your testimony. And I will ask the first
10 question, if that's ok. The NWBE, is that a target
11 or is that a commitment on construction, and, then on
12 the increasing of the capacity for the surrounding
13 area businesses?

14 MALCOLM PUNTER: New York State Housing
15 and Community Renewal requires us to have a 20%
16 allocation for a WNBE's and they made their, a,
17 position and emphasis known to us and we agree with
18 them, so we will try to meet their target during the
19 course of this project.

20 CHAIRPERSON DICKENS: Alright, the new
21 store fronts that we created with the new, new, new,
22 a, development, will they be filled by the existing
23 programs that had to be located in order for this
24 construction to go forward or will they be rented to
25

community businesses, and if so, will it be at market or below market rate?

MALCOLM PUNTER: The existing programs that are in the community facility will be demolishing and have been relocated as of January 2014 to other communities space that HCCI either owns or manages. Um, in fact, 263 West 153rd Street where, where there exists a 5,000 square feet, a, community space, um, organizes three class rooms, had been used for the Human Capital Development portion of the HCCI's programming. That is, that is the department that helps with job readiness, building skills for employment, um, and such, and resume writing. The other portion that has been relocated has been the financial literacy portion, uh, the equity development piece of our, our departments in HCCI. They concentrate on helping first-time home buyers and that has been relocated at our community space at 203 West 146th Street, the Dr. Meera Perioni Plaza[?] **00:21:45**

CHAIRPERSON DICKENS: These programs will be returning to this site at the end of construction? The community space the HCCI will be occupying as its corporate office will include, a, um, a community

1
2 room within, a conference room, a community
3 conference room that will be used for the programs.
4 In addition to that, we will also use David and Joyce
5 Dinkins Gardens which has ample space.

6 CHAIRPERSON DICKENS: So the programs,
7 what is the programs that will stay over at the Joyce
8 and David Dinkins Center?

9 MALCOLM PUNTER: The Human Capital and
10 Development, uh, will stay there and the Equitable
11 Development will be utilizing this...

12 CHAIRPERSON DICKENS: The families and
13 individuals using those programs, are they, have they
14 been notified? And do they have an understanding
15 that they will be, that that program will be
16 permanently relocated? And what is the distance from
17 the, where they were to where they will be relocated?

18 MALCOLM PUNTER: Human Capital
19 Development is literally across the street. Uh, 260
20 and 263 are adjacent to one another. 203 West 146th
21 Street is a little further but the community members
22 that we serve all come from primarily from the
23 surrounding area. So it is centrally located and
24 won't be a burden in terms of travel.

2 CHAIRPERSON DICKENS: So there really
3 will be no store fronts rented to the public or to
4 small businesses in the area?

5 MALCOLM PUNTER: No, that, that's
6 incorrect and, um, the store fronts that HCCI will
7 vacate, will be dedicated to retail use. Uh, we will
8 work with the Small Business Services Avenue NYC... as
9 well as our co-developers to, uh, do an analysis to
10 determine at what rents will be most favorable to
11 small businesses. And in fact, um, we, we, we have
12 demonstrable success in bringing such small
13 businesses such as a, a small tax service companies,
14 small cleaners, we have Arts Horizon, which is a,
15 essentially a non-profit that's located in a retail
16 space in that area. And we will also happily
17 brought, Bank Street Bookstore to our district at
18 2791 Frederick Douglas Boulevard, a retail store that
19 HCCI owned.

20 CHAIRPERSON DICKENS: And at HCCI is
21 renowned for providing affordable housing. You
22 didn't give a background about it.

23 MALCOLM PUNTER: HCCI was organized in
24 1986 as a coalition of churches and in 1990, it was
25 actually called Harlem Churches for Community

1
2 Improvement. In 1990, they renamed it Harlem
3 Congregation to be more inclusive to include, a, not
4 only churches, but mosques, synagogues and whatever
5 congregation would participate. Uh, we've developed
6 over 5,000 units of aff...housing since our inception.
7 90% of that housing has been dedicated to affordable
8 housing. Um, there has been some home ownership
9 programs that has had affordable elements, middle
10 income and in some cases, market rate.

11 CHAIRPERSON DICKENS: Alright, thank you
12 for your testimony. My colleague. You have any
13 questions? I strongly support, uh, this, um, land
14 use item. I'm fully familiar with the area. This
15 will serve, um, the primary thing is that the
16 affordability is 100% affordable. All of the units
17 will be affordable and the fact is that this
18 administration, the Mayor just rolled out a program,
19 uh, a creation for the affordable units and this will
20 definitely, is one of the first that will be a part
21 and under that, that program that was rolled out by
22 the Mayor. So I thank you and ask my colleagues to
23 vote yes on this. Thank you for coming down and
24 giving this testimony.

2 MALCOLM PUNTER: Thank you Madame Chair
3 and council.

4 CHAIRPERSON DICKENS: Thank you so much
5 for your testimony. Are there any members of the
6 public that want to testify on this? Seeing none, I
7 close the public hearing on this item. And now we'll
8 open up on Land Use Item Number 58. A UDAP
9 application in Council Member Mealy's district.
10 Artie Pearson is here to testify, and Leora? And how
11 do you pronounce your last name?

12 LEORA JONTEF: "JONTEF"

13 CHAIRPERSON DICKENS: I apologize from
14 HPD, thank you.

15 ARTIE PEARSON: Uh, good afternoon Chair
16 Dickens and the Members of the Committee, I'm Artie
17 Pearson, Director of Land Use from HPD's Office of
18 Policy and External Affairs and I'm joined by Leora
19 Jontef, Director of Multi-family Preservation Loan
20 Program. Land Use Number 58 consists of the proposed
21 disposition of one city-owned property located at
22 1619 Lincoln Place, that's block 1387, Lot 57. This
23 project will be developed under HPD Multi-family
24 Preservation Loan Program. The sponsor proposes to
25 rehabilitate the building consisting of six

2 residential units for low and middle-income families.
3 Currently there are five occupied units and one is
4 vacant. 1619 Lincoln Place is failed to till... building
5 that was returned to HPD Central Management Division in
6 2008. On April 4 of 2012 the building was net leased to
7 the sponsor. The sponsor will undertake the
8 rehabilitation of this building which will address any
9 outstanding repair issues. Council Member Mealy has
10 indicated her support for this project.

11 CHAIRPERSON DICKENS: Do any of my
12 colleagues have and questions on this? Are there any
13 members of the public wishing to give testimony?
14 Seeing none, I close the public hearing on this item.

15 I will now open a public hearing on Land
16 Use Items Number 73 and 74. Land Use Item Number 73
17 is a UDAP application by HPD for a project in Council
18 Member Renoso's district and Land Use Item Number 74,
19 a UDAP application project in Council Member Levin's
20 district. Artie Pearson from HPD that we heard from,
21 Anthony Richardson and Jack Hammer? Thank you.

22 ARTIE PEARSON: Good afternoon Chair
23 Dickens, again I'm Artie Pearson from HP's office of
24 Policy and External Affairs and I'm joined by Jack
25 Hammer, HPD's Director of Brooklyn Planning and
Anthony Richardson, HPD's Director of Multi-family

1 new construction. Land Use 73 and 74 consists of the
2 proposed amendments to the previously approved
3 resolution. Land Use Number 74 was approved through
4 third-party transfer program on April 17, 2001,
5 Resolution Number 1852, and was part of a Brooklyn M-
6 RAM [sic] action number 43. The property is located
7 at Block 2700, Lot 4 and is known as 568 Graham
8 Avenue, aka 235 Dreggs Avenue, TBT Amendment. This
9 submission amends the 2001 approval of the listing of
10 properties under TBT which was conveyed to the
11 transfer area sponsor St. Nick's, St. Nick's Alliance
12 and was rehabilitated, uh, the existing six units.
13 The sponsor now contemplates the new construction of
14 a four-unit building on an unapproved portion of the
15 project site that is part of the North Brooklyn
16 Opportunity's Project. Along with that Land Use 73
17 was originally approved by the Council on April 21,
18 2001, which is Resolution Number 1878 under the new
19 homes program and is now known as part of the North
20 Brooklyn Opportunity's Project. Under neighborhood
21 homes 12 buildings were approved for disposition. Of
22 the 12 buildings, two are located at Seven Stagg
23 Street, which is Block 3022, Lot 1 and 198 Montrose
24 Avenue, Block 3063, Lot 1, which contains adjacent
25

2 vacant land that is intended, that was intended to be
3 developed as accessory space. All the buildings
4 under the original approval have been rehabilitated
5 but the open space remains underdeveloped.

6 Subsequently, the sponsor provided the lots creating
7 Block 3022, Lot 101, and Block 3063, Lot 101, and
8 currently the sponsor proposes to construct two four
9 new units, uh two new four units providing rental
10 eight units on the new lots. Lots the Land Use 73
11 and 74 are part of a five-site North Brooklyn
12 Opportunity's Project that will provide 24 units of
13 affordable housing under the Loan Cut Program for
14 families earning up to 60% AMI and Council Members
15 Levin and Renoso have both indicated their support.

16 CHAIRPERSON DICKENS: Any testimony on
17 this?

18 JACK HAMMER: Jack Hammer, I'll be happy
19 to answer any questions along with Anthony
20 Richardson.

21 CHAIRPERSON DICKENS: My colleagues have
22 any questions? Are there any members of the public
23 wishing to give testimony? There being none, I will
24 close the public hearing on Land Use Item 73 and 74.
25 Note for the record all the applications we are

2 voting on today have the support of the local, uh,
3 council members, whose districts that they are and,
4 um, I'm urging a YES vote on ALL items and I will now
5 call on my council to the roll for a coupled vote... to
6 approve. Land Use Items Number 58, 66, 67, 68, 69
7 73, 74.

8 Clerk: Chair Dickens?

9 CHAIRPERSON DICKENS: I

10 Clerk: Council Member Cohen?

11 COUNCIL MEMBER COHEN: I

12 Clerk: Council Member Treyger?

13 COUNCIL MEMBER TREGER: I

14 Clerk: By a vote of three in the
15 Affirmative, 0 Abstentions, and No Negatives, Land
16 Use Items 58, 66, 67, 68, 69, 73, and 74 are approved
17 and referred to the full Land Use Committee.

18 CHAIRPERSON DICKENS: I'm going to
19 adjourn this hearing, uh, but I'm going to leave the
20 vote open for 15 minutes to allow, um, other council
21 members to come in and vote. Thank you all for
22 coming in to give testimony and thank you for being
23 here.

24 [gavel]

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. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.



Date 5/23/2014