

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Preconsidered

East New York North

August 6, 2019

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**{Espinal}** This pre-considered item (is C190286AHAK) is related to a ULURP application seeking UDAAP designation, disposition approval for six (6) city-owned vacant lots, and project approval for a project known **East New York North**. The project is located at **190 Essex Street** (Block 3956, Lot 59), **227, 225, 223 Vermont Street** (Block 3706, Lots 12, 13, 14) and **581, 583 Belmont Avenue** (Block 4012, Lots 34 and 32) in Brooklyn Council District 37.

East New York North is slated for development under HPD's Neighborhood Construction Program (NCP) which funds infill rental housing projects with up to 45 residential units affordable to low, moderate- and middle-income households.

The development team for East New York North was chosen through a competitive process in April 2017 and proposes to construct three buildings with a total of forty-one (41) affordable rental units, plus a superintendent's unit.

The project includes a 12% Homeless set aside, which is approximately 5 units, for families referred from other social service agencies, such as the Department Homeless Services (DHS).

Upon completion, the buildings will be three stories with a total of 22 one-bedroom units and 19 two-bedroom units, with 1 two-bedroom unit for the superintendent.

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The target incomes for this project will be up to 70% of the Area Median Income (AMI), and with rents affordable to families with incomes between 27% and 67% AMI. This is approximately \$481 for a one-bedroom apartment and \$588 for a two-bedroom apartment at lower income tiers to approximately \$1,281 for a two-bedroom and \$1,545 for a two-bedroom apartment at the highest income tier. The buildings will be built to meet Enterprise Green Community Standards. Additionally, building amenities will include a laundry room, enclosed bike parking, and a recreational rear yard in all three proposed buildings.

In order to facilitate the development of the East New York North NCP project, HPD is before the Landmarks subcommittee seeking approval of this land use item.

# East New York North City Council Public Hearing

August 6, 2019

**NYC**  
Department of  
Housing Preservation  
& Development

# Introduction & Proposed Land Use Actions

- **Certified:** February 25, 2019
- **Applicant:** NYC Department of Housing Preservation & Development
- **Development Team Designation:** Team was designated in April 2017 as part of the NIHOP/NCP RFQ
- **Sponsor:** East Brooklyn Congregations, The Marcal Group, MLappin & Associates
- **Land Use Actions:**
  - Designation of an Urban Development Action Area (“UDAA”), Urban Development Acton Area Project (“UDAAP”) approval, and the disposition of the City-owned property
  - Amended Application to include one additional City-owned tax lot



# Introductions & Proposed Land Use Actions

- **East Brooklyn Congregations** – Managing Member
  - Responsible for community outreach
- **Marcal Group** – Managing Member
  - General Contractor
- **MLappin & Associates** – Managing Member
  - Responsible for project management during predevelopment
- **DeLaCour, Ferrara and Church**
  - Architect

# Development Site Locations & Context

## EAST NEW YORK NORTH

### LEGEND

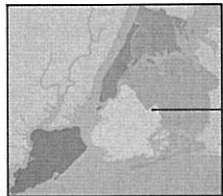
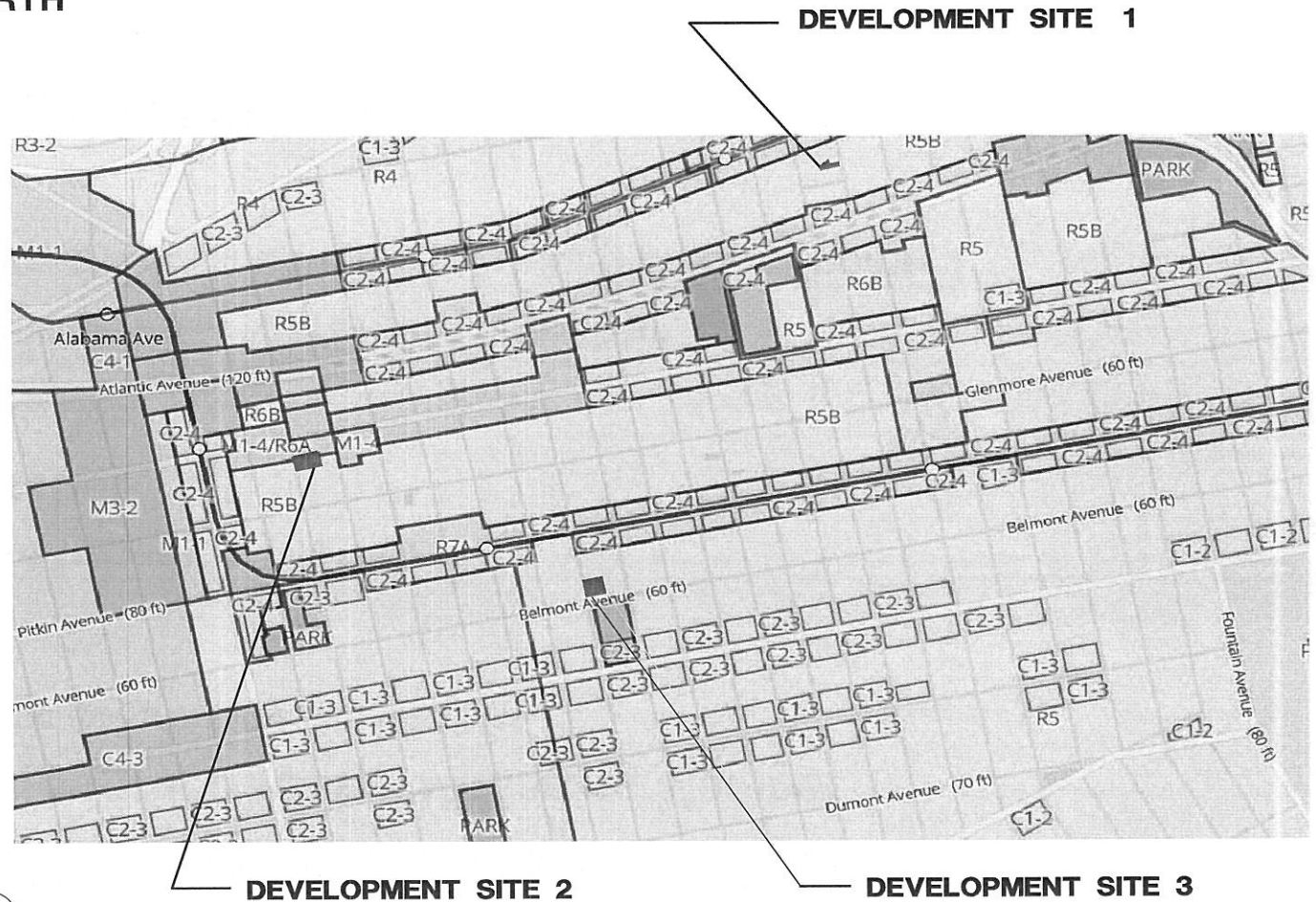
#### PROJECT

DEVELOPMENT SITE

#### ZONING DISTRICT

- COMMERCIAL DISTRICT
- MANUFACTURING DISTRICT
- RESIDENTIAL DISTRICT
- PARKS

COMMERCIAL OVERLAY  
C1-1 THROUGH C1-5  
C2-1 THROUGH C2-5



# Proposed Program

Unit Type	Home-less	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	Total	%
1 BDRM	3	1	5	3	7	3	22	54%
2 BDRM	2	1	4	2	7	3	19	46%
<b>Total</b>	<b>5</b>	<b>2</b>	<b>9</b>	<b>5</b>	<b>14</b>	<b>6</b>	<b>41</b>	<b>100%</b>
%	12%	5%	22%	12%	34%	15%	100%	

AMI	Income	Rent
30% AMI	\$21,607- \$32,010	\$481 - \$588
40% AMI	\$29,609- \$42,680	\$681 - \$828
50% AMI	\$37,612 - \$53,350	\$881 - \$1,069
60% AMI	\$45,614 - \$64,020	\$1,081 - \$1,309
70% AMI	\$53,617- \$74,690	\$1,281 - \$1,549



# Development Site 1: 190 Essex Street (Block 3956/Lot 59)

- Three stories
- 15 units
- 13,169 zsf

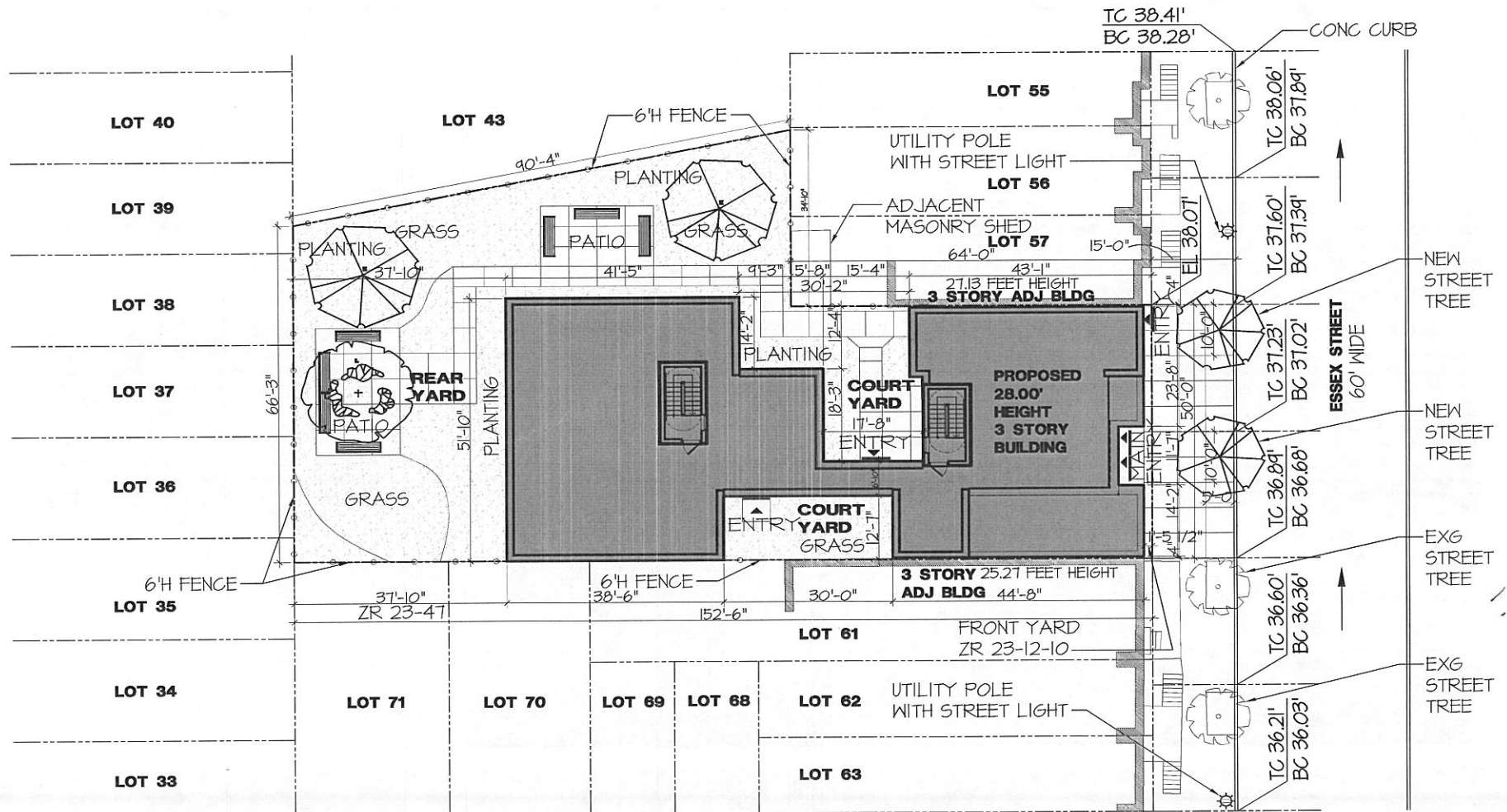


# 190 Essex Street (Block 3956/Lot 59)

- 9 one-bedroom units
- 6 two-bedroom units



# 190 Essex Street Site Plan



## ZONING/SITE PLAN

SCALE: 1" = 20'







# Development Site 2: 223-227 Vermont Street (Block 3706/Lots 12, 13, 14)

- Three stories
- 11 units
- 10,486 zsf





# Project Summary

- Three new three-story residential buildings with a total of 41 units plus a two-bedroom unit for a superintendent
- Building amenities across all buildings include enclosed bicycle storage, laundry rooms, and recreational rear yards
- Partnerships with local groups
- Community Health Action Plan and sustainability features



# Timeline

- **February 25, 2019** ULURP Certification
- **March 6 - May 6, 2019** Community Board 5 Review Period
- **May 1, 2019** Borough President
- **June 19, 2019** City Planning Commission
- **August 6, 2019** City Council
- **Summer 2019** Anticipated ULURP approval
- **Winter 2019-2020** Project Closing
- **Winter-Spring 2020** Construction Commencing
- **Spring-Summer 2022** Lease Up Buildings

# Questions

U.S. Department of Labor  
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See instructions at [www.doi.gov/whd/forms/wh347instr.htm](http://www.doi.gov/whd/forms/wh347instr.htm))



U.S. Wage and Hour Division

Rev. Dec. 2008

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

OMB No.: 1235-0008  
Expires: 02/28/2018

NAME OF CONTRACTOR <input checked="" type="checkbox"/> OR SUBCONTRACTOR <input type="checkbox"/>		ADDRESS	
GTM CONTRACTING INC		480 KINGS HWAY , BROOKLYN, NY 11223	
PAYROLL NO. 1	FOR WEEK ENDING 08/30/2019	PROJECT AND LOCATION 50 LINDEN BOULEVARD, BROOKLYN NY 11226	PROJECT OR CONTRACT NO. OMO #EJ12789

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS					(9) NET WAGES PAID FOR WEEK		
			OT OR BT	MON	TUE	WED	THUR	FRI	SAT				SUN	FICA	WITH- HOLDING TAX	NY WT	NYC WT		OTHER	TOTAL DEDUCTIONS
				24	25	26	27	28	29				30							
R. MARUSHCHAK	2	ASBESTOS HANDLER	o								\$78.68	\$157.35	\$12.04	\$0.00	\$0.00	\$0.27	\$0.60	\$12.91	\$144.44	
			s			3.00					3.00									\$2.45
I. STOSKYI	1	ASBESTOS HANDLER	o								\$78.68	\$157.35	\$12.04	\$0.64	\$0.00	\$0.86	\$0.60	\$14.14	\$143.21	
			s			3.00					3.00									\$2.45
M. KOLODII	2	ASBESTOS HANDLER	o								\$78.68	\$157.35	\$12.04	\$0.00	\$0.00	\$0.27	\$0.60	\$12.91	\$144.44	
			s			3.00					3.00									\$2.45
M. HLODAN	1	ASBESTOS HANDLER	o								\$78.68	\$157.35	\$12.04	\$0.64	\$0.00	\$0.86	\$0.60	\$14.14	\$143.21	
			s			3.00					3.00									\$2.45
D. PAWYDIS	1	ASBESTOS HANDLER	o								\$78.68	\$157.35	\$12.04	\$0.64	\$0.00	\$0.86	\$0.60	\$14.14	\$143.21	
			s			3.00					3.00									\$2.45
M. YABLONSKYY	2	ASBESTOS HANDLER	o								\$78.68	\$157.35	\$12.04	\$0.00	\$0.00	\$0.27	\$0.60	\$12.91	\$144.44	
			s			3.00					3.00									\$2.45
V. LOUKIANOY	2	ASBESTOS HANDLER	o								\$78.68	\$157.35	\$12.04	\$0.00	\$0.00	\$0.27	\$0.60	\$12.91	\$144.44	
			s			3.00					3.00									\$2.45
I. POPOVYCH	1	ASBESTOS HANDLER	o								\$78.68	\$157.35	\$12.04	\$0.64	\$0.00	\$0.86	\$0.60	\$14.14	\$143.21	
			s			3.00					3.00									\$2.45

While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room 33502, 200 Constitution Avenue, N.W., Washington, D.C. 20210

**U.S. Department of Labor**  
Wage and Hour Division

**PAYROLL**

(For Contractor's Optional Use; See instructions at [www.doi.gov/whd/forms/wh347instr.htm](http://www.doi.gov/whd/forms/wh347instr.htm))

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U.S. Wage and Hour Division  
Rev. Dec. 2008

NAME OF CONTRACTOR <input checked="" type="checkbox"/> OR SUBCONTRACTOR <input type="checkbox"/>		ADDRESS		OMB No.: 1235-0008	
GTM CONTRACTING INC		480 KINGS HWAY , BROOKLYN, NY 11223		Expires: 02/28/2018	
PAYROLL NO. 1	FOR WEEK ENDING 06/30/2019	PROJECT AND LOCATION 50 LINDEN BOULEVARD, BROOKLYN NY 11226		PROJECT OR CONTRACT NO. OMO #EJ12769	

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS					(9) NET WAGES PAID FOR WEEK		
			OT OR ST.	MON	TUE	WED	THUR	FRI	SAT				SUN	FICA	WITH-HOLDING TAX	NY W/T	NYC W/T		OTHER	TOTAL DEDUCTIONS
				24	25	26	27	28	29				30							
V. GUDZ	2	ASBESTOS HANDLER	O									\$78.68	\$157.35							
			S				3.00					3.00	52.45		\$12.04	\$0.00	\$0.00	\$0.27	\$0.60	\$12.91
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Date 06/29/2019

I, MAHBOOB A CHAUDHRY PRESIDENT  
(Name of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

GTM CONTRACTING INC

(Contractor or Subcontractor) on the

(Building or Work)

24 day of JUNE, 2019, and ending the 30 day of JUNE, 2019

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

GTM CONTRACTING INC

(Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

- in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

- Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NAME AND TITLE <u>MAHBOOB CHAUDHRY</u> <u>PRESIDENT</u>	SIGNATURE 
THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.	

# 223-227 Vermont Street (Block 3706/Lots 12, 13, 14)

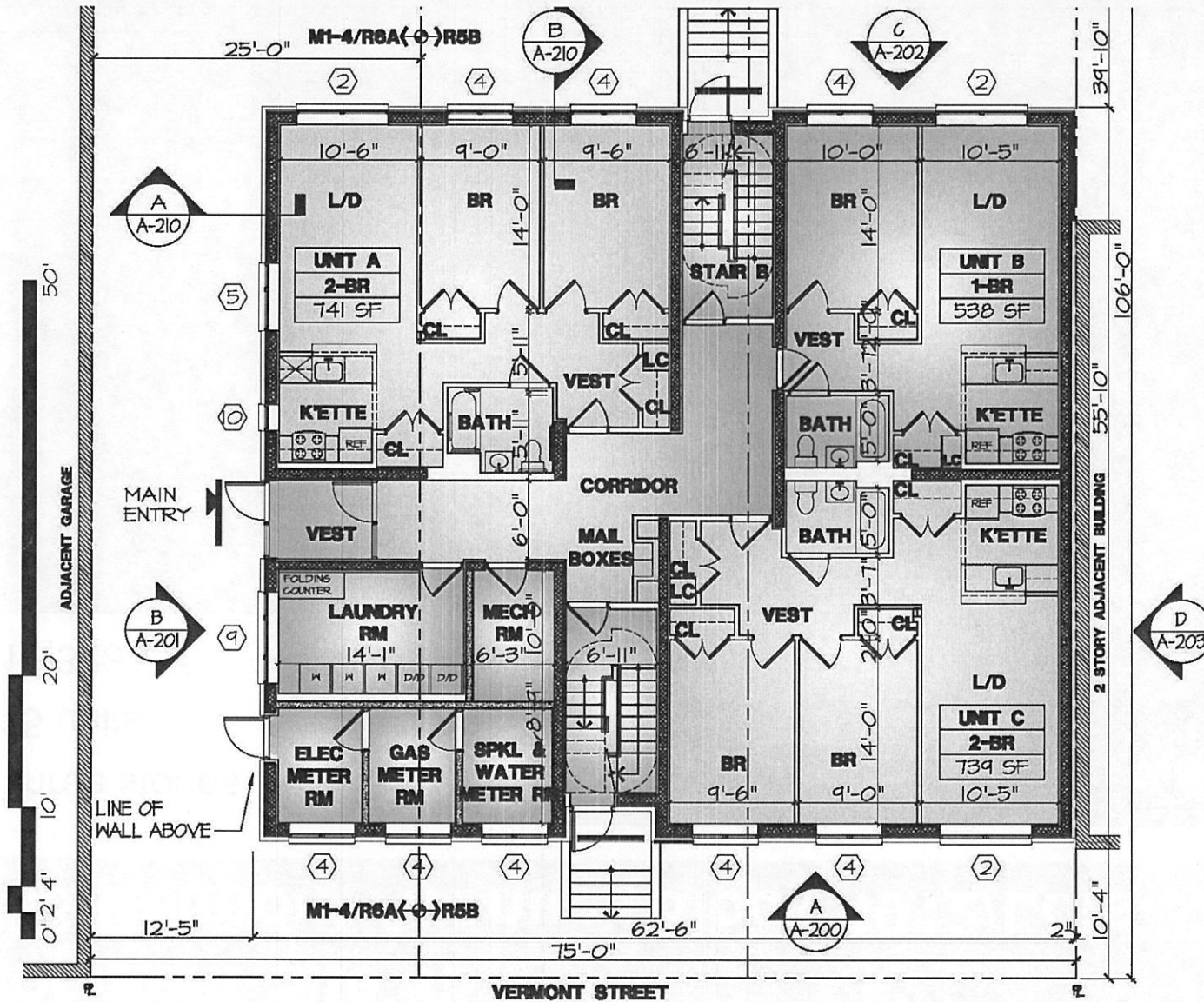
- 5 one-bedroom units
- 6 two-bedroom units





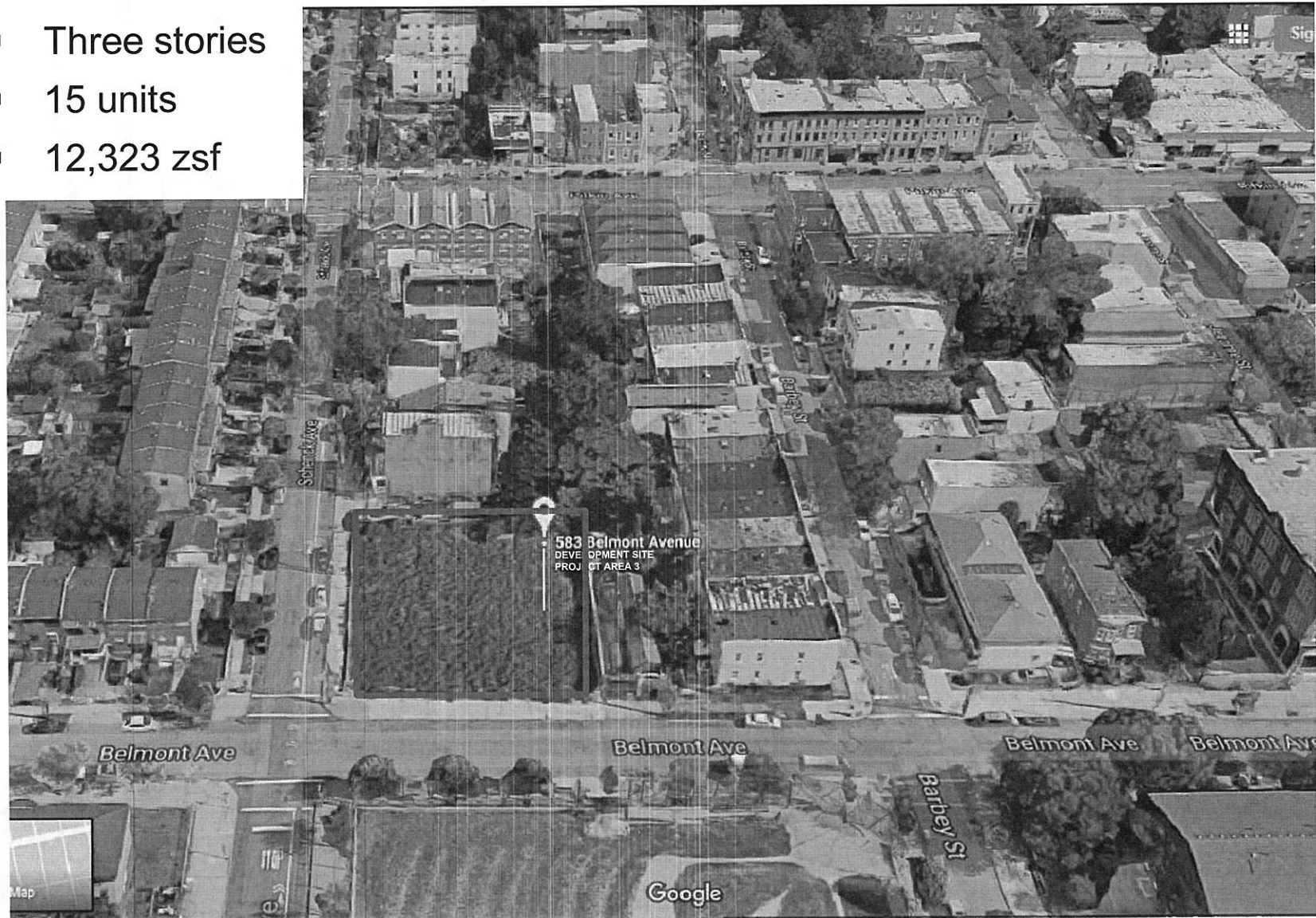


# 223-227 Vermont Street Ground Floor Plan



# Development Site 3: 581-583 Belmont Avenue (Block 4012/Lots 32, 34)

- Three stories
- 15 units
- 12,323 zsf



# 581-583 Belmont Avenue (Block 4012/Lots 32, 34)

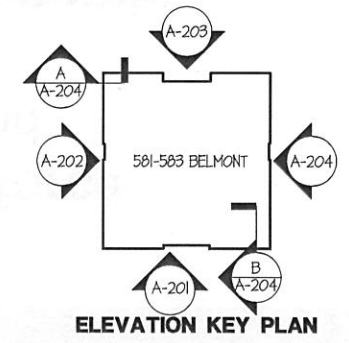
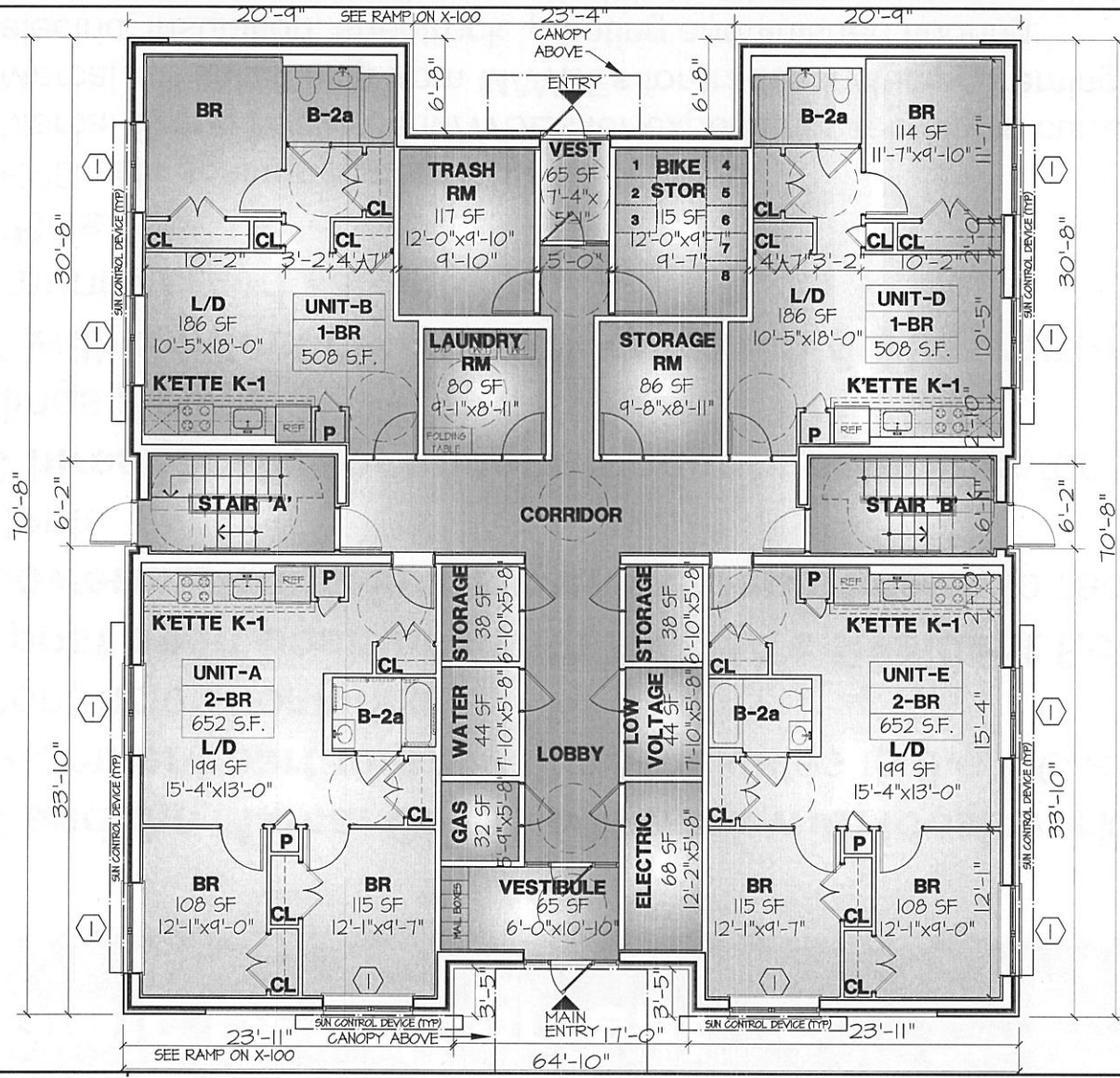
- 8 one-bedroom units
- 8 two-bedroom units (incl. super)







# 581-583 Belmont Avenue Ground Floor Plan



**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



# Economic Development

- **EBC and the Marcal Group will work with local workforce development partners** to refer candidates to the GC and subcontractors for hiring
- **Will post open positions with NYCHA's Resident Economic Empowerment and Sustainability Department**, to recruit local residents
- **EBC hires locally for superintendents positions** for the rental buildings it owns
- **EBC will conduct community outreach during rent-up** to meet community board set-aside
- **M/WBEs:**
  - HPD sets goal for contracting
  - Marcal Group has used M/WBEs for expediting, security in current projects
  - Marcal will solicit bids from M/WBEs for trades including framing, plumbing, electric, insulation, sheetrock, painting and finished flooring

## **Q369 New Pre-K Center at the Hall of Science**

Good afternoon Chairperson Adams and Members of the Subcommittee.

My name is Kelly Murphy and I am Director of Real Estate for the School Construction Authority along with Michael Mirisola, Director of External Affairs.

The New York City School Construction Authority has undertaken the site selection process for a new pre-kindergarten facility on a site on Block 2108, portion of Lot 1 within Flushing Meadows-Corona Park in the Borough of Queens. The site contains a total of approximately 43,516 square feet of lot area located along 111<sup>th</sup> Street between 45<sup>th</sup> and 46<sup>th</sup> Avenues. The land on which the proposed Pre-K Center is to be located has been approved by the New York State Legislature for use as a Pre-Center. It is located within the Corona neighborhood within Queens Community District No. 4 and Community School District No. 24. Under the proposed project, the SCA would construct a new, approximately 306-seat pre-kindergarten school facility.



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 51162h Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/6/19

(PLEASE PRINT)

Name: Deborah W. Berk

Address: 150 West 22nd St, NYC 10011

I represent: MLAPPIN + Associates LLC

Address: same as above

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4862 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 8/6/19

(PLEASE PRINT)

Name: Deborah W. Berk

Address: 150 West 22nd St, NYC 10011

I represent: MLAPPIN + Associates LLC

Address: same as above

Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: 8/6/19

(PLEASE PRINT)

Name: Gayle Mendon

Address: 3030 Thompson Ave LIC NY

I represent: NYC School Construction Auth

Address: 3030 Thompson Ave LIC NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: 8/6/19

(PLEASE PRINT)

Name: Kelly Murphy

Address: 3030 Thompson Ave 4th FL LIC

I represent: NYC School Construction Auth

Address: 3030 Thompson Ave 4th FL LIC

Please complete this card and return to the Sergeant-at-Arms