

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

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Of the

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SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS AND DISPOSITIONS

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December 7, 2021

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Start: 10:01 a.m.

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Recess: 11:11 a.m.

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HELD AT: REMOTE HEARING - VIRTUAL ROOM 1

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B E F O R E: Kevin C. Riley,
Chairperson

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COUNCIL MEMBERS:

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Inez D. Barron

18

David M. Carr

19

Peter A. Koo

I. Daneek Miller

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Mark Treyger

Paul A. Vallone

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A P P E A R A N C E S

Andrea Bender
Vice President and Chief of Staff of External
Affairs for the New York City School Construction
Authority

Gayle Mandaro
Senior Director and Senior Attorney for Real
Estate Services for the New York City School
Construction Authority

Kevin Parris
HPD

Kirk Goodrich
Monadnock Development

Matthew Janeczko
Sisters of Charity Housing Development
Corporation

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2 SERGEANT POLITE: Recording to the computer all
3 set.

4 SERGEANT LUGO: Okay and live stream is good.
5 Cloud Recording is up. Good morning everyone.
6 Welcome to today's Remote New York City Council
7 Hearing on the Subcommittee on Landmarks, Public
8 Sitings and Dispositions. At this time, would all
9 panelists please turn on your videos. To minimize
10 disruption, please place electronic devices to
11 vibrate or silent. If you wish to submit testimony,
12 you may do so at landusetestimony@council.nyc.gov.
13 Again, that's landusetestimony@council.nyc.gov.

14 Thank you for your cooperation. Chair Riley, we
15 are ready to begin.

16 CHAIRPERSON RILEY: Good morning. I am Council
17 Member Kevin Riley, Chair of the Subcommittee
18 Landmarks, Public Sitings and Dispositions. I am
19 joined today by colleagues Council Member Koo,
20 Council Member Koo. This will be the last meeting of
21 this Subcommittee this session, so we will be voting
22 on all items that we hear today in addition to one
23 item laid over from our last meeting.

24 I ask my colleagues to maintain a quorum through
25 the end of this meeting. Today's hearing will

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include site selections from three new schools and

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the site of an additional space for an existing

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school and the Stapleton Beacon Article XI

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Disposition. We will vote on the Bed-Stuy Weeksville

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Mosaic project heard at our last meeting. We will

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also vote to approve a Motion to file an Application

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submitted and subsequently withdrawn by the

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Department of Citywide Administrative Services, for

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an office lease for the New York City Law Department.

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I now recognize Counsel to explain today's

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hearing procedures.

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COMMITTEE COUNSEL: Thank you Chair Riley. I am

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Jeffrey Campagna, Counsel to this Subcommittee.

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Members of the public who wish to testify were asked

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to register for today's hearing. If you registered

17

to testify and are not yet signed into Zoom, please

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sign in now and remain signed in until after you have

19

testified.

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If you wish to testify and have not registered,

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please go to www.council.nyc.gov/landuse to signup

22

now. If you are not planning to testify on today's

23

items, please watch the hearing on the New York City

24

Council website. All people testifying before this

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Subcommittee will be on mute until they are

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2 recognized to testify. Please confirm that your mic
3 is muted before you begin speaking. Public testimony
4 will be limited to two minutes per witness. If you
5 have written testimony you would like to submit the
6 Subcommittee to consider in addition to or in lieu of
7 appearing before the Subcommittee, or if you require
8 an accessible version of a presentation given at
9 today's meeting, please email
10 landusetestimony@council.nyc.gov. Please indicate
11 the LU Number or project name in the subject line of
12 the email.

13 During the hearing, Council Members who would
14 like to ask questions should use the Zoom raise hand
15 function. The raise hand button should appear at the
16 bottom of the participate panel. I will announce
17 Council Members who have questions in the order that
18 they raise their hands. Witnesses are reminded to
19 remain in the meeting until they are excused by the
20 Chair.

21 Lastly, there may be extended pauses if we
22 encounter technical problems, we ask that you please
23 be patient as we work through the issues. Chair
24 Riley will now continue with today's agenda.

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2 CHAIRPERSON RILEY: We will begin with today's
3 meeting with four hearings for Applications submitted
4 by the School Construction Authority pursuant to
5 Section 1732 of the New York School Construction
6 Authority Act for proposed site selection for school
7 facilities. We will hear Preconsidered Application
8 Number 202, oh excuse me, 20205373 SCR, a proposed
9 site selection for a New Supportive Space for PS
10 R721, an existing school facility known as the
11 Hungerford School located at 129 Tompkins Avenue in
12 the Borough of Staten Island, in Council District
13 represented by Council Member Rose.

14 We will hear Preconsidered Application Number
15 20215033 SCQ, a proposed site selection for a new
16 572-seat primary school facility, located at the
17 corner of Water's Edge Drive and 24th Avenue in the
18 Borough of Queens, in the Council District
19 represented by Council Member Vallone.

20 We will also hear Preconsidered Application
21 Number 20215032 SCQ, a site selection for new 801-
22 Seat High School Facility, located at 165-18 Hillside
23 Avenue in the Borough of Queens in the Council
24 District represented by Council Member Miller.

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2 The fourth SCA item we will hear preconsidered is
3 Application Number 20225011 SCR, a proposed site
4 selection for a new 572- Primary School Facility
5 located at 24 Shelley Avenue in the Borough of Staten
6 Island in the Council District represented by newly
7 elected Council Member Carr.

8 Presented on behalf of the School Construction
9 Authority, we have Andrea Bender and Gayle Mandaro.
10 Counsel, please administer the affirmation.

11 COMMITTEE COUNSEL: Please raise your right hands
12 and state your names one at a time.

13 GAYLE MANDARO: Gayle Mandaro.

14 ANDREA BENDER: Andrea Bender.

15 COMMITTEE COUNSEL: Do you affirm to tell the
16 truth, the whole truth and nothing but the truth in
17 your testimony before this Subcommittee and in answer
18 to all Council Member questions?

19 GAYLE MANDARO: I do.

20 ANDREA BENDER: I do.

21 CHAIRPERSON RILEY: Uh, Counsel, before we begin,
22 I'm so sorry, we have been joined by Council Member
23 Treyger, Council Member Barron, newly elected Council
24 Member David Carr, and Council Member Vallone. I

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2 just want to see if they wanted to give any remarks
3 before we allow the panel to begin. Is that alright?

4 COMMITTEE COUNSEL: Yes, Council Members, if you
5 would use the raise hand button to indicate whether
6 you have remarks.

7 Council Member Vallone has remarks and Council
8 Member Carr has remarks.

9 CHAIRPERSON RILEY: Thank you. Council Member
10 Vallone, you may begin.

11 COUNCIL MEMBER VALLONE: Good morning Chair.
12 Thank you very much everyone. I see Andrea Bender
13 and Gayle. Thank you for showing up today. I know
14 you have a lot on the agenda. I just wanted to know
15 for you that when this was proposed, obviously
16 there's always concern and questions that come up for
17 a new location site. And those were adhered to and
18 listened to and I have to thank Andrea's team who are
19 working with my community leaders, working with the
20 Community Board, working with my office to listen to
21 those. And she's worked out with us a stipulation
22 with terms and my Bay Terrace School statement I've
23 submitted for the record and I won't, I won't read
24 that for - uhm, just to make you have enough time for
25 everything today.

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2 But I wanted to personally come and tell everyone
3 thank you and to say that we're bringing - it's sad
4 in some respects. I mean, we're down to the last
5 three weeks of my term. Our very first new school to
6 the councilmanic district of 19 in Northeast Queens.
7 Since schools were built as an understatement, we
8 have the Districts 25 and 26 were some of the
9 highest. 25 is the highest and 26 is right up there
10 with overpopulated schools.

11 So, to reject the possibility of a new school is
12 not something that was contemplated but to make it a
13 correct fit for the community is what I believe this
14 proposal is. I wanted my fellow Council Members to
15 know that we support this school. We're excited to
16 bring this to the community. In fact, part of this
17 is also a brand new park that's going across the
18 street to alleviate some of the congestion and to
19 give the children a place to play and give the
20 parents a place to safely pick up their children and
21 COT traffic studies, environmental studies, as NCO's
22 prepare to step up from the police precincts.

23 So, to me, this is a well thought package and I
24 wanted the Committee to know that and Chair Riley,
25 thank you for the minute to give me time to share

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2 some of my Christmas Chorales going on in the
3 background and tell everyone a happy, wonderful,
4 blessed holiday to all of you and again, we support
5 the school. Thank you very much.

6 CHAIRPERSON RILEY: Thank you Council Member
7 Vallone. We also have been joined by Council Member
8 Miller. Council Member Miller, would you like to
9 give remarks regarding your school? Council Member
10 Miller?

11 COUNCIL MEMBER MILLER: Yup, can you hear me Mr.
12 Chair?

13 CHAIRPERSON RILEY: Yes, yes, we can hear you.

14 COUNCIL MEMBER MILLER: Good morning sir, good
15 morning colleagues. Yes, I am here and I would like
16 to just wholeheartedly endorse the new high school
17 that would be built in School District 29, Council
18 District 27. We are long overdue. We are at a
19 capacity crisis for our high school. While certainly
20 we have some concern about the location but the
21 conversations that we've had with local - with my
22 colleagues, with Community Boards, TC's as well.
23 Understand the necessity to have a state-of-the-art,
24 first-class building for our high school scholars.
25 Uhm, as well as SCA's commitment to supporting the

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2 removal of temporary classrooms in two other
3 facilities helped to move this project along.

4 So, as I leave the Council, certainly one of our
5 priorities was to ensure that we provided the best
6 educational experience for our young scholars.
7 Having brick and mortar is a big part of that and
8 this project is a big part of that. So, we are
9 definitely in support. Thank you Mr. Chair.

10 CHAIRPERSON RILEY: Thank you. Thank you Council
11 Member Miller. Council Member, newly elected Council
12 Member Carr, would you like to give some remarks?

13 COUNCIL MEMBER CARR: Yes, please. Thank you
14 Chair Riley. It's exciting to be here. This is my
15 first time formally participating in a Council
16 proceeding since I took office last Tuesday, so I'm
17 just very privileged to be among you all today. So,
18 thank you Chair Riley for this opportunity to speak
19 before we get into the substance.

20 I want to thank the folks from SCA for making
21 time for me last week to kind of catch up on the
22 status of the application. I'm not going to read my
23 formal remarks. I'm just going to kind of repeat
24 what you already know. I have concerns about and you
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2 know that I'm confident that we're going to be able
3 to work through together.

4 The truth is that this school is going to meet a
5 really important need. The little red school PS26 on
6 Victory Boulevard. It's an old building and it's
7 packed the Gills building. The West Shore absolutely
8 needs this school. I'm an enthusiastic supporter of
9 it. I really have to tip my hat off to Borough
10 President Oddo and to my predecessor Steve Matteo
11 first for highlighting the need for these school
12 seats but also for preserving this particular piece
13 of property from residential development. Because
14 the truth is, we already have an overcrowded school
15 and overcrowded schools in the area. We already have
16 an overtaxed infrastructure. We didn't need
17 residential development in this area and that's what
18 would have happened if they had not worked with SCA
19 to step in and turn this into a future educational
20 campus and I'm so excited to be working with you guys
21 on that.

22 As you know, you know there's just three concerns
23 I have and all of them are related to traffic. You
24 know we really need to make sure that we get right
25 the ingress and egress for drop off and pick ups

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2 during the school day and making sure we get buses
3 and cars off of Victory Boulevard onto the campus
4 site. Get the kids off safely and that traffic
5 continue on its way throughout the rest of this day.

6 You know, we talked about the recent denial of
7 the left turn signal to Victory and Wild. I think we
8 need to work with DOT to make sure that that and
9 other signalizations that we can kind of contemplate
10 to put in place are part of the discussion moving
11 forward. And also, just finally, you know we need to
12 make sure that we get the offsite parking right. I
13 know that we don't want to dedicate space on site for
14 parking because we want to optimize the educational
15 and recreational opportunities for our kids but we
16 have to make sure that we get that plan in place. As
17 well as you know, be able to handle reasonable
18 requests for accommodation from the neighbors who are
19 going to be enduring the construction over the few
20 months to a year or so, once this gets started.

21 So, looking forward to working with you all.
22 Very excited to support this project and I urge my
23 colleagues to do so. Thank you.

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2 CHAIRPERSON RILEY: Thank you Council Member Carr
3 and this is a wonderful project to come into the
4 Council and be a part of.

5 Now, I would definitely like to give the
6 Applicant panel time to present. This is a big
7 school day, so I just wanted to make sure my
8 colleagues had a chance to you know get some remarks
9 regarding the schools. The new you know, schools
10 that are coming within the districts but you can
11 begin.

12 GAYLE MANDARO: Good morning Chairperson Riley
13 and Council Members and thank you for your kind words
14 of support of four Applications today. My name is
15 Gayle Mandaro and I am the Senior Director and Senior
16 Attorney for Real Estate Services for the New York
17 City School Construction Authority. Also, with me
18 today is Andrea Bender, our Vice President and Chief
19 of Staff of External Affairs. And we are here
20 proudly to present to you an Application for an
21 expansion of the current Hungerford campus on
22 Tompkins Avenue.

23 The New York City School Construction Authority
24 has undertaken the site selection process for 129
25 Tompkins Avenue, Block 534, Lot 84 in the Borough of

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Staten Island for use as supportive space for the existing school facility located at Block 534, Lot 75, currently known as PSR 721. The proposed site currently consists of an approximately 10,500 square foot or roughly a quarter acre, privately owned unimproved vacant lot located in the middle – mid block on the eastern side of Tompkins Avenue, directly to the east of the existing PSR 721.

Under the proposed project, the SCA plans to acquire the privately owned property for use as supportive space for the existing PSR 721. The site is located within the Staten Island Community District Number One, and Community School District 31 in the Clifton neighborhood of Staten Island. The notice of filing of the site plan was published in the Staten Island Advance and the New York Post Five Borough Edition, as well as the City Record on February 21, 2021. At which time, the Community Education Council 21 and the Staten Island Community Board Number One and the City Planning Commission were notified of the proposed site plan.

Staten Island Community Board One held a public hearing originally scheduled for March 19, 2020— uh, scheduled a hearing for March 19, 2020, but the

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2 hearing was cancelled without a new date being
3 scheduled.

4 Community Education Counsel 31, held a public
5 hearing on April 6, 2020, and no public comments were
6 received on this application. The SCA affirms the
7 site plan pursuant to Section 1731.4 of the New York
8 Public Authorities Law. And in accordance with
9 Section 1732 of the New York Public Authorities Law,
10 the SCA submitted the proposed site plan to the Mayor
11 and City Council by a letter dated December 3, 2021.

12 We look forward to your subcommittee's favorable
13 consideration of the proposed site plan and we are
14 prepared to answer any questions that the Committee
15 may have for us.

16 CHAIRPERSON RILEY: Thank you Gayle. Uh, I only
17 have one question. Will these schools be -- will a
18 gymnasium be included in all of the schools that are
19 presented today?

20 GAYLE MANDARO: So, with respect to the other
21 three applications that have not yet been presented,
22 we will absolutely be including some form of gym or
23 gymnatorium in each of the new buildings. With
24 respect to the application that I just testified
25 regarding, we're not completely sure what kind of

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2 program is going to go in there. What we are
3 currently asking approval for is to acquire a strip
4 of land that is adjacent to an existing school. That
5 program will be moving out to a brand new state-of-
6 the-art building on the Petrides Campus. And once
7 that program is moved out, then we will enter into
8 the planning for what is going to go onto the
9 existing campus.

10 I would imagine it will also include a gym but
11 we're still early in the process. I can't express
12 what will be included.

13 CHAIRPERSON RILEY: Okay, thank you. Counsel,
14 are there any members that have any questions?

15 COMMITTEE COUNSEL: If there are any Council
16 Members who have questions, please use the raise hand
17 button now. I see no Council Member questions.

18 CHAIRPERSON RILEY: Uh, thank you for your
19 testimony. There being no more Council Member
20 question, this panel is excused. Thank you. Thank
21 you Gayle. Thank you Andrea.

22 Counsel, are there any member of the public who
23 wish to testify on any of the four school siting
24 applications?

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2 COMMITTEE COUNSEL: There are no members of the
3 public signed up to testify on these items.

4 CHAIRPERSON RILEY: Seeing no other members of
5 the public who wish to testify on Application Number
6 20205373 SCR, 20215033 SCQ, 20215032 SCQ or 20225011
7 SCR. The public hearing on these items are now
8 closed.

9 Our last public hearing today will be on LU 931,
10 the Stapleton Beacon Article XI Disposition submitted
11 by HPD pursuant to Section 576-a(2) of the Private
12 Housing Finance Law. The Application requests
13 approval of the disposition of the property located
14 at Block 487, Lot 100 in Staten Island to facilitate
15 the construction of one of the buildings where
16 approximately 359 rental units and approximately
17 9,000 square feet of the community facility space.
18 The project is located in the district represented by
19 Council Member Rose.

20 Presented for the applicants we Kevin Parris for
21 HPD and Kirk Goodrich for Monadnock Development and
22 Matthew Janeczko from Sisters of Charity Housing
23 Development Corporation. Excuse me if I pronounce
24 those wrong.

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2 I now ask that the witnesses will be unmuted and
3 the Counsel administer the affirmation.

4 COMMITTEE COUNSEL: Please raise your right hands
5 and state your name just one at a time.

6 KEVIN PARRIS: Good morning, Kevin Parris HPD.

7 KIRK GOODRICH: Kirk Goodrich, Monadnock.

8 MATTHEW JANECKO: Matthew Janeczko, Sisters of
9 Charity Housing Development Corporation.

10 CHAIRPERSON RILEY: Thank you. You may begin
11 your presentation.

12 COMMITTEE COUNSEL: Uh, I didn't swear them in
13 yet.

14 CHAIRPERSON RILEY: Oh, sorry, sorry. Go ahead
15 Counsel.

16 COMMITTEE COUNSEL: Do you affirm to tell the
17 truth, the whole truth, and nothing but the truth in
18 your testimony before this Subcommittee and in answer
19 to all Council Member questions?

20 KEVIN PARRIS: I do.

21 KIRK GOODRICH: Yes.

22 MATTHEW JANECKO: I do.

23 CHAIRPERSON RILEY: Thank you. Now you may begin
24 your presentation.

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KEVIN PARRIS: Thank you. I believe we have a presentation if that could be pulled up on the screen. And just on behalf of HPD, I would like to thank the Council for hearing this item today. I do in the interest of time, would like to turn it over to our applicant team to walk us through this presentation.

KIRK GOODRICH: Good morning everybody. Chair Riley, good to see you again and all the member of the Land Use and Zoning Committee. My name is Kirk Goodrich as I said before, I'm President of Monadnock Development. I'm here to present this project on behalf of our team.

What you see on the screen now is an image of the proposed building. Uhm, and uh next slide. So, uhm, you know, we're really excited about the project. We think it's a thoughtful design. That it's uhm, not only affordable housing, which we do quite a bit of but it combines a lot of the community uses and uhm, that are you know key things that were identified in the Community Visioning Report. You know, we're a team of developers that are really experienced and we've engaged consultants that have expertise in dealing with large, affordable housing projects and

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2 site conditions, such as we find here in Staten
3 Island. Uhm, you know our approach to affordable
4 housing development you know revolves around
5 community engagement, which has always been important
6 to us and then the project is going to be 100 percent
7 affordable and fits within the structure of HPD's
8 term sheets and is financially feasible. Next slide.

9 So, I'm just going to give a quick introduction,
10 a project overview, a design strategy development
11 program, affordability and then open it up for any
12 questions from the Committee. Next slide.

13 The team consists of Sisters of Charity Housing
14 Development Corporation, Monadnock Development and
15 Master Realtors. Both Sisters of Charity Housing
16 Development Corporation and Master Realtors who is
17 led by Bob Kelly, uhm, are based on Staten Island.
18 We've worked with this team before, so this is the
19 team that's familiar with one another and have worked
20 well together. The consultant team listed below have
21 worked together before. Uhm, and so we're really
22 excited about collaborating again. Next slide.

23 So, you know in a nut shell, you know the site is
24 100 percent affordable. You know, moderate income
25 and below. The site includes 15 percent of the units

1
2 are formerly homeless, has housing opportunities for
3 seniors as well.

4 We have a great deal of community facility.
5 There's going to be access to healthy foods and
6 community health programs. Uhm, these are all things
7 that were flagged within the visioning report and I
8 think this slide is meant to demonstrate that we're
9 responding to all the items in the Visioning Report.
10 Next slide.

11 So, the site is about 360,000 gross square feet.
12 The building will be around 11 stories. Uhm, we're
13 going to have as Chair Riley indicated, overall about
14 360 units, one Super's unit and 359 rental. We're
15 going to have as wide array of amenity spaces.
16 There's 30,000 of gross square feet of open space.
17 If you look at this slide, you see the open space on
18 the roof and in the front yard and uhm side yard.
19 Uhm, 8,600 gross square feet of community space and
20 90 off street parking spaces. Next slide.

21 So, in terms of design strategy, what we really
22 were faced with here is a site that fronted the water
23 but also we had to make sure as a result of that,
24 that we had the appropriate resiliency you know
25 measures taken. Which we're familiar with having

1
2 built on the waterfront in Brooklyn and in the
3 waterfront in Queens. And so, we put together a team
4 and a plan for the site that was really responsive to
5 the site conditions in a way we feel really excited
6 about.

7 But not only responsive, we think the design is
8 compelling and it really enhances the overall
9 waterfront experience for residents and people in the
10 community. Next slide.

11 This is a shot of the front of the building and
12 as you can see, two things I would highlight here is
13 the attention to detail on landscaping, which you
14 know plays off of the public park that's right across
15 the street along the waterfront. So, the type of
16 landscaping and the overall sculpting of it really
17 responds to what we see in the area. And then, you
18 see a glassed area on the façade of the building. We
19 describe those as sort of beacons. And so, there are
20 about four or five of those spaces throughout the
21 building that are community amenities, access spaces
22 for residents to enjoy – that actually have views in
23 the surrounding area along the shore. Uhm is one of
24 the I think, compelling features of the building.

25 Next slide.

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I mentioned resiliency. Obviously, you know this is an important theme after Superstorm Sandy in particular about buildings in locations like this be very responsive. And so, in addition to you know uhm, the actual physical barriers we've identified here which are off to the right in the image that shows the deployable barriers, the height of the ground floor for example, was I think a total of 17 feet above sea level and we took really great pains to make sure in terms of organizing the building and the spaces that we checked all the boxes in terms of resiliency. Next slide.

Uhm, I'm going to pass it over Matt Janeczko from Sisters of Charity to kind of walk through the balance of the presentation and then we'll take questions.

MATTHEW JANECKO: Well, thanks so much Kirk and thank you Chair Riley and Council Members. I'm grateful for the opportunity to be here today.

As Kirk said, I wanted to just walk you through the interior of the building very briefly. As you could see, it is twisted almost like a snake, which allows us to provide the most housing that we can. But what's important to know about this design is

1
2 that the, all the hallways are connected. As you can
3 walk from one end of the building to another, but we
4 have two elevator banks in the building.

5 So, there's not going to be, if you're on one end
6 of the building, you wouldn't need to walk all the
7 way to the other end to get an elevator to your floor
8 or downstairs so you could leave. We were very well
9 focused on making sure that there are plenty of
10 amenities within the building. Social seating, a
11 fitness room, and healthy play spaces. We were also
12 focused on sustainability you know between solar
13 panels and green roofs, educational placards and bike
14 storage and sunlit laundry facilities.

15 So, we again, we wanted to make sure as I
16 mentioned to Chair Riley last time we spoke, we
17 wanted to make sure that this building worked for the
18 residents. That it just wasn't a place where they
19 lived but it was a place that they could call home.
20 And to kind of create all those creature comforts and
21 conveniences that people have the right to expect
22 where they live. Next slide please. Thank you.

23 We also focused on making sure the outside of the
24 building was welcoming. As you can see, if you
25 corresponding with the letters, there's a walking

1
2 loop on the outside of the building. There is also a
3 space on the roof for a community garden. And down,
4 you also have a one way traffic loop as well. Which
5 we thought was important given that there are going
6 to be families living here, so children know exactly
7 where the cars and where the vehicle traffic is
8 coming from.

9 It has limited curb cuts and street lights,
10 oversized windows, four façades. All those things
11 that you want in a building to make it safe but also
12 in a building to make it welcoming. Next slide.

13 We also focused on making sure we had uses of the
14 community space that would benefit residents. So,
15 just in brief, we have a commitment from the YMCA of
16 Staten Island to provide, to use space on the ground
17 floor for counseling services. CASC, the Community
18 Agency For Senior Citizens has agreed to provide
19 transportation for seniors, as they do many other
20 places on Staten Island.

21 And Meals on Wheels, is going to be using some of
22 the space on the ground floor as a distribution site
23 and we also have commitments from Rumsey and Arch
24 Care to use space to provide services to our
25 residents. And finally, there's a component on Grow

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2 NYC, of which I'm sure many of you are familiar, has
3 also agreed to participate in working with the
4 community there.

5 Again, we thought given the reality of sometimes
6 public transportation being difficult on Staten
7 Island, we wanted to bring a critical mass of service
8 into the building, so that people didn't need to be
9 worried about where they were going or how they were
10 getting there but rather, worried about how they
11 could make sure their needs are met. Next slide.

12 And finally, with the affordability, as Kirk
13 mentioned, we have a wide variety of income levels
14 ranging from the formerly homeless, approximately 54
15 units all the way up through a 90 percent of the area
16 median income. And our goal in that was to make sure
17 that we represented the diversity of Staten Island.
18 That there are so many different people on the
19 Island, so many different income levels, so many
20 backgrounds, we wanted to truly create a community
21 that was a microcosm of the island as a whole.

22 Also, you'll notice with the unit counts, there's
23 a wide variety of studios. One bedrooms, two
24 bedrooms and three bedrooms. All of this is through
25 the HPDL program and I should mention, it's expected

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2 now so we shouldn't in a sense take credit but I need
3 to mention that there will be free resident Wi-Fi.
4 That seems to be a basic expectation now of any type
5 of space and we're certainly going to fulfill that.
6 Next slide.

7 So just to recap, we wanted to create a building
8 that was thoughtfully designed. That provided
9 quality, affordable housing. There is a myth
10 sometimes that just because it's affordable, it
11 doesn't need to be quality and if it's quality, then
12 it can't be affordable.

13 And in this project, we're seeking to in a sense,
14 take apart that stereotype piece by piece. And so,
15 by working with a local team but also a team that has
16 citywide connections, we're looking to bring a
17 project that is fiscally feasible and 100 percent
18 affordable to the northern shore of Staten Island.

19 Next slide.

20 And I think that that brings us to the end of our
21 presentation, so if there are questions or comments,
22 however the Committee Chair wishes to entertain them
23 and direct them, I yield back to you. Thank you.

24 CHAIRPERSON RILEY: Thank you Matthew and thank
25 you Kirk and thank you Kevin. Like I stated to you

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all before, I think this project is beautiful. I think it's going to have everything in one central location where people in the community can fellowship in a network amongst each other.

My only question is, can you just reexplain the unit differences. Because from one to two bedrooms, it was about 150, 130 but when you went to the three bedrooms, it was 18. And Kevin, can you explain HPD ELLA Program just for the record if possible? Thank you.

KIRK GOODRICH: Chair Riley, could we put our slide back up if possible, so the other members of the Committee could see what you're talking about? I think that might be helpful. I think it was -

CHAIRPERSON RILEY: Two of the slides.

KIRK GOODRICH: Yeah that's the slide. So, Chair the time before Kevin from HPD before you. So, what Chair Riley was referring to was the fact that typically on these is you see there's 103 two bedrooms and 18 three. So, in this mix right now was between 65 and 70 percent of the units are one's and two's and then the balance are roughly 34 percent are larger units, two's and three's.

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2 Chair Riley, I could start and then everybody
3 could jump in if that's okay with you?

4 CHAIRPERSON RILEY: Yes, yes, go ahead.

5 KIRCK GOODRICH: So, there are two points I would
6 make. One is that I explained overtime what we
7 observed when we get responses across the city from
8 people applying that uhm, that's usually 60 to 70
9 percent of the people applying are one and two person
10 households. And over time, as a result of that,
11 that's changed what the requirements are in the HPD
12 program. Specifically the ELLA program and the
13 Family program. So, in the many years ago, I would
14 say more than five years ago, uhm, we would normally
15 see 50 percent of the units be two or three bedrooms
16 and then the balance would be studios or ones. And
17 that's changed over time in response to this.

18 The other thing I would point out, my colleagues
19 on Staten Island, specifically Bob Kelly, who's a
20 developer out there, pointed out to me yesterday that
21 what he's observed and some of the stakeholders he
22 spoken to is, that there is a real shortage of units
23 for young people who are from Staten Island to be
24 able to remain on Staten Island. Often, a couple
25 units in Staten Island are senior units and so, the

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other comment I would have on this aside from the ELLA term sheet is the desire to create a place for people who might have grown up on Staten Island, who are young professional to be as well. So, those are the two overall comments Chair Riley and I'll stop there.

CHAIRPERSON RILEY: Thank you Kirk. Kevin?

KEVIN PARRIS: Hi Chair Riley. Uhm, so your question was related to just on the record, understanding of the ELLA term sheet?

CHAIRPERSON RILEY: Yes, please. Thank you.

KEVIN PARRIS: Yeah, so ELLA stands for our Extremely Low and Low Income Affordability program at HPD. It's a program for low-income multifamily projects. Within that program, up to 80 percent of the units within the project would have to be for households earning up to 80 percent of AMI. And then up to 20 percent of the units within the project would be for more moderate incomes between up to 90 to 100 percent of AMI.

CHAIRPERSON RILEY: Thank you Kevin.

KEVIN PARRIS: You're welcome.

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CHAIRPERSON RILEY: That is all and I think, I believe Council Member Barron has a question. Council Member Barron?

COUNCIL MEMBER BARRON: Uh, okay, thank you so much. Oh boy, let me, I'm in another hearing as well, so I'm trying to put that sound down.

CHAIRPERSON RILEY: Working hard.

COUNCIL MEMBER BARRON: Thank you. It's good to hear about this project. It sounds like really one that's going to be beneficial and I have the answer to the income levels that I wanted to talk about. So, 80 percent of the units will be at 80 percent and below and 20 percent from 90 to 100. I was interested in knowing what was the uhm, what was the uh, unit distribution across those income levels?

KIRK GOODRICH: So, first of all, it's always good to see you Council Member Barron.

COUNCIL MEMBER BARRON: Thank you.

KIRK GOODRICH: Uhm, and uhm, the second thing in answer to your question is, normally on the HPD programs, we have to make the unit mixes the same across each income level.

So, in other words, you can't have a situation where all the two bedroom apartments are for upper

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2 income or lower income. So, it's the same
3 proportion. So, if 67 percent of the units in the
4 building are studios and ones, then in each income
5 category, the same percentage of studios and ones
6 will be in each category. Because they want to make
7 sure that at each income level, that folks who are in
8 that income level have the same opportunity to be in
9 a studio one or three.

10 So, usually, the program requires us to make sure
11 that the same unit mix, the unit mix in the building
12 is the same that's available at each income level.

13 COUNCIL MEMBER BARRON: Thank you and then my
14 next question pertains to the construction materials
15 that you use because many people may know that there
16 was an issue with one of the Rad pack conversions
17 where the materials of the sheetrock that we used,
18 we're not mold resistant or didn't meet what was
19 required. Basically, there was still mold that was
20 growing. Now, we're talking about a project on the
21 water or near the water. And I heard you talk about
22 the elevation. The first floor will be at least 17
23 feet. That's great. I assume all the mechanicals
24 will be on the roof or somewhere -
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2 KIRK GOODRICH: Right, they're in an elevator. I
3 think the mechanical floor is - so, there's no
4 basement Council Member, so go floors. So, I think
5 part of the first floor, which is 17 feet above
6 grade, so it's elevated and there's no basement space
7 per say.

8 COUNCIL MEMBER BARRON: Okay, and so, in terms of
9 the construction, are you going to be using those
10 materials that are - now I'm no where near an expert
11 but it says that non-paper sheetrock that contains
12 fiberglass, which prevents mold. So, my question is
13 in that regard. We know that construction, the
14 elevation, all of that but what provisions are being
15 made so that the materials that are being used in
16 this development, which is on the water or near the
17 water; I'm not quite sure, won't have those kinds of
18 problems?

19 KIRK GOODRICH: Right, so, it's an excellent
20 question. So, first I have to say, I'm not -
21 although my father is a contractor, I don't consider
22 myself a construction person and we have a full
23 construction team and we can get the Committee a very
24 specific answer to your question. But let me do the
25 best I can.

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2 So, there are really things that you do generally
3 speaking to keep a building dry and to avoid mold. I
4 think one is physical barriers, deployable barriers
5 to keep water out. And so, in this case, in one of
6 the slides, their images of deployable barriers,
7 which actually would be things that when a flood or a
8 water event, a weather event is anticipated, that you
9 deploy at that time, which seals particular
10 entrances.

11 The second thing you do is just to make sure that
12 the building envelope and particularly entry ways and
13 façades are water tight and a lot of the verbiage you
14 saw on the slides related to that. And that's a
15 combination of making sure you're using materials
16 that are water resistant, but that you're also
17 creating a building envelop that is you know, that
18 doesn't allow water infiltration.

19 And I think the third thing to your point is at
20 those places where there maybe water to use,
21 materials that are resistant, mold resistant, water
22 resistant, you see that often in regular buildings,
23 particularly in so called wet walls. Like in
24 bathrooms and kitchens, you normally see that sort of
25 thing. So, I think that's a general answer. We can

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2 get you a more specific – we can submit to the
3 Committee a more specific conversation about details
4 for the record.

5 But I wanted to assure the Committee and the
6 Council Member that this is something that we're
7 experienced with and that we're going to make sure
8 that not only that we follow the guidelines but best
9 practices I think is really important in our
10 industry, particularly after what we all experienced
11 with Superstorm Sandy. And generally, the more
12 frequent weather events that we see as a result of
13 climate change that we do the things the right way.

14 And so, I'm going to submit for the record my
15 answer in writing.

16 COUNCIL MEMBER BARRON: Thank you.

17 KIRK GOODRICH: To that, which will do a much
18 better job than I did.

19 COUNCIL MEMBER BARRON: Okay, thank you.

20 KIRK GOODRICH: But that's my response at this
21 point.

22 COUNCIL MEMBER BARRON: And my last question.
23 This is really a massive building and the turns and
24 the curves and the shape of course, mask some of that
25 massiveness, because it's not front and flat.

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KIRK GOODRICH: Right.

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COUNCIL MEMBER BARRON: So, you said you can walk
4 from one end all the way to the other end on any
5 given floor. There are no barriers in this building
6 between parts of the building.

6

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KIRK GOODRICH: Right.

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COUNCIL MEMBER BARRON: But you said there are
9 two elevator banks. Is this entire building – how
10 many apartments are in this building?

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KIRK GOODRICH: 360.

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COUNCIL MEMBER BARRON: And are all of these
13 apartments – there all on one heating system?

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KIRK GOODRICH: So, we haven't designed the
15 mechanical system yet but for this and we have a few
16 choices, but typically, uhm, you know there's a
17 variety of different kind of mechanical systems you
18 use but typically, uhm, you know our company and many
19 others have migrated into mechanical systems that,
20 where there are individual units in apartments and
21 there's greater flexibility with respect to replacing
22 units etc..

22

23

And so, we can get you – again, I can submit a
24 specific response on mechanical systems.

24

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COUNCIL MEMBER BARRON: Okay.

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KIRK GOODRICH: To you as well.

COUNCIL MEMBER BARRON: Thank you. I'll be sure to pass them on to my successor.

KIRK GOODRICH: It's so good to see you. It's so good to see you and thank you for your service all these years.

COUNCIL MEMBER BARRON: Thank you. Thank you.

KIRK GOODRICH: In Brownsville.

COUNCIL MEMBER BARRON: Thank you. Thank you Mr. Chair.

CHAIRPERSON RILEY: Thank you Council Member Barron and likewise, thank you so much for your services throughout the years.

COUNCIL MEMBER BARRON: Thank you.

CHAIRPERSON RILEY: Are there any more questions Counsel from any more members?

COMMITTEE COUNSEL: Council Members, if you have any more questions for this panel, please use the raise hand button now. There are no more Council Member questions.

CHAIRPERSON RILEY: Thank you for your testimony Kirk, Kevin and Matt. There being no more Council Member questions; this panel is now excused.

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KIRK GOODRICH: Chair Riley, good to see you.
Thank you so much.

MATTHEW JANECKO: Thank you very much everyone.
Have a great rest of your day.

CHAIRPERSON RILEY: You too. Are there any
member of the public who wish to testify on LU 931,
the Stapleton Beacon Article XI Disposition?

COMMITTEE COUNSEL: There are no members of the
public signed up to testify on this item.

CHAIRPERSON RILEY: Seeing no other members of
the public who wish to testify on this item, the
public hearing on LU 931 is now closed.

Before we take a vote, I would like to invite the
School Construction Authority back to see if they
want to present the other schools that we will be
voting on.

COMMITTEE COUNSEL: If we could please promote
Andrea Bender and Gayle Mandaro to panelists. And
could we please unmute the panelists. I remind the
panelists that they are still under oath. And Chair
Riley, in order for them to testify on these items,
you need to reopen the vote on the school items. I
mean, reopen the items, reopen the hearings, I'm
sorry.

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2 CHAIRPERSON RILEY: We will now begin – we will
3 now continue with three more hearing application
4 submitted by the School Construction Authority,
5 pursuant to Section 1732 of the New York School
6 Construction Authority Act for proposed site
7 selection for school facilities.

8 We will now hear Preconsidered Application Number
9 20205373 SCR, a proposed site selection for the new
10 supported space for PSR 721. An existing school
11 facility known as the Hungerford School located at
12 129 Tompkins Avenue in the Borough of Staten Island
13 in Council District represented by Council Member
14 Rose. We will hear Preconsidered Application Number
15 20215033 SCQ, a proposed site selection for a new 572
16 seat primary school facility located at the corner of
17 Water Edge Drive and 24th Avenue in the Borough of
18 Queens in the Council District represented by Council
19 Member Vallone.

20 We will hear Preconsidered Application Number
21 20215032 SCQ a site selection for a new 801 seat High
22 School Facility located at 165-18 Hillside Avenue in
23 the Borough of Queens in the Council District
24 represented by Council Member Miller. And lastly, we
25 will hear from SCA and we will hear Preconsidered in

1
2 the Application Number 20225011 SCR, a proposed site
3 selection for a new 572 seat primary school facility
4 located at 24 Shelley Avenue in the borough of Staten
5 Island, in the Council District represented by
6 Council Member Carr. Presented on behalf of the
7 School Construction Authority, we have Andrea Bender
8 and Gayle Mandaro.

9 Counsel, please administer the affirmation again
10 if you have to. If not, Gayle and Andrea, you may
11 begin.

12 COMMITTEE COUNSEL: We do not need to
13 readminister the affirmation; however, I do want to
14 let the applicants know that you will just need to
15 call up your presentation and give directions when to
16 advance slides.

17 GAYLE MANDARO: Yeah, uhm, are you sharing - I'm
18 sorry, are you guys sharing the slides or am I
19 sharing my screen?

20 COMMITTEE COUNSEL: We are sharing the
21 presentation.

22 GAYLE MANDARO: Okay, hold on please.

23 COMMITTEE COUNSEL: So, if you would like the
24 presentation brought up, we will do that now.

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2 GAYLE MANDARO: Okay. Good morning Chairperson
3 Riley and Council Members. My name is Gayle Mandaro
4 and I am the Senior Director and Senior Attorney for
5 Real Estate Services in the New York City School
6 Construction Authority's Real Estate Department.

7 Also, with me today is my colleague Andrea
8 Bender, the SCA's Vice President and Chief of Staff
9 of External Affairs. The New York City School
10 Construction Authority has undertaken the site
11 selection process for 2550 Water's Edge Drive. It's
12 on Block 5958 and Lot 30 in the Bay Terrace Section
13 of Queens for the purpose of design and construction
14 of a new 572 seat primary school. The proposed site
15 approximately 44,000 square feet just over one acre.

16 It's privately owned unimproved vacant lot
17 located on the corner of 24th Avenue and Water's Edge
18 Drive. Under the Proposed project, the SCA plans to
19 acquire the privately owned property for development
20 of a new 572 seat primary school for Community School
21 District 25. The site is located within the Queens
22 Community District 7 and Community School District 25
23 in the Bay Terrace neighborhood of Queens.

24 The notice of filing of the site plan was
25 published in the New York Post and city record on May

1
2 28, 2021, at which time Community Education Council
3 25, Queens Community Board Number Seven and the City
4 Planning Commission were all notified of the Proposed
5 site plan.

6 Community Education Council 25 held a public
7 hearing on June 2, 2021, and Queens Community Board
8 Seven held a public hearing on June 28, 2021. All
9 public comments received regarding this site were
10 considered as part of the site selection process.
11 The SCA affirms the site plan pursuant to Section
12 1731.4 of New York Public Authorities Law.

13 In accordance with Section 1732 of the PAL, the
14 SCA submitted the proposed site plan to the Mayor and
15 City Council by letter dated December 3, 2021.

16 We look forward to your Subcommittee's favorable
17 consideration of the proposed site plan and are
18 prepared to answer any questions the Committee may
19 have.

20 At this time, I'll show you some slides of the
21 existing condition in case you have any question
22 derived from there. This is the areal view of the
23 proposed site as it exists today. This is the tax map
24 on file with Department of Finance and you'll see
25 that this is a subdivided lot. This is today's

1
2 current conditions of the lot. Across the street is
3 where Council Member Vallone referred to earlier in
4 his opening statement where the park is proposed to
5 be in the future.

6 There's an apartment building located behind and
7 the SCA will be acquiring the vacant lot here as
8 shown. This is the corner where the school parcel
9 will be located ultimately. This is just some
10 vantage points brought from the site location to the
11 former swim club and some residents down the block on
12 24th. That's the apartment building surrounding the
13 site and this is just some of the fun facts that I
14 just shared with you in my testimony.

15 I'm happy to answer any questions anyone may
16 have.

17 CHAIRPERSON RILEY: Thank you Gayle. Thank you
18 Andrea. Council Members, do we have any questions?
19 You can use your raise hand function if you have any
20 questions. Council Member Vallone.

21 COUNCIL MEMBER VALLONE: Good morning Gayle and
22 Andrea. I just wanted to make sure you have on the
23 record the agreements and the stipulations that the
24 community and our office had put in to this project.
25 They also going to be submitted at this time?

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2 GAYLE MANDARO: They're not submitted to Council
3 but yes, we have them on file with this project and
4 we are committed and have engaged with our colleagues
5 and stakeholders throughout the community. We have
6 committed to continued engagement with DOT through
7 design and through school opening to ensure that all
8 traffic safety measures are addressed by both
9 agencies appropriately. And I believe Andrea's team
10 has committed that we will engage with the community
11 throughout appropriate milestones of the project, so
12 that they are well parsed in where we're at with the
13 project and how we're moving forward.

14 COUNCIL MEMBER VALLONE: Well, that's great news
15 and Mr. Chair, I just wanted to let you know you
16 could tell from the site it's at a corner. So, most
17 of the — and there's no way really in and out except
18 for that corner. So, most of the concerns and proper
19 concerns are the ingress, egress to the school, drop
20 off area, traffic control with the Department of
21 Buildings and the residents across the street in
22 coordination with DOT and the local precincts at 109
23 and 111. So, there's going to have to be continuous
24 oversight there with the community to make sure that
25 that's done properly and not just you know creating

1
2 the school. I've had that reassurance from the SCA
3 team that that will be done. Whether we can do a
4 drop off zone, turnaround, and not at the expense of
5 any outdoor area for the children, especially in the
6 post-COVID world we live in. We need some type of
7 outdoor area.

8 So, those were the not so much final pieces but
9 the pieces that we were working on and the
10 reassurances that we were given by the School
11 Construction Authority that that will be done and
12 continually part of the community process. And
13 that's how we were able to vote an approval for this
14 site. Thank you Mr. Chair.

15 CHAIRPERSON RILEY: Thank you Council Member
16 Vallone. There being no other Council Member
17 questions, this panel is now excused.

18 GAYLE MANDARO: With your permission Chair Riley,
19 we would like to continue with the presentation for
20 the 801 seat high school at 16518 Hill Side Avenue,
21 which you have as Application 20215032 SCQ I believe.

22 COMMITTEE COUNSEL: And Chair Riley, may I
23 suggest that we move ahead by having the applicants
24 present the remaining schools all at once.

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2 CHAIRPERSON RILEY: Yes, I was just going to say
3 that Gayle, you can present all the schools and then
4 we'll take questions after. So, whatever you have
5 left over and then we'll ask the questions after.

6 GAYLE MANDARO: Okay, super. Okay, terrific.

7 COMMITTEE COUNSEL: I'll also add that you can
8 advance the slides while you're speaking just by
9 saying next.

10 GAYLE MANDARO: Oh, okay fine. I wasn't sure how
11 to do that. Okay, great. Thank you.

12 CHAIRPERSON RILEY: Thank you.

13 GAYLE MANDARO: Good morning again Chair Riley
14 and Council Members. My name is Gayle Mandaro and
15 I'm the Senior Director and Senior Attorney for Real
16 Estate Services in the New York City School
17 Construction Authorities Real Estate Department.
18 Also, with me today is my colleague Andrea Bender,
19 the SCA's Vice President and Chief of Staff for
20 External Affairs.

21 The New York City School Construction Authority
22 has undertaken the site selection process for 165-18
23 Hillside Avenue on Block 9816, Lots 39, 41, and 49 in
24 the Jamaica Hill Section of Queens. Next slide
25 please.

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2 The acquisition is for the design and
3 construction of a new approximately 801 seat high
4 school, which will include some D75 capacity. The
5 proposed site is approximately 38,800 square feet,
6 just shy of an acre. It's privately owned parcel
7 containing a vacant office building, vacant former
8 funeral home, a funeral parlor and paved parking lot,
9 which is part of the special downtown Jamaica
10 district. Next please. And next slide.

11 Under the proposed project, the SCA plans to
12 acquire the privately owned parcels for development
13 of a new 801 seat high school for community school
14 district 28. The site is located within Queens
15 Community District 12 and Community School District
16 28 in the Jamaica Hills neighborhood of Queens. The
17 notice of filing of the site plan was published in
18 the New York Post and city record on June 3, 2021, at
19 which time Community Education Council 28, Citywide
20 Council for High Schools, Queens Community Board and
21 the City Planning Commission were notified of the
22 proposed site plan.

23 Queens Community Board 12 held a public hearing
24 on June 16, 2021. All public comments received on
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2 this site were considered as part of the site
3 selection process. Next slide please.

4 That's the current conditions being depicted
5 there. The SCA affirms the site plan pursuant to
6 Section 1731.4 of the New York Public Authorities Law
7 in accordance with Section 1732 of the New York
8 Public Authorities Law. The SCA submitted the
9 Proposed site plan to the Mayor and City Council by a
10 letter dated December 6, 2021.

11 We look forward to your Subcommittee's favorable
12 consideration of the proposed site plan and are
13 prepared to take any questions at the end of these
14 presentations. Next slide please. Next.

15 This is just showing existing conditions and
16 vantage points of the site. Next slide please.
17 Again, different vantage point of the surrounding
18 community. Next slide please. And this is just the
19 facts pretty much as I reiterated adding certain
20 accessibilities from public transportation, which is
21 generally very favorable for high school programming.
22 Next slide please.

23 And that's the end of that presentation. That's
24 Water's Edge. We're now going to move on with
25 Council's permission to present you a site at 24

1
2 Shelley Avenue in Staten Island in newly elected
3 Council Member Carr's District.

4 CHAIRPERSON RILEY: Yes.

5 GAYLE MANDARO: My name is Gayle Mandaro and I'm
6 the Senior Director and Senior Attorney at Real
7 Estate Services in the New York City School
8 Construction Authorities Real Estate Department.

9 Also, with me today is my colleague Andrea Bender,
10 the Vice President and Chief of Staff for External
11 Affairs.

12 New York City School Construction Authority has
13 undertaken the site selection process for the
14 acquisition of privately owned property to develop a
15 new approximately 572 seat primary school facility
16 located at 24 Shelley Avenue on Block 2629, Lots 1
17 and 20 in the Borough of Staten Island. Next Slide
18 please.

19 The site consists of approximately 162,000 square
20 feet of lot area, approximately 3.72 acres. The
21 property consists of mostly unimproved vacant land
22 and a two story residential building, which is the
23 unoccupied rectory, former rectory and garage on
24 Shelley Avenue Lot 20.

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2 Under the proposed project, the SCA plans to
3 acquire the privately owned parcel to construct a new
4 approximately 572 seats primary school building. The
5 site is located within the Staten Island Community
6 District Number Two and Community School District
7 Number 31 in the Travis Chelsey neighborhood of
8 Staten Island. Next slide please.

9 The notice of filing for the site plan was
10 published in the New York Post and the city record on
11 December 23, 2019, at which time, Community Education
12 Council 31, Staten Island Community Board Number 2
13 and the City Planning Commission were also notified
14 of the site plan.

15 The CEC and Community Board were asked to hold
16 public hearings on the proposed site plan. Staten
17 Island Community Board 2 held a public hearing on
18 January 21, 2020, and Community Education Council 31
19 held a public hearing on January 16, 2020. Public
20 comments were received and were included and were
21 considered as part of the site selection process.

22 The SCA affirms the site plan pursuant to section
23 1731 of New York Public Authorities Law. In
24 accordance with Section 1732 of the New York Public
25 Authorities Law, the SCA submitted the proposed site

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plan to the Mayor and the City Council by a letter dated December 3, 2021.

We look forward to your Subcommittee's favorable consideration of the proposed site plan and are prepared to answer any questions the Committee may have.

Can you do the next slide please? And this is just the facts as I reiterated. It's a rather large site located on two privately owned lots that were part of the former St. Anthony de Padua Parish. Next slide please. And these are some of the current conditions. Next slide please. Next. Next slide please. That's some of the adjoining properties. Next slide please. And that concludes our presentation of our four sites for your consideration.

CHAIRPERSON RILEY: Thank you Gayle. Thank you Andrea. Do we have any Council Members who have any questions?

There being no more Council Member questions; this panel is now excused. Thank you so much. Enjoy the rest of your day.

GAYLE MANDARO: Thank you very much for your time and everyone have a wonderful holiday season.

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CHAIRPERSON RILEY: You too.

ANDREA BENDER: Thank you so much.

CHAIRPERSON RILEY: Before we take a vote, I just wanted to allow Council Member and Chair Treyger who is the Chair of the Education Committee, if he wanted to give any remarks regarding any of the schools that we are voting on today. Council Member Treyger.

COUNCIL MEMBER TREYGER: Well, Chair, it is always a great day when we're talking about building schools. I want to thank you for your leadership and to my colleagues and to SCA. So, thank you so much Chair.

CHAIRPERSON RILEY: Thank you. Thank you Council Member. Before we take our votes, I move to file Application Number 20225012 PXQ submitted and subsequently withdrawn by the Department of Citywide Administrative Services for the Proposed Acquisition of 24,000 square feet of office space located at 162-10 Jamaica Avenue in Queens on behalf of the New York City Law Department. We will now vote to approve on all items we hear today, LU 931, 20205373 SCR, 20215033 SCQ, 20215032 SCQ, and 20225011 SCR. We will also vote to approve LU 922, the Bed-Stuy East and Weeksville Mosaic UDAP and Article XI tax

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2 exemption that we heard at our meeting on November
3 17th. For this Application, HPD seeks approval of an
4 Urban Development action area project waiver of the
5 designation requirements of Section 693 of the
6 General Municipal Law and the requirements of
7 Section's 197-C and 197-D of the Charter. And the
8 real property tax exemption pursuant to Section 577
9 of Article XI of the Private Housing Finance Law.
10 For 13 city owned properties and one privately owned
11 property in the Bedford Stuyvesant and Weeksville
12 neighborhood of Brooklyn.

13 The proposed facility will facilitate the
14 development of 46 affordable cooperative home
15 ownership units under HPD's Open Door Program. The
16 properties are located in the Brooklyn District
17 represented by Council Member Cornegy and Council
18 Member Ampry-Samuel.

19 And finally, we will vote to approve the motion
20 to file Application Number 20225012 PXQ. Counsel,
21 please call the role.

22 COMMITTEE COUNSEL: Riley?

23 CHAIRPERSON RILEY: Aye on all.

24 COMMITTEE COUNSEL: Koo?

25 COUNCIL MEMBER KOO: I vote aye.

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

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COMMITTEE COUNSEL: Barron?

COUNCIL MEMBER BARRON: I vote aye on all.

COMMITTEE COUNSEL: Miller? Council Member
Miller? We'll come back to Council Member. Council
Member Miller?

COUNCIL MEMBER MILLER: Mr. Chair?

CHAIRPERSON RILEY: Yes, Council Member Miller.

COUNCIL MEMBER MILLER: I'm sorry, I missed that
last piece.

CHAIRPERSON RILEY: We're taking the vote on -

COUNCIL MEMBER MILLER: On all the school items,
SCA items?

CHAIRPERSON RILEY: Correct and also we're also
taking the vote on LU 922, 931 and also the
Application to file Application Number 20225012 PXQ.

COUNCIL MEMBER MILLER: Which is mine. Okay.

COMMITTEE COUNSEL: Council Member Miller?

COUNCIL MEMBER MILLER: I vote aye on all.

COMMITTEE COUNSEL: Treyger?

COUNCIL MEMBER TREYGER: Aye.

COMMITTEE COUNSEL: By a vote of five in the
affirmative with zero in the negative and zero
abstentions, the items are Adopted and recommended to
the full Land Use Committee, except for Application

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2 20225012 PXQ. The motion to file is Adopted and
3 recommended to the full Land Use Committee.

4 CHAIRPERSON RILEY: Thank you Council. That
5 concludes today's meeting. Before we end, I would
6 just like to thank Council Member Miller, Council
7 Member Barron, Council Member Treyger, Council Member
8 Koo for your services. This being our last Landmark
9 Meeting, you all have been pleasant. Thank you
10 Counsel. Thank you Sergeants for all your work.
11 This has been a true blessing to Chair this
12 Committee. Thank you for all.

13 COUNCIL MEMBER BARRON: Thank you.

14 CHAIRPERSON RILEY: And that concludes today's
15 business.

16 COUNCIL MEMBER BARRON: Its been a pleasure
17 working with you. Just jumping in with all of my
18 colleagues, this has been said, our last hearing and
19 its been a great pleasure working with all of you and
20 I just want to say, all the best to everybody whether
21 you're leaving as I am or staying to continue the
22 work of doing what the people have sent you to do.
23 God Bless to everybody.

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CHAIRPERSON RILEY: Thank you Council Member Barron and also Council Member Vallone. Thank you also for your services.

That concludes today's business. I remind you that if you have any written testimony on today's items, you may submit it to landusetestimony@council.nyc.gov. Once again, that's landusetestimony@council.nyc.gov. Please indicate the LU Number or the project name in the subject heading. I would like to thank the applicants, members of the public, my colleagues, Subcommittee Counsel, Land Use Staff and Sergeant at Arms for participating in today's hearing. This meeting is hereby adjourned. [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. 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 January 31, 2022