

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS

AND DISPOSITIONS

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CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

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April 17, 2024
Start: 12:15 p.m.
Recess: 12:33 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH
FLOOR

B E F O R E: Kamillah Hanks, Chairperson

COUNCIL MEMBERS:

Justin L. Brannan
Amanda Farías
Oswald Feliz
Christopher Marte
Sandy Nurse
Yusef Salaam

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS
AND DISPOSITIONS

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A P P E A R A N C E S

Michael Portegies-Zwart, City Planner at the New
York City Department of Sanitation

Chris Grove, Department of Citywide
Administrative Services

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2 SERGEANT-AT-ARMS: Check, check on the
3 Subcommittee on Landmarks, Public Sitings and
4 Dispositions in the 16th Floor on April 17, 2024.
5 Recorded by Patrick K. Check, check.

6 SERGEANT-AT-ARMS: Good afternoon, and
7 welcome to the New York City Council hearing of the
8 Subcommittee on Landmarks, Public Sitings and
9 Dispositions.

10 At this time, can everybody please
11 silence your cell phones?

12 If you wish to testify, please come up to
13 the Sergeant-at-Arms' desk to fill out a testimony
14 slip.

15 At this time and going forward, no one is
16 to approach the dais. I repeat, no one is to approach
17 the dais.

18 Thank you for your cooperation.

19 Chair, we are ready to begin.

20 CHAIRPERSON HANKS: [GAVEL] Good
21 afternoon, everyone. Welcome to the meeting of the
22 Subcommittee on Landmarks, Public Sitings and
23 Disposition. I am Council Member Kamillah Hanks, and
24 I am the Chair of this Subcommittee.
25

2 Today, I'm joined by my Colleagues,
3 Council Members Marte, Nurse, and Salaam.

4 Before we begin with today's agenda, I
5 will remind everyone that this meeting is being held
6 in a hybrid format.

7 For members of the public who wish to
8 testify remotely, we ask that you first register
9 online, and you may do so now by visiting
10 www.council.nyc.gov/landuse to sign up and then you
11 can sign into the Zoom and remain signed in until you
12 have testified.

13 For anyone with us today in person
14 wishing to testify, if you have not already done so,
15 please see one of the Sergeants to fill out a
16 speaker's card. We will call your name at the
17 appropriate time.

18 For anyone wishing to submit written
19 testimony on the items being heard today, we ask that
20 you please send it via email to
21 landusetestimony@council.nyc.gov. Include the Land
22 Use number and/or project name in the subject line of
23 your email. Video and audio testimony will not be
24 accepted.

I remind members of the public that this is a government proceeding, and the decorum shall be observed at all times. Members of the public shall remain silent unless called on to testify.

The witness table is reserved for people who wish to testify. No video recording or photography is allowed from the witness table.

Further, members of the public may not present audio or video recording as testimony but may submit transcripts of such recordings to the Sergeant for inclusion for the hearing record.

On today's agenda, we have hearings on LU 63, 97-22 Cresskill Place, a disposition of City-owned property in Council Member Williams' District in Queens; LUs 52 and 62, a continuation of hearings on the Melrose Concourse NCP, specifically on the acquisition and Article XI real property tax exemption components of the project in Council Member Stevens' District in the Bronx. We will also hold several votes.

Before we begin today's hearings and vote, I would like to note that a disposition application by the Department of Citywide Administrative Services for 7 North Moore Street

1 under ULURP C 240122 PPM located in Council Member
2 Marte's District in Manhattan has been withdrawn by
3 the applicant. Pursuant to a written statement dated
4 April 5, 2024, the application was withdrawn while in
5 ULURP but prior to being called up by the Council.
6 Now, it is void and no longer under ULURP review.
7

8 I will now open the public hearing for LU
9 63 regarding 97-22 Cresskill Place located in
10 Jamaica, Queens in Council Member Williams' District.

11 In this application, the Department of
12 Citywide Administrative Services seeks disposition of
13 approval of City-owned property currently under the
14 jurisdiction of the New York City Department of
15 Sanitation.

16 Appearing today on the proposal is
17 Michael Zwart of DSNY. We have Chris Grove from the
18 Department of Citywide Services.

19 Counsel, would you please administer the
20 affirmation?

21 COMMITTEE COUNSEL: Panelists, would you
22 please place your right hand and state your name for the
23 record?

24 MICHAEL PORTEGIES-ZWART: Michael
25 Portegies-Zwart.

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2 CHRIS GROVE: I am Chris Grove from DCAS.

3 COMMITTEE COUNSEL: Do you affirm to tell
4 the truth, the whole truth, and nothing but the truth
5 in your testimony before this Subcommittee and in
6 answer to all Council Member questions?

7 MICHAEL PORTEGIES-ZWART: Yes.

8 CHRIS GROVE: Yes.

9 CHAIRPERSON HANKS: Thank you. Applicant
10 panelists, please begin and please let us know if you
11 are ready to share your presentation. Our Staff will
12 display it on the screen.

13 MICHAEL PORTEGIES-ZWART: Perfect, thank
14 you.

15 Good afternoon. My name is Michael
16 Portegies-Zwart. I'm a City Planner at the New York
17 City Department of Sanitation. I'm presenting on the
18 proposed disposition ULURP action for the property
19 located at 97-22 Cresskill Place, Block 10011, Lot
20 14, located in the Jamaica neighborhood of Queens.
21 The Department of Sanitation has joined our
22 colleagues at the Department of Citywide
23 Administrative Services. Next slide, please.

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2 This is a map showing the property
3 located at 97-22 Cresskill Place between 97th Street
4 and 101st Avenue. Next slide, please.

5 This property was in use as a Department
6 of Sanitation Section Station from 1930 until 2016.
7 Section Stations serve as break facilities for
8 Sanitation employees that are out in the field. These
9 facilities provide employees with locker rooms,
10 bathrooms, and places for them to eat their meals.
11 Additionally, the site was used to store archival
12 documents. Next slide, please.

13 Lot 14 is approximately 25 feet wide and
14 100 feet in depth with an area of approximately 2,567
15 square feet. The building is in an R5 zoned district
16 which allows for three- and four-story attached
17 houses and small apartment houses. Next slide,
18 please.

19 This is the zoning map showing the
20 property location. Next slide.

21 The building was in use until 2016 when
22 it suffered water damage resulting from a flood.
23 Thereafter, the Section Station functions were
24 relocated to the Queens 12 Garage located at 130-23
25

150th Avenue. It has since been cleared out and
secured by DSNY. Next slide, please.

Since the closing of the facility in
2016, the building has remained unused. DSNY has
considered repurposed the building for another use,
but the idea halted due to high capital cost and the
small size of the building. Because this building has
been sitting vacant with no present or future
programmed City use and it's at risk of falling into
continued disrepair, DCAS on behalf of DSNY is
seeking disposition approval for this property. This
approval will provide the City with the flexibility
to sell it in the future.

This concludes my presentation. I'm happy
to take any questions you may have.

CHAIRPERSON HANKS: Thank you so much.
We've been joined by Chair Brannan.

I'd like to now recognize any of my
Colleagues that have any questions or remarks.

Council Member Marte.

COUNCIL MEMBER MARTE: Have you thought of
what you can possibly do with this space other than
selling it off to a private developer?

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2 MICHAEL PORTEGIES-ZWART: As stated, the
3 Department of Sanitation has no programmed
4 foreseeable use for it at this time.

5 COUNCIL MEMBER MARTE: Is there analysis
6 of other agencies being able to occupy this space for
7 a particular reason?

8 CHRIS GROVE: In regards to discussing
9 with other agencies, a lot of times DCAS handles that
10 situation and, in the normal course of business when
11 an agency makes a request to DCAS to dispose of a
12 surplus property through public auction, DCAS will
13 check the approved agency needs that are approved for
14 funding by OMB to see if there are other agencies
15 that could use this property, and we did not find one
16 at this time.

17 COUNCIL MEMBER MARTE: Thank you, Chair.
18 I'm done.

19 CHAIRPERSON HANKS: Thank you, Council
20 Member.

21 Thank you. This applicant panel is now
22 excused.

23 I would also like to recognize Council
24 Member Feliz has now joined us.

25 Thank you.

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2 Counsel, are there any members of the
3 public who wish to testify on this item?

4 COMMITTEE COUNSEL: No.

5 CHAIRPERSON HANKS: If there are any
6 remote public participants who wish to testify and
7 have not already done so, please press the raise hand
8 button now.

9 If you are here with us in person, please
10 see the Sergeant-at-Arms to fill out a speaker card.

11 With there being no other members of the
12 public who wish to testify regarding LU 63 for the
13 97-22 Cresskill Place disposition, the public hearing
14 is now closed.

15 I will now open the public hearing for
16 LUs 52 and 62, Melrose Concourse NCP for two
17 applications brought by HPD to facilitate the
18 development of affordable housing in three clustered
19 vacant sites in the Bronx in Council Member Stevens'
20 District.

21 I want to clarify that on March 28, 2024,
22 this Subcommittee held a public hearing taking
23 comprehensive testimony on the entire project which
24 altogether includes three separate actions, the
25 designation of Urban Development Action Area,

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2 approval of the Urban Development Action Project,
3 disposition of a City-owned land to a developer
4 selected by HPD along with two items that are the
5 subject of today's hearing, the acquisition of
6 property by the City and real property tax exemption
7 request pursuant to Article XI of the Private Housing
8 Finance Law.

9 Because we have received full testimony
10 on the project including from HPD applicant team, we
11 are not expecting new testimony, but I understand
12 that we do have HPD staff available to answer any
13 outstanding questions.

14 For those wishing to testify remotely,
15 you must register online by visiting the Council's
16 website at council.nyc.gov/landuse.

17 Counsel, are there any members of the
18 public who wish to testify on this item.

19 COMMITTEE COUNSEL: No.

20 CHAIRPERSON HANKS: Thank you. If there
21 are any remote public participants who wish to
22 testify and have not already done so, please press
23 the raise hand button now.

1
2 If you are here with us in person, please
3 see one of the Sergeant-at-Arms to fill out a speaker
4 card.

5 With there being no other members of the
6 public who wish to testify regarding LUs 52 and 62
7 actions for the Melrose Concourse NCP proposal, the
8 public hearing is now closed.

9 We will now have the votes. The first
10 vote is to approve East Tremont Cluster NCP, Land Use
11 items 35 and 36. This project is located in Council
12 Member Feliz's District in the Bronx to facilitate
13 development of three clustered vacant sites for an
14 affordable housing project known as the East Tremont
15 Cluster NCP. This vote is to approve designation of
16 an Urban Development Action Area, approval of an
17 Urban Development Action Project, disposition of
18 City-owned land to a developer selected by HPD as
19 well as a real estate property tax exemption pursuant
20 to Article XI of the Private Housing Finance Law.
21 Council Member Feliz is in support of the
22 application.

23 The second vote is to approve Melrose
24 Concourse NCP, LUs 51, 52, and 62. This project is
25 located in Council Member Stevens' District in the

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2 Bronx, and it seeks to facilitate the development of
3 an affordable housing project in three clustered
4 vacant sites in the Bronx via designation of an Urban
5 Development Action Area, approval of an Urban
6 Development Action Project, disposition of City-owned
7 land to a developer selected by HPD, acquisition of
8 the property by the City, and a real estate property
9 tax exemption pursuant to Article XI of the Private
10 Housing Finance Law. Council Member Stevens is also
11 in support of the application.

12 The third vote is to approve Genesis
13 MPLP, LUs 53 and 54. This project is located in
14 Council Member Salaam's District in Manhattan and
15 seeks to facilitate the preservation of eight
16 buildings. The actions involved include approval of
17 an Urban Development Action Project, disposition of
18 City-owned land to a developer selected by HPD as
19 well as real estate tax exemption pursuant to Article
20 XI of the Private Housing Finance Law. Council Member
21 Salaam is in support of the application.

22 The fourth vote is to approve LU 63
23 regarding 97-22 Cresskill Place located in Jamaica,
24 Queens in Council Member Williams' District. In this
25 application, the Department of Citywide

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2 Administrative Services seeks disposition approval of
3 City-owned property currently under the jurisdiction
4 of the New York City Department of Sanitation, and
5 Council Member Williams is also in support of this
6 application.

7 Members of the Subcommittee who have
8 questions or remarks about today's items, please let
9 me know.

10 Seeing none, I will now call for a vote
11 to approve LUs 35, 36 relating to East Tremont
12 Cluster NCP, to approve 51, 52, 62 relating to
13 Melrose Concourse NCP, and to approve LUs 53 and 54
14 relating to the Genesis MPLP, and to approve LU 63
15 related to 97-22 Cresskill Place disposition.

16 Counsel, please call the roll?

17 COMMITTEE COUNSEL: Chair Hanks.

18 CHAIRPERSON HANKS: Aye on all.

19 COMMITTEE COUNSEL: Council Member

20 Brannan.

21 COUNCIL MEMBER BRANNAN: Aye.

22 COMMITTEE COUNSEL: Council Member Feliz.

23 COUNCIL MEMBER FELIZ: Aye.

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2 COMMITTEE COUNSEL: We're still going to
3 call Council Member Farías even though I don't
4 believe she's here.

5 COUNCIL MEMBER FELIZ: She's here.

6 COMMITTEE COUNSEL: Oh, she is?

7 CHAIRPERSON HANKS: I would like to
8 recognize Majority Leader Farías has joined us. Would
9 you like us to re-read the issues that we're voting
10 on?

11 MAJORITY LEADER FARÍAS: Yes, please.

12 CHAIRPERSON HANKS: We are voting to
13 approve LUs 35, 36 relating to East Tremont Cluster
14 NCP, to approve 51, 52, 62 relating to Melrose
15 Concourse NCP, to approve LUs 53, 54 relating to
16 Genesis MPLP, and to approve LU 63 relating to the
17 97-22 Cresskill Place disposition.

18 COMMITTEE COUNSEL: Council Member Farías.

19 MAJORITY LEADER FARÍAS: I vote aye on
20 all.

21 COMMITTEE COUNSEL: Council Member Marte.

22 COUNCIL MEMBER MARTE: Aye on all.

23 COMMITTEE COUNSEL: Council Member Nurse.

24 COUNCIL MEMBER NURSE: Aye on all.

25 COMMITTEE COUNSEL: Council Member Salaam.

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2 COUNCIL MEMBER SALAAM: Aye on all.

3 COMMITTEE COUNSEL: By a vote of seven in
4 the affirmative, none in the negative, the items are
5 adopted and referred to the full Land Use Committee.

6 CHAIRPERSON HANKS: That concludes today's
7 business.

8 I would like to thank the members of the
9 public, my Colleagues, Subcommittee Counsel, Land Use
10 Staff, and the Sergeant-at-Arms for all your
11 participation today.

12 This meeting is hereby adjourned. [GAVEL]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date May 15, 2024