

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME
USES

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June 21, 2011
Start: 11:40 am
Recess: 11:46 am

HELD AT: Council Chambers
City Hall

B E F O R E:
BRAD S. LANDER
Chairperson

COUNCIL MEMBERS:
Maria del Carmen Arroyo
Daniel J. Halloran III
Rosie Mendez
Jumaane D. Williams

A P P E A R A N C E S (CONTINUED)

Gregory Shaw
Principal Attorney for Real Estate
NYC School Construction Authority

Kenrick Ou
Director of Real Estate
NYC School Construction Authority

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2 CHAIRPERSON LANDER: Good morning.
3 I'm Council Member Brad Lander. I'm pleased to
4 call this meeting of the City Council's Land Use
5 Subcommittee on Landmarks, Public Siting and
6 Maritime Uses to order. I'm joined this morning
7 by Council Members Maria del Carmen Arroyo, Rosie
8 Mendez and Dan Halloran, and our counsel,
9 Christian Hilton. We have one item on the
10 calendar this morning. L.U. 425, P.S. 316 in
11 Queens in Council Member Ulrich's district, and
12 we'll [off mic] Gregory Shaw and Kenrick Ou to
13 join us to testify. We're also joined by Council
14 Member Jumaane Williams of Brooklyn.

15 GREGORY SHAW: Good morning,
16 Chairperson Lander and Council Members. My name
17 is Gregory Shaw. I'm principal attorney for real
18 estate for the New York City School Construction
19 Authority, and to my left is Kenrick Ou, director
20 of real estate for the New York City School
21 Construction Authority.

22 The New York City School
23 Construction Authority has undertaken a site
24 selection process for the proposed 416 seat
25 primary school facility that will be located on

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2 Tax Block 9064, Lots 31 and 35 and Block 9063, Lot
3 27, located at the northeast and northwest corners
4 of 90th Street and 101st Avenue in the Ozone Park
5 section of Queens. The proposed school site is
6 also located in Community School District No. 27
7 in Queens Community Board No. 9. The project site
8 contains a vacant, former parochial school
9 building and convent. The site has a total of
10 approximately 20,000 square feet of lot area.

11 Under the proposed plan, the SCA would acquire the
12 property and demolish the existing school and
13 convent and construct a new 416 seat primary
14 school facility. In phase one, environmental site
15 assessment and phase two, environmental site
16 investigation were conducted at the site. Phase
17 two determined that no hazardous materials will
18 impact the project site. All soil removed from
19 the site will be properly disposed of in
20 accordance with federal, state and city
21 regulations.

22 The notice of filing for the site
23 plan was published in the New York Post and city
24 record on February 11th, 2011. Queens Community
25 Board No. 9 was also notified of the site plan on

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2 that date and was asked to hold a public hearing
3 on the proposed site plan. Community board No. 9
4 held a public hearing for the site plan on March
5 8th, 2011. It submitted written comments in favor
6 of the proposed site plan. The City Planning
7 Commission was also notified of the site plan on
8 February 11th, 2011 and it also recommended in
9 favor of the site. The SCA has considered all
10 comments received on the proposed site plan and
11 affirms it pursuant to Section 1731 of the Public
12 Authority's Law. In accordance with Section 1732
13 of the Public Authority's Law, the SCA submitted
14 the proposed site plan to the mayor and Council on
15 June 16th, 2011.

16 We look forward to your
17 Subcommittee's favorable consideration of the
18 proposed site plan. We are prepared to answer any
19 questions that you might have. Thank you.

20 CHAIRPERSON LANDER: Thank you very
21 much, and again, thank you for being here to
22 testify. So the site will be acquired not long-
23 term leased?

24 GREGORY SHAW: Yes, it will be
25 acquired. We entered into a contract of sale with

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2 the church several months ago, and if it's
3 approved by this Committee as well as the Council
4 and the mayor, we would expect the close sometime
5 in July, hopefully.

6 CHAIRPERSON LANDER: Is it a
7 Diocesan Catholic church? It's a Diocese church?

8 KENRICK OU: Yes, the building
9 formerly was used as a St. Stanislaus parochial
10 school, and the convent was also associated with
11 that parish and it's under the Diocese of
12 Brooklyn.

13 CHAIRPERSON LANDER: And they've
14 agreed to sell it?

15 KENRICK OU: Correct.

16 GREGORY SHAW: Yes.

17 CHAIRPERSON LANDER: Okay. Great.
18 I checked in with Council Member Ulrich and he is
19 supportive of the project and glad to have some
20 additional school seats. We'll see whether there
21 are any teachers to teach in the building, but
22 let's get it built. Any questions from any of my
23 colleagues about it? No? Alright. Seeing none,
24 thank you very much for your time and appearance
25 today. We don't have anyone signed up to testify,

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2 but if there's anyone here that came hoping to
3 speak on this matter, now is your time. Seeing
4 none, we'll close the public hearing and proceed
5 to vote on the item. On the matter of Land Use
6 425, the Chair recommends a vote of aye, and asks
7 our counsel to call the roll.

8 COUNSEL: Christian Hilton, counsel
9 to the Committee, Chair Lander?

10 CHAIRPERSON LANDER: Aye.

11 COUNSEL: Council Member Arroyo?

12 COUNCIL MEMBER ARROYO: Aye.

13 COUNSEL: Council Member Mendez?

14 COUNCIL MEMBER MENDEZ: Aye.

15 COUNSEL: Council Member Williams?

16 COUNCIL MEMBER WILLIAMS: Aye.

17 COUNSEL: Council Member Halloran?

18 COUNCIL MEMBER HALLORAN: Aye.

19 COUNSEL: By a vote of five in the
20 affirmative, none in the negative and no
21 abstentions, L.U. 425 is approved and referred to
22 the full Land Use Committee.

23 CHAIRPERSON LANDER: Thank you very
24 much. This meeting of the Subcommittee is
25 adjourned.

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LANDMARKS AND PUBLIC SITING

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[gavel]

C E R T I F I C A T E

I, Kimberley Uhlig certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature

Kimberley Uhlig

Date

July 2, 2011