

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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December 1, 2011
Start: 11:40 a.m.
Recess: 12:25 p.m.

HELD AT: Council Chambers
City Hall

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

COUNCIL MEMBERS:
Maria del Carmen Arroyo
Rosie Mendez
Annabel Palma
James Sanders, Jr.
Jumaane D. Williams
Daniel J. Halloran III

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

Gregory Shaw.
Attorney for Real Estate
New York City School Construction Authority

Aileen del Prado
Deputy Director
Architecture and Engineering Department
New York City School Construction Authority

Bruce Barrett
Vice President
Architecture and Engineering Department
New York City School Construction Authority

Jenny Fernandez
Director of Intergovernmental and Community Relations
Landmarks Preservation Commission

2 CHAIRPERSON LANDER: Good morning.
3 Thank you. We're pleased to open this meeting of
4 the City Council Land Use Subcommittee on
5 Landmarks, Public Siting and Maritime Uses. I'm
6 City Council Member Brad Lander. Very pleased to
7 be joined this morning by Committee Members
8 Annabel Palma from the Bronx with thanks to her
9 for her timeliness and being here, as well as
10 Maria del Carmen Arroyo from the Bronx, Rosie
11 Mendez from Manhattan and Dan Halloran from
12 Queens. We're also pleased to be joined this
13 morning by Council Member Ignizio from Staten
14 Island. We have a school in his district that
15 we're looking at.

16 I think hopefully we got word to
17 everyone in advance and so there's no one here who
18 thinks that we're looking at the downtown Brooklyn
19 Borough Hall Skyscraper historic district this
20 morning. We're going to lay that over to our
21 meeting on the 14th, and we'll have the public
22 hearing on the 14th. If you're here for that, I
23 apologize, but the public hearing on the
24 skyscraper district will be on December 14th and
25 we'll lay that item over. We tried to get word

2 out to everyone about that.

3 And that leaves us with three items
4 or two, depending on how you look at it. We'll do
5 the school first, and then we have an interior and
6 exterior of a landmarked building in Council
7 Member Mendez's district, so what we're going to
8 call up first, if I can find the number on the
9 school, is Land Use 539, which is the proposed
10 P.S. 62 on Staten Island in Council Member
11 Ignizio's district in Community Board 3 in Staten
12 Island. I'm pleased to ask the School
13 Construction Authority to come up and present it
14 to us.

15 GREGORY SHAW: Good morning,
16 Chairman Lander and Council Members. My name is
17 Gregory Shaw. I am the principal attorney for
18 real estate for the New York City School
19 Construction Authority. To my immediate right is
20 Kenrick Oh [phonetic], director real estate for
21 the New York City School Construction Authority,
22 and also, we have today Aileen del Prado
23 [phonetic], who is the deputy director for the
24 School Construction Authority's architectural
25 engineering department, who - - have some remarks

2 after my initial statement.

3 The New York City School

4 Construction Authority has undertaken its site
5 selection process for the proposed 444 seat
6 primary school facility that will be located on
7 tax block 7092, lot 39 and lot 75, located on a
8 block bounded by Crabtree Avenue, Woodrow Road,
9 Trina [phonetic] Lane and Bloomingdale Road in the
10 Roseville/Woodrow section of the borough of Staten
11 Island. The proposed school site is also located
12 in Community School District 31 in Staten Island
13 Community Board No. 3. The project site contains
14 a total of approximately 140,000 sq. ft. of lot
15 area. The site consists of lot 39, a city-owned
16 parcel, a vacant wooded parcel with approximately
17 128,000 sq. ft. Lot 75, which is a privately owned
18 residence, contains approximately 14,600 sq. ft.
19 of lot area. The existing structures would be
20 demolished and the SCA would construct a 444 seat
21 primary public school facility. A phase 1
22 environmental site assessment and a phase 2
23 environmental site investigation was performed on
24 the site. A vapor barrier and sub slab
25 depressurization system will be installed as part

2 of the design for the new school. The notice of
3 filing for the site plan was published in the
4 Staten Island Advance in the city record on
5 December 14th, 2010. Staten Island Community Board
6 No. 3 was also notified of the site plan on that
7 date, and was asked to hold a public hearing on
8 the proposed site plan. Staten Island Community
9 Board No. 3 held its public hearing on January
10 19th, 2011 and submitted written comments on
11 January 28th, 2011 that recommended in favor of the
12 proposed site plan. The City Planning Commission
13 was also notified of the site plan on December 14th
14 and it also recommended in favor of this site.
15 The SCA has considered all comments received on
16 the proposed site plan and affirms it pursuant to
17 Section 1731 of the Public Authorities Law. In
18 accordance with Section 1732 of the Public
19 Authorities Law, the SCA submitted the proposed
20 site plan to the mayor and the City Council on
21 November 28th of this year. We look forward to
22 your Subcommittee's favorable consideration of the
23 site plan. We are prepared to answer any
24 questions that you may have. At this particular
25 point if there's no objection, I'd like to turn it

2 over to Aileen del Prado, who will add some brief
3 remarks regarding the design for the new school.

4 AILEEN DEL PRADO: [off mic] stand
5 up and present the boards?

6 CHAIRPERSON LANDER: Please just go
7 ahead and identify yourself first for the record
8 and speak into the mic if we can-

9 AILEEN DEL PRADO: [Interposing]
10 Aileen del Prado. I'm a deputy director with the
11 architecture and engineering department of the New
12 York City School Construction Authority.

13 CHAIRPERSON LANDER: We're
14 recording, so we do need you to somehow use the
15 mic while you - - work together to show us the
16 boards.

17 AILEEN DEL PRADO: I want to thank
18 you for giving us the opportunity to present this
19 project that we're very proud of. It's the net
20 zero [phonetic] school in Staten Island. This is
21 a groundbreaking achievement, not only for New
22 York School Construction Authority, but for the
23 city and the state as it will be the first net
24 zero school in the entire northeast region. We're
25 currently in the 60% phase of design, and the

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2 designer of record is the renowned architectural
3 firm of Skidmore, Owings and Merrill [phonetic].

4 So what is a net zero energy
5 school? Basically, a net zero energy building
6 consumes as much energy as it produces. The
7 design of the school evolved from trying to
8 balance the equation of producing energy and
9 saving energy, so the roof and southern walls of
10 the building are covered in solar photo - - panels
11 because that is the main source of energy
12 generation for the building. In order to save
13 energy, we have oriented the building to maximum
14 the north and south exposures to bring daylight
15 into the classrooms. We have put in a central
16 courtyard to maximize the light into the interior
17 spaces, and we have made the building two stories,
18 so that we can ring daylight into all the
19 corridors of the building. We've done that
20 without compromising the program. It is a typical
21 444 capacity Pre-K through 5 with 23 classrooms,
22 with music, science, art classrooms, with a
23 gymnasium, library, with full air conditioning
24 and with Internet and LAN access. This is an
25 aerial photo of the site. It is a 3.4 acre site

1 that is currently very heavily wooded in the south
2 Richmond district of Staten Island. The site is
3 at the intersection of Bloomingdale Road and
4 Woodrow Road, and this shows you the planned
5 future extension of Woodrow Road which will
6 connect Woodrow Road to the Pearl Harbor Memorial
7 Highway. As I mentioned before, it is a two story
8 site, so it will be in keeping with the general
9 character of the neighborhood, which is primarily
10 residential. This is our current site plan
11 showing the current condition of Woodrow Road,
12 which is currently private. It is bounded by
13 Crabtree, which is a public street, Trina Lane, a
14 private street and Bloomingdale Road. This is the
15 footprint of the building. It is a 66,000 sq.
16 ft. - - sq. ft. building with a 45,000 sq. ft.
17 footprint. There will be a large outdoor play
18 area to the north and early childhood play area to
19 the south. The main ingress and egress to and
20 from the site is off of Bloomingdale Road. There
21 will be parent drop off in this area. There will
22 be bus drop off in this area. We met with the
23 community early on in the design and the primary
24 concerns that they had were the traffic and the
25

2 parking impact as well as sidewalk access to the
3 site, and so in response to the community's
4 concerns, we're providing at least 25 parking
5 spaces that will be for the staff and visitor
6 parking. In blue, we're showing you the
7 pedestrian sidewalks that we're providing along
8 Crabtree, along Bloomingdale and along Woodrow
9 Road, and also, in response to the meeting that we
10 had with the fire department, we're also providing
11 an access for them so that they can get onto the
12 public portion of Woodrow Road. This next site
13 plan is showing when Woodrow Road is extended and
14 widened, and as you can see we have managed to
15 design the project in such a way that when the
16 widening occurs we will still be able to retain at
17 least 25 parking spots on the site. Now the
18 parent drop off can happen on this very long
19 access on Woodrow Road - - fire department access
20 will... This is a section taken across the building.
21 This is showing Woodrow Road. This is showing
22 Crabtree. So as you can see, we're pretty set
23 back from the neighbor to minimize impact to the
24 neighbors as much as possible, and this is
25 summarizing all of the innovations that we've come

2 very much, Mr. Chairman, and thank you to
3 everybody who has worked so diligently on this.
4 This is a byproduct of many years of work to bring
5 this to the district. This will be probably the
6 most technologically advanced school in the
7 country. It is a model for what the School
8 Construction Authority can build in the future
9 going forward, and this is the pilot project for
10 projects that my other colleagues will be desirous
11 of for their own districts, and I appreciate that.
12 This has the support of the community board, the
13 borough president, myself and while clearly there
14 is a concern about the impacts that this school
15 may bring with regards to traffic, I think the
16 School Construction Authority has done a very good
17 job to mitigate those concerns, and working with
18 the fire department and DOT, we're going to talk
19 about the extension of Woodrow Road to alleviate
20 any concerns that they have. This school clearly
21 is needed. The capacity of the schools in the
22 surrounding area are all in the 116%, 120% and
23 130th percentile capacity. That is P.S. 3, P.S.
24 56 and P.S. 6, so those parents that are sending
25 their children to overcrowded schools are happy to

2 hear that we'll be bringing this online, and I'm
3 just eager to see the project begin. I've been
4 supportive as has the borough president and the
5 community board. Just to tick off for the
6 Committee, the objections by the community board
7 and my office and the borough president's have
8 been satisfied all except for the final one, which
9 is a gymnatorium, which is an auditorium, which
10 doubles as a gym, but the comments that I received
11 in a 444 seat school the impact of the need for it
12 to be one or the other isn't as great as would be
13 for a 900 seat school that we have not too far
14 away, so it's the belief of the School
15 Construction Authority and the officials therein
16 that need would not require there be two separate
17 facilities. I appreciate the Chairman and you,
18 the members of the Committee for looking at the
19 school. I appreciate your jealousy, but we got a
20 first. I'm looking forward to it being built, and
21 hopefully, this is the model going forward. Thank
22 you, Mr. Chairman.

23 CHAIRPERSON LANDER: Very good.

24 Just to be clear, I was objecting to the term
25 gymnatorium more than the idea that you could put

2 a stage in a gym and use it both ways. I'll go
3 ahead and call on Maria and then I do have a
4 couple of specific questions. Excuse me, Council
5 Member Arroyo?

6 COUNCIL MEMBER ARROYO: Thank you.
7 Thank you, Mr. Chair. And Vinny,
8 congratulations. Beautiful design. It's not
9 about jealousy, by the way. I just want to
10 correct that for the record. It's about wanting—I
11 think for most of us we really don't have the land
12 in our districts to develop a project of this
13 kind, but the conversation we need to have moving
14 forward not only for new schools but existing
15 schools and how we can retrofit the buildings so
16 that they can become less energy dependent and be
17 able to produce some of their own. I just for the
18 record—we had to fight for the green roof at the
19 middle school in Highbridge [phonetic]. The
20 borough president, Helen Diane Foster and I had to
21 allocate the money to build it, and Vinny, he
22 didn't have to put a dime into it, so I sense a
23 little bit of unfairness here. We just need to
24 have a very serious conversation about our school
25 buildings and how we can make them all more energy

2 efficient, and that's—all kidding aside—I think
3 that is a concern that we all have, and we just
4 need to figure out how to do that very quickly.
5 We are losing the battle against how much money
6 have to pour into powering our buildings across
7 the system and that's a very serious point. Thank
8 you, Mr. Chair.

9 CHAIRPERSON LANDER: Thank you very
10 much. I think it is a good point. We've had this
11 conversation here before and obviously there was
12 the conversation about sustainability in the
13 schools is complicated. There's new schools.
14 There's existing schools. There's the Council
15 standing concern about the PCBs, which has shaped
16 our conversations about the broader process of
17 retrofits and we should think about we can do to
18 bring those conversations together because you
19 guys are doing a lot, but—for example, I didn't
20 know this was in the works, and so I think just
21 our understanding the totality of the effort that
22 you're making what we can expect in new schools,
23 what we can expect to see in existing schools
24 would be helpful. We'll talk to staff and
25 obviously that we would be Education and

2 Environment Committees on existing schools more
3 than here, but I guess I do feel like we should at
4 least ask how much more does it cost to build this
5 school than the average school? What are you
6 thinking of in terms of savings on the operating
7 and energy side? How much - - imagine will cover
8 it? How is the data being captured and measured
9 and evaluated, so we can figure out what of this
10 makes sense to roll into normal school
11 construction as opposed to one very cool school in
12 Council Member Ignizio's district?

13 AILEEN DEL PRADO: Bruce Barrett
14 [phonetic] who is the Vice President of
15 architecture and engineering will answer the
16 questions relating to the cost.

17 BRUCE BARRETT: On the cost aspect,
18 this was actually really interesting to us, and it
19 hinges on the equation. You figure out how much
20 energy a school building or any building uses, and
21 then you try and push that energy use down. To
22 push the energy use down to an absolute minimum,
23 we're figuring—and obviously we won't know until
24 the bids, but it actually was only about 10%. Now
25 I saw only, but it was about 10% more than our

2 normal school buildings now. The other side of
3 the equation is the energy generation cladding
4 [phonetic] the entire structure with photo - -
5 panels, and that's expensive. No question and
6 homeowners can get all kinds of incentives to do
7 that. As a public agency, we can't. The big hit
8 to our budget is actually on that side of the
9 equation. 10% is significant, but it was
10 important to us to set a really high bar, a goal
11 that was significant and see how we could get
12 there and ultimately what we can do in other
13 school buildings, and there are some things we can
14 take advantage of.

15 CHAIRPERSON LANDER: So just to be
16 clear, the 10% is inclusive or exclusive of the
17 photo - - and the solar cladding?

18 BRUCE BARRETT: That's exclusive-

19 CHAIRPERSON LANDER: [Interposing]
20 Exclusive, so the 10% on the sort of energy
21 reductions-

22 BRUCE BARRETT: [Interposing]
23 Correct.

24 CHAIRPERSON LANDER: What magnitude
25 more to do the solar?

2 BRUCE BARRETT: I don't know. We
3 can get back to you, but the-

4 CHAIRPERSON LANDER: And it's less
5 than I want to know today. We're amidst as a
6 school system, as a city publically on our public
7 buildings and privately in trying to figure out
8 what's worth doing, what's cost effective and
9 there's a lot of factors obviously, and you're
10 right, you can't use some of the public benefits.
11 On the other hand, the cost of borrowing for the
12 School Construction Authority is lower than for
13 private folks, and so-

14 [crosstalk]

15 BRUCE BARRETT: The energy-

16 CHAIRPERSON LANDER: [Interposing]
17 So I guess what I would ask is - - building I'm
18 trying to understand, but it's more about how
19 we're learning about what's worth doing, and
20 what's cost effective over what time period so we
21 can figure that out for future new schools, for
22 existing schools and for buildings in general. If
23 you could provide some information on the data
24 analysis that SCA is doing at least at this
25 school, but in some ways more broadly on how to

2 figure out what's worth adopting that would be
3 helpful. It might make sense to do in some
4 concert with the Education and Environment
5 Committees, which are obviously talking regularly
6 with the-

7 [crosstalk]

8 CHAIRPERSON LANDER: --SCA about
9 the broader retrofit project as well.

10 BRUCE BARRETT: Yeah.

11 CHAIRPERSON LANDER: I do have one
12 more question on the construction and I know that
13 a piece of this site has some potential historic
14 sensitivity and that there's a phase 3 underway,
15 and it looked like to me you're doing everything
16 in the proper way that needs to be done, but I
17 just want to make sure we have for the record the
18 SCA's commitment to attend to everything that it
19 needs to as - - part of the project.

20 MALE VOICE: Yes, there are
21 portions of this site-or actually this entire site
22 is located within a national register listed
23 archaeological district associated with the
24 historic Sandy Ground community, and we were very
25 cognizant of that and have been working with the

2 state Historic Preservation Office on
3 archaeological investigations and we will be
4 submitting a report to them probably early in
5 2012. We have completed field work and basically,
6 recovered all of the artifacts on the site.

7 CHAIRPERSON LANDER: Thank you. I
8 think it's good for us to have that on the record—

9 MALE VOICE: [Interposing] Yeah, of
10 course. Sure.

11 COUNCIL MEMBER IGNIZIO: Can I ask
12 a quick question on that? If artifacts have been
13 recovered, can we utilize that in the learning
14 process? Can we turn that back to the school, so
15 that the kids can learn about what was on their
16 site and learn about Sandy Ground and the history
17 therein with actually seeing artifacts, even if
18 they're enclosed and whatnot. Do you understand
19 what I'm saying? Could we use that as a tool?
20 Can we harvest them somehow and give them back to
21 the school?

22 MALE VOICE: That is certainly
23 something that in other cases where we have found
24 artifacts have worked with schools. In this
25 instance because of the national register listing,

2 I think we would certainly go to the state and
3 confirm that that would be acceptable to them.

4 COUNCIL MEMBER IGNIZIO: So you
5 have that request then orally from me and on the
6 record, and we would like to do that. I don't
7 know where I take that from here is basically what
8 I'm saying to you. Can you take it from here and
9 shepherd it to get back to the school somehow?

10 MALE VOICE: Yes, as we move
11 forward with the state we will certainly as the
12 state is accepting or - - signing up on the
13 findings as we move to the stage of determining
14 what the appropriate repository is, we can
15 certainly explain to them that we're interested in
16 it and there's local interest.

17 COUNCIL MEMBER IGNIZIO: I'll
18 follow it up with a letter from me, the borough
19 president and the community board, maybe the local
20 civic organization to say that they would like
21 that as well.

22 MALE VOICE: Very good.

23 COUNCIL MEMBER IGNIZIO: Thank you.

24 CHAIRPERSON LANDER: Yes. Yes. A
25 former member of the Landmarks Subcommittee is

2 being referenced to his interest in the
3 preservation of the history of both slavery and
4 freedom - - community, so I'm sure Council Member
5 Barron would be glad to work with you on the - -
6 appropriate display of these artifacts. I don't
7 know whether they can help lower the carbon
8 footprint as well, but maybe they can have the
9 display cases powered by the solar panels. Any
10 other questions. Council Member Halloran?

11 COUNCIL MEMBER HALLORAN: Thank
12 you. Just in terms of looking at this for the
13 long term, the solar and the green processes that
14 you're using-I think it would be helpful to us on
15 our committee and certainly to the Environmental
16 Committee, if we had some way to gauge the cost
17 recoup [phonetic] that you will get in energy
18 savings because I think if we can talk about a
19 short term expenditure of-and I'm just throwing
20 out a number--\$2 million that's going to save you
21 over ten years, \$2 million and then beyond it of
22 course, is a net plus to us. I think it's much
23 easier for all of us to sell the notion that it's
24 good to have the short term finance commitments
25 and spend that additional money knowing that the

2 city's revenue-energy costs will always go up. We
3 have no doubt about that--so knowing that we can
4 say, "in X number of years we are going to recoup
5 Y number of dollars" is tremendous. The fact is
6 that most of these schools do have these large
7 open roofs that are naturally fitted to having
8 something like solar, photo - - cells put on them
9 is certainly something we can consider. Just with
10 regards to how you're doing it, I think one of the
11 problems all of us council members experience with
12 the SCA, we have these five and ten year plans
13 which come out, and we have to painstakingly go
14 through them and figure out what's happening,
15 what's not happening. If we had some way to also
16 summarize those with these types of projects and
17 be able to look, so that council members can come
18 back to their communities and say, "this is what's
19 happening somewhere else. Maybe we want to
20 consider making this priority number one in terms
21 of our asks." Certainly not many districts have
22 what Council Member Ignizio has, which is large
23 open spaces, but I happen to as well. In fact,
24 there is a site in Whitestone [phonetic] of six
25 acres, which is in foreclosure right now. That

2 area used to be a CYO [phonetic] facility. It was
3 the Cresthaven Country Club before that. Many
4 years ago it was on the market for an exorbitant
5 amount of money, but it's in foreclosure now. The
6 builders never were able to do anything with it,
7 and as you know 25 and 26 have one of the most
8 overcrowded high school and junior high school
9 systems. We're bussing kids in from other
10 communities and we just closed Jamaica High School
11 as you know, and displaced another 4,000 students.
12 It would be something that I hope that—I'm going
13 to give you my card with the information on the
14 back again—that facility is sitting there fallow
15 for the last 20 years, and it's in the middle of
16 Whitestone, and it's something I would like you to
17 consider.

18 CHAIRPERSON LANDER: Any other
19 questions from other members of the Committee?
20 Alright. Seeing no other questions, I will thank
21 the panel for presenting this to us. It is
22 obviously a very exciting new school, so good luck
23 getting it under construction and we look forward
24 to hearing about how it's working. Thank you. No
25 one else is signed up to testify on that item, and

2 so unless you identify yourself now, we're going
3 to close the public hearing on this item, and move
4 on to the next, and we're going to take the next
5 two together because they're the inside and
6 outside of the same building. They are Land Use
7 Nos. 20125152 HKM and 20125153 HKM, Land Use Nos.
8 537 and 8. Thank you. The Madison Belmont
9 Building at 181 Madison in Council Member Mendez's
10 district. I'm pleased to invite Jenny Fernandez
11 [phonetic] from Landmarks Preservation Commission
12 up to present it to us.

13 JENNY FERNANDEZ: Thank you, Chair
14 Lander, members of the Subcommittee. My name is
15 Jenny Fernandez, director of Intergovernmental
16 and Community Relations for the Landmarks
17 Preservation Commission. I am here today to
18 testify on the Commission's designation of the
19 Madison Belmont Building and interior in
20 Manhattan. On July 26th, 2011, the Landmarks
21 Preservation Commission held a public hearing on
22 the proposed designation as a landmark of the
23 Madison Belmont Building and interior. There were
24 three speakers in favor of designation including a
25 representative of the owner of the building and

2 representatives of the Historic Districts Council
3 and the Society for the Architecture of the City.
4 There were no speakers in opposition. On
5 September 20th, 2011, the Commission voted to
6 designate the building a New York City individual
7 landmark and an interior landmark. The Madison
8 Belmont Building, a transitional style building
9 combining neo renaissance with early modern
10 designs, incorporates many ideas from the growing
11 European modern movement. The building was
12 designed by the prominent and traditional New York
13 architectural firm of Warren and Wetmore
14 [phonetic], an unusual style for this firm. The
15 building was constructed in 1924 through 25 for
16 the Merchants and Manufacturers Exchange of New
17 York, a development company. The Cheney Silk
18 Company [phonetic] with headquarters in
19 Manchester, Connecticut was the building's major
20 tenant and had its show rooms on the first three
21 floors of the building. Cheney Silks started by
22 the Cheney brothers in 1838 was the first
23 successful silk manufacturer in the United States.
24 These lower floors have been cited as one of the
25 first instances of art deco architectural design

2 in the United States. The upper levels display
3 more traditional ornamental motifs that have been
4 - - stylized to reflect the newly emerging modern
5 styles making this an important transitional
6 building between traditional and modern design.
7 The first floor interior lobby of the Madison
8 Belmont Building is a rare, intact and ornate
9 eclectic [phonetic] revival style space designed
10 as part of the original construction of the
11 building in 1924 and 25. The room is finished
12 with a mixture of fine materials including a
13 variety of marbles and bronze and has a multi
14 colored Barrel vaulted ceiling painted in
15 classically inspired designs. The design and
16 materials of the building's lobby immediately give
17 visitors an impression of great luxury and
18 refinement, a desirable effect for those
19 originally shopping for fine silk goods. It
20 continues to serve as an elegant and unique
21 entrance for its current tenants. The Commission
22 urges you to affirm this designation.

23 CHAIRPERSON LANDER: Thank you very
24 much. Council Member Mendez?

25 COUNCIL MEMBER MENDEZ: Council

2 Member Arroyo, what do you think? I am in
3 support. This is one of the—actually, I have lots
4 of lovely buildings in my district, but this one
5 is a particularly lovely because of the interior
6 and it's in the northern part of my district and
7 the interior has the original clockwork. I don't
8 remember if you said that; that means it's not
9 digital. It has hands. It turns like that. So...
10 sometimes it turns like that. Stop. I am in
11 support and I know the owners are in support, so I
12 want to thank you, Mr. Chair and thank you, Ms.
13 Fernandez for being here and proposing landmarking
14 this distinguished building in my district.

15 CHAIRPERSON LANDER: Thank you very
16 much. Looking at both the inside and outside here
17 and there's a lot of question about how
18 meritorious it is, and of course, we always are
19 happy when the owners not only are supportive of
20 designation but want to act as great stewards of
21 New York City's architectural treasures, so thank
22 you. Any questions from other members of the
23 Committee? Council Member Halloran?

24 COUNCIL MEMBER HALLORAN: It's good
25 to see the community and the owners working

2 together on things like this. When did project
3 come to the Landmarks Preservation Commission?

4 JENNY FERNANDEZ: I don't have an
5 exact date.

6 COUNCIL MEMBER HALLORAN: Do you
7 have a ballpark?

8 JENNY FERNANDEZ: I can get that
9 information for you.

10 COUNCIL MEMBER HALLORAN:
11 Congratulations to Council Member Mendez, who
12 seems to get a plethora of wonderful buildings
13 landmarked in her district.

14 [background conversation]

15 CHAIRPERSON LANDER: Alright, but
16 if there are no other questions or comments from
17 members of the Committee and no one signed up to
18 testify on this item, with thanks we will close
19 the public hearing on this item and move forward
20 to a vote. We'll bundle together the laying over
21 of Land Use Item 536. So we're laying over 536
22 and the Chair recommends a vote of aye on the
23 other items on the calendar and appreciates our
24 counsel, Christian Hilton, calling the roll.

25 COUNSEL: Chair Lander?

2 CHAIRPERSON LANDER: Aye on all.

3 COUNSEL: Council Member Palma?

4 COUNCIL MEMBER PALMA: Aye on all.

5 COUNSEL: Council Member Arroyo?

6 COUNCIL MEMBER ARROYO: Aye.

7 COUNSEL: Council Member Mendez?

8 COUNCIL MEMBER MENDEZ: Aye on all.

9 COUNSEL: Council Member Halloran?

10 COUNCIL MEMBER HALLORAN: Please be
11 excused to explain my vote?

12 CHAIRPERSON LANDER: Of course.

13 COUNCIL MEMBER HALLORAN: Council
14 Member Mendez, please do not be mad at me when I
15 vote no on the landmarking of these buildings. I
16 think they're worthy. I think you should have
17 them, and I'm glad that the majority will carry
18 the day. I will once again vote no on the
19 designation of a facility outside of my district
20 when the LPC continues to refuse to come to my
21 district. I was told back now it was going to be
22 September that we were going to sit down and have
23 this meeting. It is now December, which by my
24 math means we are somewhere between 60 and 90 days
25 past the last conversation we had on this. I'm

2 going to vote yes on the school siting matter, and
3 I urge the Landmarks Preservation Commission
4 before it finds itself unable to do anything in my
5 district at all to come to its senses and have a
6 discussion with me. Thank you.

7 COUNSEL: By a vote of five in the
8 affirmative, none in the negative and no
9 abstentions, L.U. 539 is approved. By a vote of
10 four in the affirmative, one in the negative and
11 no abstentions, L.U. 537 and 538 are approved and
12 referred to the full Land Use Committee.

13 CHAIRPERSON LANDER: Thank you very
14 much. With that, we'll adjourn this meeting of
15 the Subcommittee.

16 [gavel]

17 CHAIRPERSON LANDER: We'll hold the
18 vote open for ten minutes for Council Member
19 Sanders.

20 COUNCIL MEMBER SANDERS: Sanders
21 votes yes.

22 COUNSEL: Council Member Sanders?

23 COUNCIL MEMBER SANDERS: The very
24 eager Councilman Sanders votes yes and I am hereby
25 closing... in a moment.

2 COUNSEL" Final vote is six in the
3 affirmative, none in the negative on L.U. 539 and
4 five in the affirmative, one in the negative on
5 L.U. 537 and L.U. 538.

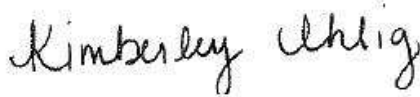
6 COUNCIL MEMBER SANDERS: The
7 overeager Councilman Sanders closes this hearing.

8 [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

Handwritten signature of Kimberley Uhlig in cursive script, written over a horizontal line.Date 12/27/11