

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

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May 8, 2012
Start: 1:29 p.m.
Recess: 1:36 p.m.

HELD AT: Council Chambers
City Hall

B E F O R E: STEPHEN T. LEVIN
Chairperson

COUNCIL MEMBERS:
Charles Barron
Inez E. Dickens
Sara M. Gonzalez
Peter A. Koo

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

Carol Clark
Assistant Commissioner
NYC Department of Housing Preservation and Development

Ted Weinstein
Director of Bronx Planning
NYC Department of Housing Preservation and Development

CHAIRPERSON LEVIN: Good afternoon.

Welcome to the Subcommittee on Planning, Dispositions and Concessions. I am Council Member Stephen Levin. Good afternoon. Today we will be hearing—I am joined today by Subcommittee members, Sara Gonzalez of Brooklyn and Peter Koo of Queens. We have one item on the agenda this afternoon—Land Use No. 552, 92 West Tremont Avenue, C120107 HAX in Bronx Community Board 5, an application submitted by the New York City Department of Housing, Preservation and Development as the designation of property located at 92 West Tremont Avenue as a urban development action area and pursuant to--an urban development action area project for that area pursuant to Section 197c of the New York City Charter for the disposition of such property to a developer to be selected by HPD to facilitate the development of a six story building under HPD's low income rental program. We are joined today by Assistant Commissioner Carol Clark of HPD and Ted Weinstein, director of Bronx Planning for HPD to testify on this item and being the only item on the agenda today, I will ask Assistant Commissioner Clark and Mr. Weinstein

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to testify at this point.

ASSISTANT COMMISSIONER CLARK:

Thank you, Mr. Chairman and members of the Committee. It is a pleasure to be here. As you noted, I am the assistant commissioner from the Department of Housing, Preservation and Development and Ted Weinstein, who is the HPD's director of Bronx planning will give the testimony today on L.U. 552.

TED WEINSTEIN: Thank you. Good

afternoon. This has been a challenging site that various people have been interested in, but no one has been able to go through with. It's right off of West Tremont, which is a major commercial strip in the West Bronx, but the site itself is on a slope, and it also will require some remediation. Formerly there was a drycleaner on the site. It's been city-owned. Promesa [phonetic] approached us some years back, said they were interested in the site, in obtaining it, and they applied to the state for financing, and so they're getting predominantly state financing to do this. It's as you said a six story building, sixty units plus one unit for the superintendent. Their intent is

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2 to target it for seniors, people age 55 or over,
3 and they would be asking the state for a waiver of
4 the equal opportunity laws to allow them to do
5 that. They also are applying to the state for
6 Brownfield money to remediate the site before
7 building. The income levels are four levels
8 [phonetic]. They're actually doing some units at
9 30% of area median income, some at 40, some at 50
10 and some at 60. It has gone through ULEP
11 [phonetic]. It was approved by the Community
12 Board by a unanimous vote, approved by the borough
13 president, by the City Planning Commission and
14 Council Member Foster has signed off on it. I'd
15 be happy to answer any questions.

16 CHAIRPERSON LEVIN: Sorry, could
17 you repeat the levels of affordability? 30, 40-

18 TED WEINSTEIN: [Interposing] 30,
19 40, 50 and 60. And the breakdown, it's not
20 exactly even, but it's 12 units at 30%, 11 units
21 at 40\$, 19 units at 50% and 18 units at 60%

22 CHAIRPERSON LEVIN: That's all. It
23 seems pretty good all things considered. Do you
24 know what the funding structure is to allow for
25 the senior units—the senior affordable units?

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2 TED WEINSTEIN: Well, it's through
3 the state Housing Trust Fund, and they'll be
4 getting state tax credits, so low income housing
5 tax credits. They'll be - - financing and they're
6 seeking through the state Brownfield Program, and
7 in fact, they're hoping to get an approval in
8 June, which would then - - as you get credits for
9 that later on, which help to pay for it, so it's
10 predominantly state funded.

11 CHAIRPERSON LEVIN: Okay. Through
12 the Brownfield Opportunity Area Program or..

13 TED WEINSTEIN: Well, it's not a -
14 - , but it's just the state Brownfield Program.

15 [crosstalk]

16 CHAIRPERSON LEVIN: I think that
17 this is a worthy project. I hope that it goes
18 smoothly. I appreciate that there are programs
19 that are development sites that often encounter
20 problems over the course of a number of years, and
21 so I think that it's a positive development that
22 this is moving forward and I would recommend that
23 the Committee vote to approve this item, and I
24 will ask Christian Hilton, counsel to the
25 Committee--sorry, we're going to close the hearing

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2 on this particular item, and then I'm going to ask
3 Christian Hilton to call the roll. I do recommend
4 an aye vote on this item, and I want to thank Mr.
5 Weinstein and Commissioner Clark for their
6 testimony on this item today. Thank you.

7 COUNSEL: Chair Levin?

8 CHAIRPERSON LEVIN: I vote aye.

9 COUNSEL: Council Member Gonzalez?

10 COUNCIL MEMBER GONZALEZ: Aye.

11 COUNSEL: Council Member Koo?

12 COUNCIL MEMBER KOO: Aye.

13 COUNSEL: By a vote of three in the
14 affirmative, none in the negative and no
15 abstentions, L.U. 552 is approved and referred to
16 the full Land Use Committee.

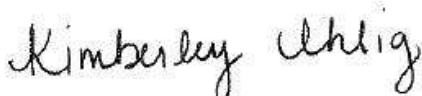
17 CHAIRPERSON LEVIN: So we're going
18 to close the meeting, and I want to thank you
19 again for the testimony. Thank you, my
20 colleagues, and with that, this meeting is closed.

21 [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

5/21/12