

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

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B E F O R E: BARRY S. GRODENCHIK
Chairperson

COUNCIL MEMBERS:

CONSTA G. CONSTANTINIDES
RORY I. LANCMAN
STEPHEN T. LEVIN
ANTONIO REYNOSO
DONOVAN J. RICHARDS
CARLINA RIVERA
RITCHIE J. TORRES

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

Philip Heller
New York City Police Department's Director of
Capital Construction Unit

Richard Hellenbrecht
Member of Community Board 13, Former Chair of
Community Board 13

[gavel]

CHAIRPERSON GRODENCHIK: Good morning everybody, anybody and welcome to the meeting on the Subcommittee on Zoning and Franchises as I am Council Member Barry Grodenchik and I will pinch hitting today for Chair Moya who could not be here today. At this time, we are joined by my colleague, Chair of the Public Safety Committee, Donovan Richards. Today we will be holding a hearing on the New York City Police Department's 116th precinct site selection application, LU 61 and 62. This application for site selection in acquisition of a police precinct station house is accompanied by an application for a zoning change map to map a C1-3 commercial overlay into an existing R-32 district. The property is located at 242-20 North Conduit Avenue in Council Member Richard's district in Queens. The proposed actions would allow for the construction of a new 116th police precinct on an existing parking lot that is currently accessory to the existing facility. At this time, I would like to ask Councilman Richards if he has any remarks he would like to make?

COUNCIL MEMBER RICHARDS: Yes, sir. Thank you Chair Grodenchik and what a historic day for all

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2 of Queens but in particular Southeast Queens and
3 Northern Queens?

4 CHAIRPERSON GRODENCHIK: Eastern Queens.

5 COUNCIL MEMBER RICHARDS: In Eastern
6 Queens, I always say Northern but Eastern Queens and
7 this precinct has been discussed and lobbied for, for
8 the past 40 to 50 years so five decades, I wasn't
9 even born when the lobbying started for this precinct
10 but today I'm, I'm overjoyed to really see this
11 particular step being taken to really start to
12 address many of the public safety concerns that the
13 communities of Laurelton, Rosedale and Springfield
14 Gardens have endured for a very long time, we have
15 some of the longest response times and this precinct
16 is going to, to work to ensure that we can improve
17 those response times. And more importantly in this
18 day and age where we're talking about community and
19 police relations really ensuring that the community
20 will have adequate resources and adequate staffing
21 right in their community is going to really ensure
22 that we combine the community together with the
23 police department in a way that we haven't seen in
24 the 105 precinct for a very long time, not to say
25 that the 105 doesn't try but with limited resources

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2 and the particular lane mileage that the precinct
3 covers it almost makes it impossible for the officers
4 to really come out and build a, a real relationship
5 with the community. So, there are lot of people to
6 thank, first obviously Council Member Grodenchik
7 who's really been a steadfast partner, all of the
8 elected officials from Southeast Queens who've been
9 fighting for this for 40 years, to the community,
10 community board 13 to some of the leaders from
11 Laurelton, Bess DeBetham who could not be here today,
12 the civic associations, whether it's the Federated
13 Blocks of Laurelton, concerned citizens of Laurelton,
14 the Rosedale civic association led by Marcia O'Brien
15 these are all of the individuals who really played a
16 huge roll in, in getting this precinct over the line.
17 So, I want to thank the NYPD, I want to thank the
18 police commissioner and I also have to thank the
19 Mayor, you know the Mayor who.. I mean we had so many
20 Mayors who've come to Southeast Queens over the last
21 40 years making promises and did not keep the
22 promises and spoke of how important it was to make
23 sure a public safety was happening in our community
24 but this Mayor really delivered and really he's to be
25 commended for this so I want to thank you Chair, I'm

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2 going to turn it back over to you, I want to thank my
3 staff who've worked on this and all of the Land Use
4 staff who also has played a, a roll in this. So, I
5 look forward to the start of our conversation and,
6 and certainly passing this eventually so thank you.

7 CHAIRPERSON GRODENCHIK: Thank you
8 Councilman Richards and just before I open the public
9 hearing I want to thank somebody who hasn't been
10 thanked and that's Councilman Richards who since he
11 has gotten into the council has been the leading
12 proponent for a new station house in Southeast
13 Queens. We're going to hear later from former Chair
14 of Community Board 13, Richard Hellenbrecht who's
15 here with us this morning. I want to thank the
16 community board for their steadfast... I was in Jamaica
17 High School when they started so I'm a little older
18 than you, but I want to thank them for their
19 steadfast support for this project and their
20 advocacy. We've had a number of Chairs over the
21 years, Richard being one of them, the late Sona Rica
22 [sp?] being another, Bryan Block and now we have our
23 current Chair Clive Davidson, they have fought as
24 have... all the civics up and down Eastern Queens from
25 North Shore Towers this, this precinct, the 105

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2 precinct, the current precinct stretches from North
3 Shore Towers all the way down to the little community
4 of Meadowmere which is tucked in underneath JFK
5 Airport and surrounded by Nassau County on just about
6 every side and so it's a long run for the 105, the
7 Cross Island Parkway especially at rush hour, it's
8 almost always jammed and there aren't many ways to
9 get up and down the spine of eastern Queens. So, I am
10 delighted, I also of course have to thank Mayor De
11 Blasio, he put his money where his mouth is, 70
12 million dollars to get us off the ground here so we
13 look forward to a discussion this morning but at this
14 time I am going to open up the public hearing on Land
15 Use Number 61 and 62 and I am going to call the first
16 panel which is Mr. Philip Heller who is Director of
17 Capital Construction for the New York City Police
18 Department. I'm going to ask the counsel to... she'll
19 do what she has to do, she's going to swear you in.

20 COMMITTEE CLERK: Could you please state
21 your name?

22 PHILIP HELLER: My name is Philip Heller.

23 COMMITTEE CLERK: Do you swear or affirm
24 that the testimony you're about to give will be the
25

1
2 truth, the whole truth and nothing but the truth and
3 that you will answer all questions truthfully?

4 PHILIP HELLER: Yes. Good morning Chair
5 Grodenchik and members of the council. I am Philip
6 Heller, Director of NYPD's Capital Construction Unit.
7 On behalf of Police Commissioner James P. O'Neill I
8 am pleased to testify before your subcommittee today
9 to discuss the NYPD's new 116th precinct. During the
10 course of NYPD's long and rich history the department
11 has been a pioneering leader in creating, identifying
12 and implementing the best and most successful
13 training and policing practices. When we have new
14 facilities constructed they are built to the state of
15 the art at that time designed to meet the needs of
16 the department, it's brave officers and the
17 communities we serve. The same can be said for our
18 delineation of, of precinct boundaries, this does not
19 mean that we should remain static. The evolution of
20 technology, policing methods and community needs as
21 well as population growth, population concentrations
22 and general development of the city to name a few
23 necessitates a regular re-examination of the
24 department's approach, existing facilities, staffing,
25 resources and policing methods. What was once state

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2 of the art becomes dated, what was once sufficient
3 becomes less so and what was once effective must give
4 way to a fresh approach. Under this administration
5 this department has been diligent in examining the
6 way we police in the 21st century, our philosophy,
7 our staffing needs, our equipment and our facilities.
8 When it comes to the department's physical
9 infrastructure we improve it where we can and replace
10 it where we must. The new 116th precinct will be the...
11 will be the latest example of an innovative approach
12 to building police facilities by including nearly
13 1,000 square feet of space dedicated for community
14 use, this is a physical expansion of our neighborhood
15 policing model where police can be more fully
16 integrated into the community. Neighborhood policing
17 is the cornerstone of today's NYPD. The foundation of
18 this philosophy is building relationships, increasing
19 communication and creating partnerships with members
20 of the community. It is a joint effort to decrease
21 crime, a partnership with the community we proudly
22 serve. By sharing space our officers will be more in
23 touch with what is happening in the community and
24 will be able to work more effectively with our
25 community partners. Furthermore the 116th precinct is

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2 a necessary step in streamlining the NYPD's
3 operations in Southeast Queens. As the population has
4 grown and shifted the burden of the 105th precinct
5 has increased, it is one of the city's largest
6 precincts requiring officers to cover 12.43 square
7 miles of land and 354 miles of roadway, as a result
8 response times in the 105th precinct are
9 approximately two minutes longer than the city
10 average. The new 116th precinct will cover a little
11 more than half of the 105th precinct's current
12 territory which we believe will not only help lower
13 response times but will also enable our officers to
14 more effectively respond to community needs and build
15 the necessary relationships that neighborhood
16 policing calls for. I'll now go through the
17 presentation and welcome any questions from Council
18 Members at the conclusion of this presentation. Here
19 we go. So, first just a little bit about the
20 location, the site is in far Southeast Queens, you
21 see the, the image on the right shows the actual site
22 adjacent to the Rosedale Long Island railroad
23 station, I see the Belt Parkway very close by. So,
24 we're building as Council Member Grodenchik said,
25 we're, we're building on a parking lot which is

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2 adjacent to our existing building, we're calling
3 this... the existing building is the 105th precinct
4 annex. Currently officers serving the Southern
5 sectors of the 105 turn out of this building what
6 that means is that there's essentially just a locker
7 room in that building, the officers report to work
8 here. This does not have the full functions of a
9 police precinct station. So, by having the, the
10 parking lot adjacent to this existing building it
11 gave us an opportunity to build. This is just some
12 scenes of the surrounding neighborhood, it's a very
13 small-scale neighborhood; one, two story homes,
14 single family homes. This is a diagram that the
15 architects put together. Just talking a little bit
16 about the, the nature of the neighborhood and also
17 the relationships. Again, that relation.. that
18 combination of bringing the police and the community
19 together via a mediator and civic connector so this
20 is manifested in the design of the building as well
21 as in our programs. The overall diagram of the
22 building is such that we have the police functions
23 which are essentially the blue bar in this diagram
24 and then the community functions which is the, the
25 sort of yellow bar, these both face a public plaza

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2 which will be designed in between the existing 105
3 annex building and our new building provides again
4 that civic public space for that connection between
5 the NYPD and the... and the community. There's a
6 community room you'll note at the corner directly
7 facing this plaza and we'll see a little bit more
8 about that in the design. So, the design of the... of
9 the precinct is, is the, the blue shape in this
10 diagram, we... when we placed the building here we
11 obviously needed to relocate some of the existing
12 parking, so we are in an arrangement with the
13 Department of Transportation to utilize a portion of
14 their parking lot which is to the West across Francis
15 Lewis Boulevard. This is a monthly commuter lot which
16 is underutilized, so we have an arrangement with them
17 to use this for off street parking. We are also
18 increasing our off-street parking by providing a
19 parking lot directly in front of the existing 105
20 annex building and we have surface parking directly
21 behind and actually underneath our new building so
22 there's actually two rows of parking directly behind
23 our building and then you also see the new public
24 open space and plaza. Important to note is that
25 directly adjacent to our existing building is the

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2 Long Island Railroad entrance to the Rosedale
3 Station, this is the only accessible entrance to that
4 train station, we will maintain that entrance as an
5 extension of our public plaza. In terms of the floor
6 plans we... our, our current NYPD standard program for
7 a new precinct is about 45,000 square feet, this is
8 when many of our buildings are in the 20,000 square
9 foot range so this really does provide a model for
10 modern policing. We... we're locating the main entrance
11 directly off the, the public plaza, we also have the
12 community room directly adjacent to the public plaza,
13 so this is really a physical manifestation of
14 neighborhood policing the fact that the community
15 room is directly adjacent to the exterior and has its
16 own dedicated entrance which is on the, the top side
17 of this plan. So, entrances are available from the
18 lobby of the police station but also from the...
19 directly from the outside. Otherwise this, this
20 contains the community itself, the muster community
21 room and all of the police functions. The second
22 floor of the building, the... is essentially offices
23 and mechanical space, the more public offices which
24 would be community affairs, the NCOs and precinct
25 planning are directly at the front of the building

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2 again adjacent to that public plaza. The detectives,
3 detective suite is at the North side in that shaded
4 area. Mechanical rooms are provided on the South side
5 as a buffer partly for the community but also for the
6 building itself, a buffer really to the Long Island
7 railroad. And finally, in the... in the basement, the
8 locker rooms and incoming utility services. So, I'll
9 emphasize that the, the renderings that we're seeing
10 are, are about three months old, this is part of our
11 ULURP presentation, the, the design has actually
12 advanced quite a bit beyond this, but this gives an
13 overall idea as a diagram of the importance of the
14 community room and the importance of openness for the
15 police station. It's a two-story building, we
16 anticipate that it will be a rhythm of pre-cast
17 panels, pre-cast concrete panels and glass
18 emphasizing that need for privacy and security but
19 also openness to the community. Finally, a, a rough
20 idea of what the building will start to look like
21 from the plaza, community room is on the left side
22 and the NYPD entrance is directly in front of you in
23 this diagram and this will be developed to offer
24 their interims of the actual design. And finally, if
25 we're on the, the train platform of the Rosedale

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2 station a view of what the building would look like
3 from that location. This concludes my presentation.
4 Thank you.

5 CHAIRPERSON GRODENCHIK: Just a, a couple
6 of questions. Of course, the... I announced this at the
7 105-precinct community council, I took one question
8 after everybody cheered and they wanted to know how
9 long it would take so that's really at the top of our
10 minds.

11 PHILIP HELLER: Yes, how long it will
12 take. So, we're currently in design right now, we're
13 in design development which means essentially, we're
14 really working on the, the overall interior layout,
15 the mechanicals etcetera. We... design will be complete
16 February of next year, February of 2019, we...
17 following that we... there's a bid period so we
18 anticipate award of a construction contract about
19 November of next year, November 2019. We currently
20 show a construction completion in roughly April of
21 2022, we're keen on trying to shorten that as much as
22 possible to get it within the calendar year of 2021.

23 CHAIRPERSON GRODENCHIK: That would be
24 wonderful. The glass of course that you have will be
25 bullet proof and as proof as can be?

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2 PHILIP HELLER: Yes, so our, our
3 requirements for new police stations is that at the
4 first-floor level we require bullet resistance on, on
5 all surfaces so for example the community room itself
6 will be bullet resistant, all the... all the main
7 entrances and the community rooms. We... there are
8 blast requirements we have as well which means no
9 operable windows on the first floor, we do... we are
10 thinking about operable windows on the second floor
11 just in terms of mechanical balancing it kind of
12 works but bullet resistance is, is required of the
13 first floor

14 CHAIRPERSON GRODENCHIK: Thank you very
15 much, Mr. Richards.

16 COUNCIL MEMBER RICHARDS: Alrighty, I'm
17 ready. Thank you Chair Grodenchik. Alrighty, so I'll
18 start and very obviously pleased to see the lactation
19 room added too and I think that... [cross-talk]

20 PHILIP HELLER: Yes, that's... [cross-talk]

21 COUNCIL MEMBER RICHARDS: ...that's, that's
22 great... [cross-talk]

23 PHILIP HELLER: ...that's... yes.
24
25

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2 COUNCIL MEMBER RICHARDS: So, let's go
3 through parking so I know one of the concerns at...
4 [cross-talk]

5 PHILIP HELLER: Right... [cross-talk]

6 COUNCIL MEMBER RICHARDS: ...most
7 communities have when it comes to any precincts
8 coming in is, is how parking will work... [cross-talk]

9 PHILIP HELLER: Absolutely... [cross-talk]

10 COUNCIL MEMBER RICHARDS: ...so how many
11 parking spots on and off street... [cross-talk]

12 PHILIP HELLER: Right... [cross-talk]

13 COUNCIL MEMBER RICHARDS: ...parking
14 spaces?

15 PHILIP HELLER: So, currently what we're
16 looking at is 163 off street parking spaces, this is
17 a combination of the parking that's actually on site
18 so there's parking directly below and behind our
19 building, the parking that's directly in front of the
20 105 annex, there's an existing surface parking lot
21 which you see on the left hand of the slide... [cross-
22 talk]

23 COUNCIL MEMBER RICHARDS: Uh-huh... [cross-
24 talk]

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2 PHILIP HELLER: It's actually a DOT
3 controlled lot, there's about 25 spaces there as well
4 as the, the parking that I mentioned on the West side
5 of Francis Lewis Boulevard so that's roughly 40-ish
6 spaces in that location.

7 COUNCIL MEMBER RICHARDS: And that's...
8 [cross-talk]

9 PHILIP HELLER: Total 163.

10 COUNCIL MEMBER RICHARDS: And you have a
11 formal agreement with DOT?

12 PHILIP HELLER: We're... we are finalizing
13 that formal agreement, we have every documentation
14 about the, the agreement we just need to finalize
15 exactly what format it takes.

16 COUNCIL MEMBER RICHARDS: Okay. Let's
17 talk about jobs and MWBE goals, will there be local
18 hiring opportunities through this process and, and
19 what's your organization, is it Hire NYC or who...
20 [cross-talk]

21 PHILIP HELLER: Right... [cross-talk]

22 COUNCIL MEMBER RICHARDS: ...will be
23 handling... [cross-talk]

24 PHILIP HELLER: So, I, I would defer to
25 Department of Design and Construction for the

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2 specifics of that, but I do know they, they do have
3 MB... MWBE requirements, I, I don't know the specific
4 numbers for that, Department of Design and
5 Construction administers the contracts for those, but
6 they could provide the information.. [cross-talk]

7 COUNCIL MEMBER RICHARDS: So, if they
8 could... you could have them reach out so.. [cross-talk]

9 PHILIP HELLER: Sure.. [cross-talk]

10 COUNCIL MEMBER RICHARDS: ...we can have a
11 deeper conversation about that. Wanted to know
12 obviously there's going to be plaza space, so this
13 space will be open to the community?

14 PHILIP HELLER: Yes.

15 COUNCIL MEMBER RICHARDS: Alrighty and
16 can you go through maintenance and programing so if
17 the community wanted to utilize the plaza space for
18 community events and, and who's going to obviously
19 maintain so we don't end up with a plaza that's..
20 [cross-talk]

21 PHILIP HELLER: Right.. [cross-talk]

22 COUNCIL MEMBER RICHARDS: ...unkempt.

23 PHILIP HELLER: Absolutely, so the, the
24 entire facility is an NYPD facility that includes
25 the, the public plaza so we will be responsible for

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2 maintenance of everything in that plaza. In terms of..
3 in... the plaza and the community room. In terms of
4 programming we really anticipate that the local
5 command and community members jointly work out the
6 programing requirements. We... what we... what we've done
7 is to build into the infrastructure opportunities for
8 security and openness essentially so there are doors
9 which can be locked, you know after hours if the... if,
10 if the decision is that the community room is not
11 accessible which we would probably anticipate, you
12 know that's, that's possible, we'll have cameras at
13 the exterior as well but it's really up to the, the
14 local command and the community to figure out exactly
15 how it's programed. I will say that the... what we're
16 really providing is a smaller room than the muster
17 room so typically the muster room is about 2,000
18 square feet... [cross-talk]

19 COUNCIL MEMBER RICHARDS: Okay... [cross-
20 talk]

21 PHILIP HELLER: ...this is often where we
22 hold precinct community council meetings... [cross-
23 talk]

24 COUNCIL MEMBER RICHARDS: Uh-huh... [cross-
25 talk]

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2 PHILIP HELLER: ...the community room is
3 smaller, 800 to 900 almost 1,000 square feet so we
4 don't anticipate that level of activity in that room,
5 but it can be formal meetings, it can be very
6 informal activities as well so we're really leave..
7 it's, it's an open floor, there's no fixed furniture
8 in that so the possibilities are kind of open and
9 endless.

10 COUNCIL MEMBER RICHARDS: Can you speak
11 to the boundary so which areas... [cross-talk]

12 PHILIP HELLER: Right... [cross-talk]

13 COUNCIL MEMBER RICHARDS: ...will the 116th
14 cover?

15 PHILIP HELLER: So, the, the planning for
16 this precinct is that it will cover, cover in general
17 the Southern sectors of the 105, the exact precinct
18 boundaries haven't been determined yet they will be
19 determined as we get closer to actually opening but
20 that is the general premise is the Southern portion
21 of the 105.

22 COUNCIL MEMBER RICHARDS: So, Laurelton,
23 Rosedale, Springfield Garden...

24 PHILIP HELLER: Certainly, those
25 neighborhoods, yes.

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2 COUNCIL MEMBER RICHARDS: Okay...

3 PHILIP HELLER: The actual Northern
4 boundary we have discussed up to... there's the
5 cemetery, Montefoire cemetery I think... [cross-talk]

6 COUNCIL MEMBER RICHARDS: Okay... [cross-
7 talk]

8 PHILIP HELLER: ...up in that vicinity is...
9 [cross-talk]

10 COUNCIL MEMBER RICHARDS: Okay, got it...
11 [cross-talk]

12 PHILIP HELLER: ...kind of where we saw...
13 [cross-talk]

14 COUNCIL MEMBER RICHARDS: Of course...
15 [cross-talk]

16 PHILIP HELLER: ...just based on current
17 sector boundaries so... but that's to be finalized.

18 COUNCIL MEMBER RICHARDS: Right and what
19 impacts on the 105 and, and can you speak to sort of
20 what, what benefit... can you speak to the benefits of
21 bringing this local precinct like what... you know
22 straight benefits?

23 PHILIP HELLER: So, so one is just
24 response times very clearly while, while we do have
25 105 officers who turn out here who begin their tour

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2 here and are assigned to the Southern sectors still
3 that ability to cover from, from the main station
4 house is limited because of the just the distance
5 away...

6 COUNCIL MEMBER RICHARDS: Uh-huh...

7 PHILIP HELLER: Another thing is just
8 having all the benefits of a local command so just a
9 detective squad, the community affairs officers here,
10 the NCOs actually turn out here and have offices here
11 and then really providing the community space...

12 [cross-talk]

13 COUNCIL MEMBER RICHARDS: Uh-huh... [cross-
14 talk]

15 PHILIP HELLER: ...so all the benefits and
16 services that a local precinct provides will be here
17 and they're currently not.

18 COUNCIL MEMBER RICHARDS: Uh-huh. And I'm
19 assuming Department of Transportation is part of this
20 conversation, so I know they have a field of dreams
21 located adjacent to the site... [cross-talk]

22 PHILIP HELLER: Right... [cross-talk]

23 COUNCIL MEMBER RICHARDS: So, where are
24 we at with that and also obviously the streets in
25 that particular area need curbing and repaving so

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2 that you don't have to keep your police cars in...
3 going into the repair shop everyday... [cross-talk]

4 PHILIP HELLER: Oh goodness... [cross-talk]

5 COUNCIL MEMBER RICHARDS: ...so, so has DOT
6 shown a commitment to addressing some of the
7 underlying issues in this... [cross-talk]

8 PHILIP HELLER: Right... [cross-talk]

9 COUNCIL MEMBER RICHARDS: ...part of the
10 community?

11 PHILIP HELLER: Right, so there have been
12 conversations with the Department of Transportation
13 about, about fixing a lot of streets, curbs, etcetera
14 in the neighborhood, we... we're not directly involved
15 in that, we, we, we fully endorse any repairs that
16 can be made in these... in, in the surrounding
17 neighborhood, we, we're in conversation with them
18 about utilization of their lots which we're
19 appreciative of, we really would not be able to do
20 this if that was not possible...

21 COUNCIL MEMBER RICHARDS: Uh-huh, uh-huh...
22 [cross-talk]

23 PHILIP HELLER: We, we conducted a site
24 search via... through DCAS for a city owned and
25 privately-owned sites and nothing was sufficient and

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1
2 available so really DOT made this happen for us. The,
3 the existing DOT lot which is directly to the East of
4 our parking lot I know that there are... there have
5 been discussed utilization plans by Department of
6 Transportation for safety city, I can't... I can't
7 speak directly to the status of that project.

8 COUNCIL MEMBER RICHARDS: Okay, so before
9 we obviously pass this, you know we certainly want to
10 hear more concrete plans from DOT on... [cross-talk]

11 PHILIP HELLER: Certainly... [cross-talk]

12 COUNCIL MEMBER RICHARDS: ...the repaving,
13 the curbing and also some transportation studies for
14 that particular area, it is a, a... [cross-talk]

15 PHILIP HELLER: Yes... [cross-talk]

16 COUNCIL MEMBER RICHARDS: ...gateway to
17 Green Acres Mall so we get a... [cross-talk]

18 PHILIP HELLER: Yes... [cross-talk]

19 COUNCIL MEMBER RICHARDS: ...a lot of...
20 [cross-talk]

21 PHILIP HELLER: Yeah, we understand the
22 safety concerns... [cross-talk]

23 COUNCIL MEMBER RICHARDS: ...a lot of
24 traffic there obviously consistently so we want to
25 make sure it's safe for officers as well.

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2 PHILIP HELLER: We appreciate it... [cross-
3 talk]

4 COUNCIL MEMBER RICHARDS: ...as they come
5 out as well and, and for the public as well. Lastly,
6 I'll touch to any benefits for officers in this
7 precinct; is there a gym or any other amenities...
8 [cross-talk]

9 PHILIP HELLER: Yes, so... [cross-talk]

10 COUNCIL MEMBER RICHARDS: ...for them...
11 [cross-talk]

12 PHILIP HELLER: Yes, so one is it's a
13 modern facility that's actually large enough to, to
14 suit their needs which is saying something for those
15 of you that have been to our facilities. So, the main
16 thing would be just openness and daylight, the first
17 thing, right so the ability to see outside from your
18 offices. Among other amenities, suitable... I'll just
19 go to the cellar, suitable locker space... [cross-talk]

20 COUNCIL MEMBER RICHARDS: Uh-huh... [cross-
21 talk]

22 PHILIP HELLER: So, our locker
23 requirements are that they're, they're pretty large,
24 we have a tactical bag which is very large so it's a
25 two foot by two-foot locker with a little bench

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2 attached, also currently all officers have smart
3 phones, so we provide power outlets in those lockers,
4 so the smart phones can be located there. We have a
5 stress reduction room... [cross-talk]

6 COUNCIL MEMBER RICHARDS: Oh beautiful...

7 [cross-talk]

8 PHILIP HELLER: ...which is essentially
9 that like physical fitness room... [cross-talk]

10 COUNCIL MEMBER RICHARDS: Beautiful...

11 [cross-talk]

12 PHILIP HELLER: ...so, that, that is
13 located on the... in this plan as well and really just,
14 you know a modern, clean, efficient facility. I will
15 also, also emphasize that we meet... we will be meeting
16 current city requirements for energy efficiency...

17 [cross-talk]

18 COUNCIL MEMBER RICHARDS: Beautiful...

19 [cross-talk]

20 PHILIP HELLER: ...DCAS has a lot of good
21 initiatives so we're looking forward to their
22 assistance in terms of some funding. We have... I'm not
23 showing a roof plan here but planning on photovoltaic
24 on the roof to supplement... [cross-talk]

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2 COUNCIL MEMBER RICHARDS: Beautiful...

3 [cross-talk]

4 PHILIP HELLER: ...power... [cross-talk]

5 COUNCIL MEMBER RICHARDS: Beautiful...

6 [cross-talk]

7 PHILIP HELLER: We... highly energy
8 efficient building envelope and energy efficient
9 systems for the building so, you know good use of
10 civic resources.

11 COUNCIL MEMBER RICHARDS: Great, last
12 question, so obviously we want to make sure the
13 community stays up to date and that there's
14 consistent communication with the surrounding
15 neighborhood and obviously civic leaders and elected
16 who've been engaged board, who's been engaged in this
17 process. So, I know I mentioned I think a few weeks
18 ago when we met the, the commitment we would want a
19 commitment for forming an advisory board.. [cross-
20 talk]

21 PHILIP HELLER: Yes... [cross-talk]

22 COUNCIL MEMBER RICHARDS: ...to be a part
23 of this as the, the process goes through and until
24 the precinct is obviously built... [cross-talk]

25 PHILIP HELLER: Uh-huh... [cross-talk]

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2 COUNCIL MEMBER RICHARDS: So... and, and
3 maybe after, I mean it should have life after, I mean
4 obviously there'd be a community counsel... [cross-
5 talk]

6 PHILIP HELLER: Right... [cross-talk]

7 COUNCIL MEMBER RICHARDS: ...so god
8 willing, a lot of those individuals would become a
9 part of that but wanted to know if we can get a
10 commitment on... [cross-talk]

11 PHILIP HELLER: Yes, we can... [cross-talk]

12 COUNCIL MEMBER RICHARDS: ...an advisory
13 board?

14 PHILIP HELLER: So, currently we're,
15 we're actually scheduled to appear before the CB 13
16 Land Use Committee... [cross-talk]

17 COUNCIL MEMBER RICHARDS: Okay... [cross-
18 talk]

19 PHILIP HELLER: ...on May 7th, this is just
20 a recent development, so we'll be happy to discuss
21 specific arrangements regarding that at that time.

22 COUNCIL MEMBER RICHARDS: Okay... [cross-
23 talk]

24 PHILIP HELLER: We'll also present the
25 updated design. So, one of the things we're, we are

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2 doing is we will... we're submitting a preliminary
3 design to the public design commission for their May
4 14th meeting... [cross-talk]

5 COUNCIL MEMBER RICHARDS: Okay... [cross-
6 talk]

7 PHILIP HELLER: ...so in anticipation of
8 that we, we will be meeting with CB 13... [cross-talk]

9 COUNCIL MEMBER RICHARDS: Okay... [cross-
10 talk]

11 PHILIP HELLER: ...on May 7th.

12 COUNCIL MEMBER RICHARDS: And then we
13 would... [cross-talk]

14 PHILIP HELLER: ...and we can discuss...
15 [cross-talk]

16 COUNCIL MEMBER RICHARDS: ...want to talk a
17 little bit more about the structure.

18 PHILIP HELLER: Yeah, the... in, in terms
19 of the advisory committee we're open to any
20 recommendations typically monthly may be a little
21 much but quarterly... [cross-talk]

22 COUNCIL MEMBER RICHARDS: Yeah, yeah
23 quarterly... [cross-talk]

24 PHILIP HELLER: ...may work... [cross-talk]

25

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2 COUNCIL MEMBER RICHARDS: ...quarterly...

3 [cross-talk]

4 PHILIP HELLER: ...quarterly bi... you know
5 so... that'll be fine.

6 COUNCIL MEMBER RICHARDS: Alrighty,
7 great. Well thank you and thank you for your, your
8 work on this... [cross-talk]

9 PHILIP HELLER: Thank you sir, we're
10 excited to... [cross-talk]

11 COUNCIL MEMBER RICHARDS: ...feels like
12 it's been about a year and a half, two years we've
13 been working on this and want to thank you for your
14 commitment, well he's, he's worked on it for, for
15 that long but 40 years, wow...

16 PHILIP HELLER: Yeah, the... [cross-talk]

17 COUNCIL MEMBER RICHARDS: Wow, wow...

18 PHILIP HELLER: The, the department is
19 fully committed, we have a good staff to see this
20 through and I will say we've received great
21 assistance from the Mayor's Office as well... [cross-
22 talk]

23 COUNCIL MEMBER RICHARDS: Yep... [cross-
24 talk]

25

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2 PHILIP HELLER: ...in terms of just
3 interagency coordination and Department of Design and
4 Construction are the one who's actually doing this so
5 they're responsible for getting this thing designed
6 and built in the end and we're making sure they do
7 so.

8 COUNCIL MEMBER RICHARDS: Thank you so
9 much.

10 PHILIP HELLER: Thank you sir.

11 CHAIRPERSON GRODENCHIK: Thank you
12 Councilman Richards, we have been joined at this time
13 by Council Member Rory Lancman. I want to thank you
14 for your commitment to working with the community,
15 the community board, the civics, the local elected
16 officials through the process because that's very
17 important. I do have one question though following up
18 on something that Councilman Richards asked, will
19 there be a public hearing or some kind of public
20 input to where the actual lines of the new precinct
21 go because we've heard... you know we've heard a little
22 here a little there and I, I think that the, the...
23 it's not my district but I think the Montefiore
24 cemetery may be a good mark but I think that
25 certainly the local community and the local elected

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2 officials along with the community board would like
3 to see those lines before they're promulgated so I
4 would ask...

5 PHILIP HELLER: Yeah, so our office of
6 management analysis and planning is, is in charge of
7 that, we'll all defer to... we, we can get you an
8 answer on specific coordination's... [cross-talk]

9 CHAIRPERSON GRODENCHIK: Okay.

10 PHILIP HELLER: ...when it's possible.

11 CHAIRPERSON GRODENCHIK: We would
12 appreciate that answer coming to, to the committee.
13 Councilman Lancman, anything, yeah, he's good, he's
14 happy there's a new precinct coming. Well I want to
15 thank you for your answers today... [cross-talk]

16 COUNCIL MEMBER LANCMAN: I, I remember
17 when the 107th was built as... [cross-talk]

18 CHAIRPERSON GRODENCHIK: Yes... [cross-
19 talk]

20 COUNCIL MEMBER LANCMAN: ...I'm sure you
21 do... [cross-talk]

22 CHAIRPERSON GRODENCHIK: Yes, I do, we
23 talked about that... [cross-talk]

24 COUNCIL MEMBER LANCMAN: I know how
25 important a moment this is for you guys.

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2 CHAIRPERSON GRODENCHIK: It's a big deal,
3 it's a big... we've been wandering in the desert of
4 Eastern Queens for 40 years not unlike the Israelites
5 but it... this is our version of the promised land, so
6 I want to thank you for that and with that we dismiss
7 you as a... and thank you again... [cross-talk]

8 PHILIP HELLER: Thank you.

9 CHAIRPERSON GRODENCHIK: We have one more
10 person to testify this morning that is a Richard
11 Hellenbrecht who is a member of Community Board 13 in
12 Eastern Queens, my constituent and also a past Chair
13 of Community Board 13. Put him on the clock for an
14 hour, no I'm only kidding. Mr. Hellenbrecht please.

15 RICHARD HELLENBRECHT: Do I need to
16 swear... [cross-talk]

17 CHAIRPERSON GRODENCHIK: Please just...
18 [cross-talk]

19 RICHARD HELLENBRECHT: ...in or anything?

20 CHAIRPERSON GRODENCHIK: You don't get to
21 get sworn in... [cross-talk]

22 RICHARD HELLENBRECHT: No, okay... [cross-
23 talk]

24 CHAIRPERSON GRODENCHIK: ...but if you
25 would state your name for the record.

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2 RICHARD HELLENBRECHT: Thank you, my name
3 is Richard Hellenbrecht, I am a proud and happy
4 resident of the 105th precinct Community Board 13 for
5 about 45 years, been a member of Community Board 13
6 for 30 years just last year and been a Land Use Chair
7 for a, a good part of that and I'm very pleased to,
8 to be here today, this is a very happy occasion. I
9 know I speak for all of the civic associations both
10 North and South, we have all been for the whole 30
11 years that I've been involved this has always been
12 number one priority on the capital budget area and
13 everybody has been totally supportive of having a new
14 precinct in the South and we're very happy to see the
15 116 finally moving forward. I thank the, the Council
16 Members and I certainly thank the Mayor for stepping
17 up and, and moving with this. We've, we've had a lot
18 of tangles over the years with various people and,
19 and this, this is tremendous to move forward. My only
20 concern is the... and it has been brought up before is
21 the parking and I was concerned when I saw the plans
22 and the layouts of the parking spaces and whatnot.
23 Knowing at the 105 parking is up on the sidewalk for
24 the most part if you go there which is... [cross-talk]

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2 CHAIRPERSON GRODENCHIK: Yes, it is...

3 [cross-talk]

4 RICHARD HELLENBRECHT: ...not very
5 attractive to the community and it's not very good
6 use of the, you know public sidewalk.

7 CHAIRPERSON GRODENCHIK: It seems to be a
8 common issue around precincts throughout the city of
9 New York.

10 RICHARD HELLENBRECHT: I'm afraid it is...

11 [cross-talk]

12 CHAIRPERSON GRODENCHIK: Even... and, and
13 the 105 is a low-density community as you know as is
14 the site for the 116 but I was just near the 5th
15 precinct and oh my god, much worse.

16 RICHARD HELLENBRECHT: Yeah, well... I'm
17 hoping the 163 spaces that they've provided are going
18 to be enough. I'm a little concerned that one of the
19 parking spots... parking lots is pretty far removed
20 across the street from the precinct and this might
21 encourage police not to park there and park on the
22 street instead, but I hope that, that we can police
23 that and, and watch it very carefully. I was very
24 pleased years ago to be at the groundbreaking of the
25 satellite with Congressman Meeks and many, many other

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1
2 people and that has been a tremendous help to, to, to
3 the North and the South, particularly the South and..
4 but it has not been the full answer so the only real
5 answer is, is this full precinct so we look forward
6 to that. As the Councilman, Chairman stated the 105th
7 precinct, the Community Board 13 it's about 12 or 13
8 miles long and it's only about one to two miles wide
9 in most places so it makes it very difficult. The
10 precinct itself currently the 105 is located way at
11 the North so to get from the North to the South with
12 the Cross Island Parkway which is jammed most of the
13 time it's, it's really almost impossible and takes a
14 lot of time. When we first started this our
15 statistics for response to, to crimes were the worst
16 in the city, they may still be I haven't looked
17 recently but I think this will go a long way towards
18 fixing that. I think this will also help out the NCO
19 program which is being implemented at the end of this
20 month as a matter of fact in the 105 and I think that
21 planning is going very well and, and will, will help
22 everybody in the precinct. Again, I appreciate the
23 cooperation of all of the civics, I was involved
24 early on in the selection process as it moved forward
25 I was not involved but, but certainly very happy and,

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2 and worked with Bess DeBetham that was mentioned
3 before, I know she's been a real lead on this. So,
4 again I thank... I thank the Council Members, I look
5 forward to seeing the design, the next level of the
6 design that's coming up on May 7th and I look forward
7 to being part of this process as it goes forward for
8 the award of the contract and breaking ground and
9 moving forward.

10 CHAIRPERSON GRODENCHIK: Well we want to
11 thank you for your advocacy this really has been a
12 team effort all the way from North Shore Towers down
13 to Meadowmere and every civic in between and some day
14 if you're in my office I'll show you the responses I
15 got from the civic leaders after I sent them an email
16 and... at least in my community, I got like close to a
17 dozen responses which were just, you know jaw
18 dropping... [cross-talk]

19 RICHARD HELLENBRECHT: Yep... [cross-talk]

20 CHAIRPERSON GRODENCHIK: ...disbelief which
21 is how I reacted when I got the call from the
22 administration. I certainly... the points you brought
23 up we will certainly follow up on; parking of course
24 is a tremendous concern no matter where you are even
25 in... even in the, the less dense areas of Eastern

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2 Queens its still becoming an, an issue for us so we
3 will watch that carefully. Mr. Richards, anything?

4 COUNCIL MEMBER RICHARDS: Thank you
5 Richard and I want to thank the community board for
6 their partnership in getting this done. Once again
7 just pointing back to many years ago even before I
8 was elected I remember this being the number one
9 priority for Community Board 13 so we look forward to
10 getting this done and, and obviously around the
11 issues of parking, I don't think they'll have a
12 choice but to park in that particular lot, lot so I'm
13 not really concerned about if they will, I don't
14 think they will really have a choice when they... when,
15 when these... the blocks are very narrow over there and
16 there's only so many spots to, to, to go by so... but
17 we hope that it'll be enough and hope is a... is a
18 strong word. So, thank you, thank you for your
19 partnership and... [cross-talk]

20 RICHARD HELLENBRECHT: Thank you and...
21 [cross-talk]

22 COUNCIL MEMBER RICHARDS: ...thank you for
23 coming today... [cross-talk]

24

25

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2 RICHARD HELLENBRECHT: ...I think we've
3 probably set a record for passing under ULURP...
4 [cross-talk]

5 CHAIRPERSON GRODENCHIK: It's gone
6 quickly, yes... [cross-talk]

7 RICHARD HELLENBRECHT: ...it's gone very
8 quickly and... [cross-talk]

9 COUNCIL MEMBER RICHARDS: ...shockingly so
10 and... [cross-talk]

11 CHAIRPERSON GRODENCHIK: Also, we sit now
12 know when city planning wants to really devote
13 resources to things how quickly they can move so I
14 think there's ups and downs in this but... but thank
15 you.

16 RICHARD HELLENBRECHT: Very good, thank
17 you very much.

18 CHAIRPERSON GRODENCHIK: And our
19 community doesn't have many civic, we have schools
20 that's for the... and libraries those are our great...
21 you know we don't have a lot of... it's, it's mostly
22 homeowning and garden department type complexes up
23 and down Eastern Queens so this is a very exciting
24 day, it's interesting we went... I know you looked at
25 many, many sites and you came back to everything old

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2 is new again, right, so you came back home so.. I want
3 to thank you again for making the long journey from
4 Eastern Queens to, to 250 Broadway today and again
5 thank you Richard for your advocacy, you and the
6 other civic leaders and certainly all the chairs of
7 Community Board 13 because really I think every
8 single one of them was involved because that's how
9 long it's taken the, the entire existence of, of the
10 Community Board, we know Sona Rica was there for 33
11 years god rest her soul. So, thank you and there's
12 any other members of the public that would like to
13 testify on this? We really get such uniminity on a
14 project so.. again, I want to thank everybody for
15 being here this morning as there are no other people
16 willing or wishing to testify I am going to close
17 this hearing. This application will be laid over,
18 that concludes our meeting for today. Thank you all
19 for attending..

20 COUNCIL MEMBER RICHARDS: And let me just
21 say thank you to my Deputy Chief.. [cross-talk]

22 CHAIRPERSON GRODENCHIK: I'm sorry..
23 [cross-talk]

24 COUNCIL MEMBER RICHARDS: ...of Staff
25 Devaney Brown who's done a lot of work on this.

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2 CHAIRPERSON GRODENCHIK: And thank you to
3 the committee staff of course for all the work they
4 have done to get us to this point and all the work
5 they will do to get us home so... and thank you again
6 Mr. Heller and the police department for getting us
7 to this moment. With that we are adjourned.

8 [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

April 30, 2018