

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME  
USES

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August 18, 2009  
Start: 11:36 am  
Recess: xx:xx am

HELD AT: Council Chambers  
City Hall

B E F O R E: JESSICA S. LAPPIN  
Chairperson

COUNCIL MEMBERS:  
Charles Barron  
Leroy G. Comrie, Jr.  
Elizabeth Crowley  
Daniel R. Garodnick  
John C. Liu  
Rosie Mendez

## A P P E A R A N C E S [CONTINUED]

Lucas Wordly  
Special Guest of Chairperson Lappin

Tom Pellegrino  
Commanding Officer  
Facilities Management Division  
New York Police Department

Ernest Gelman  
Commanding Officer  
Mounted Unit  
New York Police Department

Raymond Levin, Esq.  
Watso and Mezza Law Firm  
Representing Two Trees Management

Committee Counsel  
Subcommittee on Landmarks, Public Siting & Maritime  
Uses

Dana Sunshine  
Assistant Director  
Public Private Partnerships  
Facilities Office  
City University of New York

Dion Wilson  
Director of Real Estate  
New York City Health and Hospitals Corporation

Unknown Female Speaker  
New York City Health and Hospitals Corporation

Daniel R. Garodnick  
Speaking on CUNY HHC Lease  
New York City Council Member

## A P P E A R A N C E S [CONTINUED]

Jenny Fernandez

Speaking on Audubon Historic District

Speaking on Washington Presbyterian Church

Speaking on Fillmore Place Historic District

Director of Intergovernmental and Community Relations

Landmark Preservation Commission

Christian Hilton

Committee Counsel

Subcommittee on Landmarks, Public Siting & Maritime

Uses

2 [Gavel banging]

3 CHAIRPERSON LAPPIN: Good morning.

4 Welcome to the Land Use Subcommittee on Landmarks,

5 Public Siting and Maritime Uses. I'm the Chair

6 Jessica Lappin, joined today by Council Member

7 Leroy Comrie from Queens; Council Member Elizabeth

8 Crowley from Queens; Council Member Charles Barron

9 of Brooklyn; Council Member John Liu of Queens;

10 Council Member Rosie Mendez of Manhattan. And

11 the--do you want me to start with this one? Okay.

12 And we have a special guest, Lucas Wordly

13 [phonetic], is helping out, is helping mommy chair

14 the hearing today while his nanny's daughter is

15 getting married.

16 So we're going to start with the

17 item that is in the Speaker's District. It is the

18 NYPD Stables. And I wanted to ask the Police

19 Department of come up and testify. We have

20 Inspector Pellegrino and Bob--I'm sorry, Barry

21 Gelman and Raymond Levin, not with the Police

22 Department, sorry. All right, we're just going to

23 start with the Police Department then, with Barry

24 and Inspector Pellegrino and give you gentlemen an

25 opportunity to present the project to us and

2 officially open the hearing on this item. Gah,  
3 I'm a little rusty. It feels like it's been a  
4 while.

5 [Pause]

6 INSPECTOR TOM PELLEGRINO: Okay.  
7 Well good morning. I'm Inspector Tom Pellegrino.  
8 I am the Commanding Officer of the NYPD's Facility  
9 Management Division. We're here this morning to  
10 talk about the relocation of our Mounted Unit.  
11 With me is Captain Gelman who's the Commanding  
12 Officer of the Unit.

13 Just to give you a little history  
14 as to how we got to this point, previously our  
15 Mounted Unit was located on 42<sup>nd</sup> Street, 621 to 625  
16 42 Street. We were there from 1992 through  
17 September of '03. The reason we vacated that site  
18 was our lease had expired. The landlord at the  
19 time asked us to leave. So there we go. So we're  
20 out of there. With the help of DCAS we identify a  
21 location which turned out to be a temporary  
22 location on a Pier, Pier 63 and 23<sup>rd</sup> Street.

23 The Hudson River Park Trust, as you  
24 undoubtedly know is in charge of all the  
25 waterfront property on the West Side and they

2 okayed this move as a temporary solution to our  
3 problem. As you can imagine it's difficult to  
4 site a Mounted Unit. It's not like we're moving  
5 office space which is pretty easy to move, you  
6 know, we're talking about horses, quite a number  
7 of them.

8 Anyways, so we moved to Pier 63  
9 which is on West Street and 23<sup>rd</sup>. We were there  
10 from July '03 through March '07. Our license  
11 agreement with Basketball City, who was the tenant  
12 at that location, expired on 12/31/06. We didn't  
13 vacate until March of '07 because we had  
14 difficulty, as you can imagine, finding another  
15 site.

16 Which brings us to our current  
17 location, from March of '07 up to the present time  
18 we are now located on another Pier, Pier 76 which  
19 is located on West Street and West 38<sup>th</sup> Street.  
20 Again DCAS had found this location for us; Hudson  
21 River Park Trust has okayed us to be there however  
22 they want back all of the waterfront property from  
23 the City agencies including us. So they've asked  
24 us to move.

25 We knew it going in that this was

1  
2 only a temporary site so the search has been  
3 ongoing, going back to '03 when I started this,  
4 this job. And, you know, looking for this site  
5 from our West 42<sup>nd</sup> Street site.

6 So that brings us to the proposal  
7 to move to a, I don't know what to call it, a,  
8 help me out here.

9 CHAIRPERSON LAPPIN: A new  
10 location.

11 INSPECTOR PELLEGRINO: New location  
12 but it's a very large development, I guess was the  
13 word I was looking for. It's on 11<sup>th</sup> Avenue, 770  
14 11<sup>th</sup> Avenue between 53<sup>rd</sup> and 54<sup>th</sup> Streets. The  
15 developer is Two Trees. They are proposing to  
16 build a 900 unit apartment complex with on the  
17 bottom floors some retail along with a siting for  
18 our Mounted Unit.

19 Right now we're in the very  
20 preliminary stages of planning and as of today  
21 that has even come to a halt. The planning on  
22 this has slowed down to a real halt completely. I  
23 believe due to funding issues. And that's where  
24 we leave off.

25 CHAIRPERSON LAPPIN: And the

2 Council approved that project three months ago,  
3 just for the Committee's edification. The Speaker  
4 supports this. The Community Board voted 42 to 0  
5 and the Borough President is in support of this.  
6 I think everybody's pretty anxious and eager for  
7 you to get off of the Piers. And so I just wanted  
8 to ask--and we do have a representative from the  
9 developer here who can speak in a moment to the  
10 status of that project but from your perspective,  
11 if everything went well and we approve this in the  
12 Council, what would your timeline be for vacating  
13 the Piers and moving into a new facility?

14 INSPECTOR PELLEGRINO: That would  
15 really be up to development. I really would have  
16 to guess on that which I'm not really prepared to  
17 do. Like I said it's a very large complex. I  
18 really don't know how long it's going to take them  
19 to build this. Right now there's nothing there.  
20 I think they started with foundations but that's  
21 about it.

22 CHAIRPERSON LAPPIN: And the new  
23 facility would be approximately the same size as  
24 the existing facility or it's larger than the  
25 existing facility.



2 INSPECTOR PELLEGRINO: It would be  
3 somewhat larger.

4 CHAIRPERSON LAPPIN: It would have  
5 27 stalls, horse showers, a horse--

6 INSPECTOR PELLEGRINO:  
7 [Interposing] Right.

8 CHAIRPERSON LAPPIN: --shoeing  
9 room, a training ring--

10 INSPECTOR PELLEGRINO:  
11 [Interposing] Right.

12 CHAIRPERSON LAPPIN: --an area for  
13 loading and storage of horse trailers, hay.

14 INSPECTOR PELLEGRINO: Right. Um-  
15 hum. Indoor parking, very important. 30 spaces  
16 indoor parking in addition to--

17 CHAIRPERSON LAPPIN: [Interposing]  
18 For the horses or for the vehicles--?

19 INSPECTOR PELLEGRINO:  
20 [Interposing] No, for vehicles.

21 [Laughing]

22 INSPECTOR PELLEGRINO: In addition  
23 to another 10 spots for our horse trailers and the  
24 SUVs and pickup trucks that pull those trailers  
25 around the City.

2 CHAIRPERSON LAPPIN: Okay. Do any  
3 of my colleagues have any questions for the NYPD?  
4 Council Member Comrie.

5 COUNCIL MEMBER COMRIE: Is this  
6 going to be a separate facility other than, excuse  
7 me, the development of the apartment complex and  
8 the retail or is it all going to be one large--

9 INSPECTOR PELLEGRINO:  
10 [Interposing] Yeah it's contained inside there.

11 COUNCIL MEMBER COMRIE: So you have  
12 to wait to see that--for that to be built. Yours,  
13 because it couldn't be built separately.

14 INSPECTOR PELLEGRINO: Correct.

15 COUNCIL MEMBER COMRIE: And you  
16 were intimating that you had no idea on any  
17 process or timeline.

18 INSPECTOR PELLEGRINO: No Sir.

19 COUNCIL MEMBER COMRIE: Because of  
20 the economy and everything that's happened. And  
21 have--were you--

22 INSPECTOR PELLEGRINO:  
23 [Interposing] That, and the scale of the project.  
24 It's huge.

25 COUNCIL MEMBER COMRIE: I know.

2 INSPECTOR PELLEGRINO: I don't know  
3 how long it's going to take to build.

4 COUNCIL MEMBER COMRIE: Were you  
5 involved in the design of the facility or has it  
6 been any type of design done on the facility?

7 INSPECTOR PELLEGRINO: Yes.

8 COUNCIL MEMBER COMRIE: But, and  
9 you were able to incorporate all of the needs of  
10 the stables into the design?

11 INSPECTOR PELLEGRINO: Yep.

12 COUNCIL MEMBER COMRIE: So okay,  
13 it's just a matter of getting a definitive  
14 timeline.

15 INSPECTOR PELLEGRINO: Right.

16 COUNCIL MEMBER COMRIE: Are you,  
17 what's your lease time at your present facility  
18 now?

19 INSPECTOR PELLEGRINO: There really  
20 isn't one. There is no drop-dead date to get out  
21 but as--

22 COUNCIL MEMBER COMRIE:  
23 [Interposing] And so the community can support you  
24 staying there as long--is it the same Community  
25 Board that you're moving from and to? Within the

2 same Community Board area on that?

3 CHAIRPERSON LAPPIN: I'm sorry.

4 Can I interject for a moment, Council Member  
5 Comrie, because my understanding is that there has  
6 been a lawsuit about this and there are penalties  
7 involved for the Administration if you don't  
8 vacate at a certain timeframe and that those  
9 penalties increase over time.

10 INSPECTOR PELLEGRINO: I don't know  
11 what that timeline is. No one's given me a date,  
12 you know, concrete date to get out. I do know  
13 that it's in litigation and we've--they want us  
14 out yesterday.

15 CHAIRPERSON LAPPIN: Okay. Well  
16 maybe the developer seems to have some more  
17 information--

18 INSPECTOR PELLEGRINO:  
19 [Interposing] Okay.

20 CHAIRPERSON LAPPIN: --than you do  
21 which I find a little bit surprising but I think  
22 our concern is that you wouldn't just pay the  
23 penalties as a stop-gap measure but that you would  
24 vacate these Piers as the community and the courts  
25 both would like and have ordered and move into

1  
2 this new facility as soon as it is available. So  
3 are you committing today that as soon as this is  
4 available, that you will move?

5 INSPECTOR PELLEGRINO: Absolutely.

6 COUNCIL MEMBER COMRIE: I think  
7 Madam Chair that they're at the bottom of the pole  
8 as far as dictating when the facility's going to  
9 be available. They, you know, I think that we  
10 should try to help--

11 CHAIRPERSON LAPPIN: [Interposing]  
12 I understand that but I think there's a concern in  
13 the community that even once the facility is  
14 available they would choose to pay penalties as  
15 opposed to actually move. And we want them to  
16 move.

17 COUNCIL MEMBER COMRIE: Okay. Well  
18 I hear what you're saying. I think they want to  
19 move I don't think they want--I don't think the  
20 City would want to pay penalties. I would hope  
21 not but, you know, if there's a real delay as into  
22 construction, I hope that's considered and that  
23 the City will advocate towards that and also so  
24 that they don't have to pay money in penalties  
25 when there's every effort being made to relocate

2 them as opposed to just trying to amend a court  
3 order when there's actual work being done to try  
4 to move them as quickly as possible.

5 Now with them we're double--we're  
6 spending money for nothing. And to placate a  
7 situation that--when every reasonable effort is  
8 being made for them to be placed in a facility  
9 that would be permanent. Thank you.

10 CHAIRPERSON LAPPIN: Great. Thank  
11 you very much. I think we'd like to hear from the  
12 developer now who could answer some of these  
13 questions about the timeline for the project and  
14 when it would be available for a move-in date.

15 [Pause]

16 MR. RAYMOND LEVIN: It's still  
17 morning, so good morning.

18 CHAIRPERSON LAPPIN: Good morning.

19 MR. LEVIN: My name is Raymond  
20 Levin. I'm with the law firm of Watso and Mezza  
21 [phonetic]; we represent Two Trees Management, the  
22 owner of the property. We're here in support of  
23 the item that the Council is considering which is  
24 a site selection for the Mounted facility at 770  
25 11<sup>th</sup> Avenue.

2 And I certainly don't want to  
3 disagree with the Police Department so I hope they  
4 don't take it badly. There's a Memorandum of  
5 Understanding that they entered into which says  
6 they have to be off of the Pier by 2011. And  
7 that's the date that we've been, the owners of the  
8 property, have been working towards. They had  
9 numerous meetings with the City, both DCAS and the  
10 Police Department. And I am told that the design  
11 of this facility has been pretty much finalized.  
12 If you go out to the site today, rather than  
13 nothing happening, actually the floor for this  
14 facility has been poured, the concrete's been  
15 poured. And they are proceeding.

16 This facility will be completed  
17 independent of the remainder of the property. The  
18 lower floors of this building will have a 350,000  
19 square foot Mercedes dealership; the somewhat over  
20 30,000 square foot stable; a small community  
21 facility; and that portion of the building will be  
22 constructed whether the residential units above  
23 are. And so that is proceeding apace right now.  
24 If you go out there I'm sure you'll see concrete  
25 and steel and all that kind of good stuff.

2 The process to finalize a business  
3 arrangement is also proceeding. On August the 6<sup>th</sup>  
4 the City sent the ownership a proposal and the  
5 ownership is preparing a counter proposal. They  
6 believe that they are very close to finalizing an  
7 agreement. Obviously they would like to finalize  
8 it quickly since they're building the facility and  
9 they're building it based on good faith at this  
10 point. The arrangement is a lease with an option  
11 for the City to purchase the space.

12 It took a while before OMB, you  
13 know, signed off on this facility. But ownership  
14 is very committed to it; Two Trees Management runs  
15 a stable out on Long Island. They have familiar  
16 with it. And they're very happy to have the  
17 Police Department's Mounted facility in their  
18 building. And I'll answer any questions you may  
19 have.

20 CHAIRPERSON LAPPIN: Questions?  
21 Council Member Comrie?

22 COUNCIL MEMBER COMRIE: So you're  
23 stating that this facility will be built  
24 independently of the rest of the structure.

25 MR. LEVIN: That's correct.



2 COUNCIL MEMBER COMRIE: And you're  
3 committed to meeting their date that they have to  
4 move so that they won't have to pay, the City  
5 won't have to pay any fines--

6 MR. LEVIN: [Interposing] Well  
7 we're committed to meeting that date, not because  
8 they--not because of their fines but because  
9 that's the understanding that we have that they'd  
10 like to be in there as soon as possible--

11 COUNCIL MEMBER COMRIE:  
12 [Interposing] But you--

13 MR. LEVIN: --and we'd like to have  
14 them in there as soon as possible.

15 COUNCIL MEMBER COMRIE: But you  
16 intimated that you're having some problems with  
17 the City as far as permits and things are  
18 concerned--

19 MR. LEVIN: [Interposing] No, no,  
20 no. We're--the only thing that's outstanding now  
21 is the business arrangement, which is typical.  
22 It's being negotiated as to what the, you know,  
23 lease price will be and the ultimate purchase  
24 price. That has been going back and forth a  
25 little bit and my client tells me that they

2 believe they're very close to finalizing that  
3 arrangement.

4 COUNCIL MEMBER COMRIE: But that's  
5 not stopping the construction or--

6 MR. LEVIN: [Interposing]  
7 Construction is proceeding.

8 COUNCIL MEMBER COMRIE: Okay. All  
9 right.

10 MR. LEVIN: And, you know, final  
11 design and all of that is proceeding. That is  
12 not--that has never held up this process.

13 COUNCIL MEMBER COMRIE: Um-hum.  
14 Thank you.

15 MR. LEVIN: You're welcome.

16 CHAIRPERSON LAPPIN: Thank you.  
17 And Council Member Barron has a question.

18 COUNCIL MEMBER BARRON: Yeah I'm  
19 just concerned about this mix of things, residence  
20 and horse stable and car dealers. I mean it just  
21 doesn't sound like a great mix in a community  
22 area. Are you concerned about that, or are  
23 residents concerned about that? Have you heard  
24 any complaints about--?

25 MR. LEVIN: [Interposing] Well the

1  
2 Community Board voted overwhelmingly in favor.  
3 The Borough President and the City Council on that  
4 project. There were discussions about how to  
5 handle odors--

6 COUNCIL MEMBER BARRON:

7 [Interposing] Right.

8 MR. LEVIN: --from the stable. And  
9 there's a fairly extensive control system for  
10 that. Most of the people in the community were  
11 happy, a) to see the stable move off of the  
12 waterfront and b) were happy to see it in this  
13 building and having a facility built from the  
14 ground up specifically for this purpose so that  
15 whatever measures were needed to control odors and  
16 other potential negatives were taken into account.  
17 It's a brand new facility.

18 In terms of the car dealership, 11<sup>th</sup>  
19 Avenue has traditionally been a place where there  
20 are car dealers. Also this is a facility that's  
21 new from the ground up. And it's separated from  
22 the residential. There'll be a floor of parking  
23 area above these uses that we're talking about  
24 now. And then the residential tower rises from an  
25 open green space on the roof. So you've got sort

2 of a double height dealership and stable area.

3 And then you've got a level of parking. And then

4 you've got an open space and then the buildings

5 rise. So we really haven't had those concerns

6 about the mixed use nature of the building.

7 COUNCIL MEMBER BARRON: Was there  
8 any opposition?

9 MR. LEVIN: There's always  
10 opposition.

11 COUNCIL MEMBER BARRON: Well who--  
12 what did they say? What the opponents--

13 MR. LEVIN: [Interposing] Oh they  
14 were--

15 COUNCIL MEMBER BARRON:  
16 [Interposing] Who were they and what did they say?

17 MR. LEVIN: Oh they wanted--there  
18 were opponents, not about the stable, there were  
19 opponents that wanted more affordable housing.  
20 They wanted the building to be lower. A number of  
21 things of that nature.

22 COUNCIL MEMBER BARRON: Thank you.

23 MR. LEVIN: You're welcome.

24 CHAIRPERSON LAPPIN: Thank you. I  
25 don't have any questions. And I think as you

2 indicated--

3 MR. LEVIN: [Interposing] I'm  
4 disappointed.

5 CHAIRPERSON LAPPIN: No, I think, I  
6 think Luke is playing with his police cars; I just  
7 want the record to show. I, you know, as you  
8 noted, the stables are very [talking to her son]  
9 stables were very, very broadly supported in the  
10 community. Okay. I don't think there's anybody  
11 else signed up to testify on this item, so thank  
12 you--

13 COUNCIL MEMBER BARRON:  
14 [Interposing] Could I just ask, just one last  
15 question.

16 CHAIRPERSON LAPPIN: Sure. Council  
17 Member Barron.

18 COUNCIL MEMBER BARRON: What is the  
19 percentage of affordability in terms of the  
20 housing?

21 MR. LEVIN: 20%.

22 COUNCIL MEMBER BARRON: 20?

23 MR. LEVIN: 2-0.

24 COUNCIL MEMBER BARRON: And what is  
25 the AMI for that 20%?

2 MR. LEVIN: It's the City's  
3 inclusionary housing--

4 COUNCIL MEMBER BARRON:  
5 [Interposing] 80%?

6 MR. LEVIN: --housing program.

7 COUNCIL MEMBER BARRON: 80%?

8 MR. LEVIN: I believe so.

9 COUNCIL MEMBER BARRON: All right,  
10 just, all right. This is just for the stables.

11 MR. LEVIN: I think you may have  
12 already voted no though.

13 [Laughter]

14 CHAIRPERSON LAPPIN: Okay. Thank  
15 you very much.

16 MR. LEVIN: You're welcome. Thank  
17 you.

18 CHAIRPERSON LAPPIN: I think I'm  
19 going to close the hearing on this item. I think  
20 because we may lose Council Member Mendez, I'm  
21 going to ask for the Counsel to call for a vote on  
22 this project but I did want my colleague to know  
23 that we have a Bellevue Hospital item and we have  
24 a couple of Landmark items as well that we're  
25 going to vote on this morning.

2 [Pause]

3 COMMITTEE COUNSEL: On LU 182,  
4 which is the site selection for NYPD for 770 11<sup>th</sup>  
5 Avenue for use as a Police Mounted Unit facility  
6 and stable. Councilwoman Lappin?

7 CHAIRPERSON LAPPIN: I'm going to  
8 vote aye and recommend a favorable vote. The  
9 community has been trying for a very long time to  
10 find a permanent location for this stable as the  
11 Inspector mentioned. It's been in a couple of  
12 different Piers over the last few years and this  
13 would be a much more suitable and appropriate long  
14 term location for these stables. Aye.

15 COMMITTEE COUNSEL: Council Member  
16 Barron.

17 COUNCIL MEMBER BARRON: No.

18 COMMITTEE COUNSEL: Councilman  
19 Comrie.

20 COUNCIL MEMBER COMRIE: I'm going  
21 to vote aye since the Community Board has approved  
22 this site already. I would just hope that the  
23 City does everything necessary to ensure that the  
24 stables are moved in as quickly as possible so  
25 that they don't have to pay penalties in regards

2 to the agreement that was done by the courts. And  
3 that they make every effort necessary to ensure  
4 that these stables are relocated so that they  
5 don't have to waste money on fines and penalties.

6 COMMITTEE COUNSEL: Council Member  
7 Liu.

8 COUNCIL MEMBER LIU: Yes.

9 COMMITTEE COUNSEL: Councilwoman  
10 Mendez.

11 COUNCIL MEMBER MENDEZ: Yes.

12 COMMITTEE COUNSEL: Councilwoman  
13 Crowley.

14 COUNCIL MEMBER CROWLEY: I vote  
15 yes.

16 COMMITTEE COUNSEL: By a vote of  
17 five in the affirmative, 1 in the negative and no  
18 abstentions, the aforementioned item LU 182 is  
19 adopted and referred to the full Committee.

20 CHAIRPERSON LAPPIN: Okay. We'll  
21 move to the item in Council Member Garodnick's  
22 District, the C & D Building at the Bellevue  
23 Hospital Center and ask CUNY to come up and  
24 testify on this item. Dana Sunshine and Dion  
25 Wilson from HHC.



2 COMMITTEE COUNSEL: We can't vote  
3 on anything until you come back.

4 CHAIRPERSON LAPPIN: As you come  
5 and come and get settled, I'm going to open the  
6 hearing on this item and mention to my colleagues  
7 I have a letter here from Council Member Garodnick  
8 who's not here today but he did want to voice his  
9 support for this item. And he does expect that it  
10 would be a partnership that would become a  
11 national leader in simulation training. I may  
12 read parts of this letter later if necessary but  
13 give you that.

14 COUNCIL MEMBER COMRIE: Can Council  
15 Member Mendez vote on the other items before she  
16 leaves?

17 CHAIRPERSON LAPPIN: Not until we  
18 have a hearing.

19 COMMITTEE COUNSEL: Yeah.

20 CHAIRPERSON LAPPIN: So if you  
21 could introduce yourself and--

22 COUNCIL MEMBER COMRIE:  
23 [Interposing] Can we open the hearing on the items  
24 then?

25 [Pause]

2 [Off mic discussion]

3 CHAIRPERSON LAPPIN: I wish that we  
4 could do it a different way but we can't. So if  
5 you could introduce yourself for the record and  
6 begin, we can get the hearing done quickly and  
7 maybe there's a chance that other people can vote.  
8 Turn on the microphone, thank you.

9 MS. DANA SUNSHINE: My name is Dana  
10 Sunshine. I'm here from CUNY. I'm the Assistant  
11 Director of Public Private Partnerships in the  
12 Facilities Office at CUNY.

13 MR. DION WILSON: Good morning. My  
14 name is Dion Wilson. I'm the Director of Real  
15 Estate for the New York City Health and Hospitals  
16 Corporation. Thank you for the opportunity to  
17 testify in support of the sublease agreement  
18 between HHC and the City University of New York  
19 that will be on the campus of Bellevue Hospital  
20 Center. The proposed sublease agreement that is  
21 before you for approval would permit City  
22 University, in conjunction with New York  
23 University School of Medicine, to develop a  
24 training and assessment simulation laboratory on  
25 the 3<sup>rd</sup> floor of the C & D building on Bellevue

Hospital Center's campus.

The use of simulation as an instructional method in the health care field has grown rapidly in recent years with patient safety initiatives driving this growth. Simulation employs state-of-the-art training and assessment programs designed to improve clinical performance. Instructional simulation helps assure safe introduction of medical devices and procedures; the effective application of crisis resource management principles; testing and improvement of organizational practices and response capabilities; and specific nursing and health care provider clinical competencies.

Funding for the project will be provided by City University. Bellevue Hospital Center will receive \$625,000 in rent revenue per year under this sublease agreement. The rent will increase by 3% per year for the 15 year initial term of the sublease.

HHC conducted a public hearing on June 3<sup>rd</sup>, 2009 with respect to the proposed leasing and HHC's Board of Directors approved the sublease on June 23<sup>rd</sup> of 2009. Thank you for your

2 consideration. I will be happy or we would be  
3 happy to answer any questions that you would have.

4 CHAIRPERSON LAPPIN: It's a 15-year  
5 lease--

6 MR. WILSON: [Interposing] That's  
7 correct.

8 CHAIRPERSON LAPPIN: --correct?  
9 With 2 5-year renewal options.

10 MR. WILSON: That's correct.

11 CHAIRPERSON LAPPIN: CUNY will at  
12 its own expense make \$15 million worth of  
13 renovations?

14 MS. SUNSHINE: Correct, that's  
15 correct.

16 CHAIRPERSON LAPPIN: Okay. And  
17 this is, you believe, will help you in your effort  
18 to recruit minorities into medicine?

19 MS. SUNSHINE: Well that's, you  
20 know, if everyone is probably familiar with CUNY,  
21 but, you know, that's what we specialize in  
22 throughout the system. We do have 13 nursing  
23 schools at CUNY. Other schools will also take  
24 advantage of the programs there including our  
25 emergency management response training programs at

2 John Jay, at LaGuardia. We have a whole variety  
3 of programs that will be able to take advantage of  
4 the center.

5 CHAIRPERSON LAPPIN: Our Higher Ed  
6 Committee Chair, Council Member Barron.

7 COUNCIL MEMBER BARRON: Will this  
8 increase the amount of students that'll have an  
9 opportunity to do their clinicals? Because  
10 getting the clinicals in a nursing program has  
11 been a real problem and as a matter of fact it  
12 attributes to some of the nursing shortage in the  
13 City. So would this space have any connection to  
14 increasing clinicals?

15 MS. SUNSHINE: Correct. Now I'm  
16 not a specialist in curriculum necessarily, I'm  
17 from the Facilities Department but the way the  
18 curriculum is moving as simulation becomes more  
19 and more popular is the wrong word but inherent in  
20 these programs is that a larger percentage of  
21 their clinical study will be able to occur in  
22 these simulated--

23 COUNCIL MEMBER BARRON:  
24 [Interposing] Right.

25 MS. SUNSHINE: --facilities. And

2 so it does make up for any perhaps difficulties  
3 that have been growing due to--

4 COUNCIL MEMBER BARRON:

5 [Interposing] Right because a lot of students  
6 graduate and then they have to wait or they're  
7 attempting to graduate and they have to wait too  
8 long to do the clinicals. So this would be  
9 excellent if it did have an impact on that--

10 MS. SUNSHINE: [Interposing]

11 Correct. There's also standardized patients so  
12 there are sort of dramatic simulation of patient  
13 complaints and dealing with interpersonal issues.

14 COUNCIL MEMBER BARRON: Thank you.

15 COUNCIL MEMBER COMRIE: I just want  
16 to know why we won't keep a permanent lease with  
17 Bellevue as opposed to a 25-year lease. Why not  
18 just hold onto this space as long as the building  
19 is going to be--isn't Bellevue a City-owned  
20 building?

21 MR. WILSON: Yes. When the Health  
22 and Hospitals Corporation was formed, the  
23 facilities were leased to the Health and Hospitals  
24 Corporation under a master operating agreement.  
25 So whenever we do a disposition as in this case,

2 City University, the transaction is considered a  
3 sublease.

4 COUNCIL MEMBER COMRIE: So we're  
5 having one City agency lease to another City  
6 agency is that, HHC is or HHC is quasi-City or is  
7 HHC a City agency?

8 MR. WILSON: Well we were formed by  
9 State statute but--

10 COUNCIL MEMBER COMRIE:  
11 [Interposing] Okay.

12 MR. WILSON: --but we have a close  
13 financial relationship with the City.

14 MS. SUNSHINE: That's the same for  
15 CUNY. We are--

16 CHAIRPERSON LAPPIN: [Interposing]  
17 Right.

18 MS. SUNSHINE: --not--

19 FEMALE VOICE 1: Perhaps I could  
20 address that question.

21 COUNCIL MEMBER COMRIE: Yeah.

22 FEMALE VOICE 1: HHC is essentially  
23 a public authority that was formed by the State in  
24 order to manage the City hospitals--

25 COUNCIL MEMBER COMRIE:

[Interposing] Right.

FEMALE VOICE 1: --we transferred the property to them and there is a process outlined both in the lease that they have with the City for those properties that were turned over to them.

COUNCIL MEMBER COMRIE: Right.

FEMALE VOICE 1: As well as for their own properties.

COUNCIL MEMBER COMRIE: Right.

FEMALE VOICE 1: So they are not in fact one City agency leasing to another agency. They're a State created authority leasing to a City agency.

COUNCIL MEMBER COMRIE: So why can't we lease it in perpetuity as long as the State-created authority has the ownership of Bellevue Hospital? I mean why are we only doing it for 25 years when there's a need to increase the amount of clinical, what are you calling it?

MS. SUNSHINE: Simulation.

COUNCIL MEMBER COMRIE: Clinical Stimulation laboratories, or because of the increase in need in nursing.



2 FEMALE VOICE 1: I can't address  
3 that. The timeframes, only the process part of  
4 the question was what I was addressing. The HHC--

5 COUNCIL MEMBER COMRIE:  
6 [Interposing] Are they allowed to extend the terms  
7 of the lease or?

8 FEMALE VOICE 1: Yes.

9 COUNCIL MEMBER COMRIE: Okay. I  
10 would strongly suggest that we keep the lease as  
11 long as term of the building is maintained by  
12 whatever agency it's maintained by.

13 MR. WILSON: Well Council Member  
14 our standard procedure for this type of  
15 arrangement is to... let's say after the second  
16 option were to expire, City University, if they  
17 desire to continue to occupy the space would come  
18 back to us. We would present another resolution  
19 to our Board of Directors and they could  
20 authorize--

21 COUNCIL MEMBER COMRIE:  
22 [Interposing] Yeah I understand--

23 MR. WILSON: --an addition to--

24 COUNCIL MEMBER COMRIE: --you want  
25 to raise the rent. I'm trying to keep the rent

2 now in perpetuity so that there's at least a  
3 standard that would go on 'cause my understanding  
4 in the next 20 years or 30 years, we're still  
5 going to need nursing. That's one of the few  
6 careers that are going to go up. And my  
7 understanding is that as Council Member Barron,  
8 the clinical option is some--the stimulation  
9 option where they're actually doing real training  
10 has slowed down the ability for us to graduate  
11 nurses.

12 So I'm just concerned that with  
13 property becoming such a limited construct and the  
14 fact that we're running out of property, that  
15 we're going to build a 25,000 square foot  
16 facility, that we should keep that as a permanent  
17 facility as part of the needs of the City since  
18 one City agency is working with another, that's my  
19 perspective on it as opposed to having a limited  
20 lease on the property, especially since we're  
21 investing money in the property. I think we've  
22 invested money in rehabbing Bellevue since I've  
23 been here. We've put in dollars to--capitol  
24 dollars to rehab Bellevue so why don't we just  
25 make this permanent as we've done with other long

2 terms leases? So that's just my suggestion Madam  
3 Chair.

4 CHAIRPERSON LAPPIN: Okay. Duly  
5 noted. Council Member Garodnick, since you--

6 COUNCIL MEMBER GARODNICK:  
7 [Interposing] Yes. Thank you Chair Lappin. I  
8 just wanted to be here to state my support for  
9 this proposal. And the rationale for my support I  
10 set forth in a letter to you dated today. I do  
11 think that this partnership will be a national  
12 leader in simulation training. Both CUNY and NYU  
13 have extraordinary academic excellence in  
14 biomedical research and education and I think that  
15 this simulated environment will be something which  
16 will serve students of both CUNY and NYU but it  
17 will also, agencies of the City of New York,  
18 whether it's the Fire Department or OEM or Red  
19 Cross, will be able to train personnel in a  
20 simulated setting at the center before they're  
21 confronted with actual patient emergencies is very  
22 important.

23 This proposal has the support of  
24 Community Board 6 which is the local Community  
25 Board as well as the Bellevue Hospital Advisory

2 Board and also I should not that the use is  
3 consistent with the local Community Board's 197-A  
4 Plan which was passed by this Council. And we  
5 always do want to respect the uses in these areas  
6 which are consistent with 197-A Plans and we have  
7 one right here.

8 So I just wanted to be here, Chair  
9 Lappin, to express my support and I thank you for  
10 the opportunity to do that.

11 CHAIRPERSON LAPPIN: Thank you. I  
12 don't have any other questions. And I don't think  
13 there's anybody else to testify on this item. So  
14 this hearing is closed. Thank you very much.

15 MR. WILSON: Thank you.

16 [Pause]

17 CHAIRPERSON LAPPIN: Thank you.  
18 Okay. Let's move to the Landmarks that are on the  
19 agenda. And I'm going to invite the Landmarks  
20 Commission to testify about the Audubon Park  
21 Historic District which is in Council Member  
22 Jackson's District. He is not here today but I  
23 did connect with him yesterday and he iterated his  
24 support for this designation.

25 MS. JENNY FERNANDEZ: Good

2 afternoon Council Members. My name is Jenny  
3 Fernandez, Director of Intergovernmental and  
4 Community Relations for the Landmarks Preservation  
5 Commission. I am here today to testify on the  
6 Commission's designation of the Audubon Park  
7 Historic District in Manhattan.

8 On March 24<sup>th</sup>, 2009, the Landmarks  
9 Preservation Commission held a public hearing on  
10 the proposed designation. Seven people spoke in  
11 favor of the proposed designation, including one  
12 neighborhood resident and representatives of New  
13 York State Senator Bill Perkins, Manhattan Borough  
14 President Scott Stringer, the Society for the  
15 Architecture of the City, the Municipal Art  
16 Society, the Historic Districts Council, and the  
17 Riverside Oval Association. There were no  
18 speakers in opposition to the designation.

19 The Commission also received a  
20 letter of support from New York City Council  
21 Member Robert Jackson representing Council  
22 District 7. On May 12<sup>th</sup>, 2009, the Commission  
23 voted to designate Audubon Park a New York City  
24 Historic District. The Audubon Park Historic  
25 District, located in the Washington Heights

2 neighborhood of Manhattan, is a cohesive landscape  
3 of 19 large apartment houses and 1 free-standing  
4 duplex house indicative of the area's  
5 transformation in the early 20<sup>th</sup> Century into a  
6 densely developed residential neighborhood.

7 The boundaries of the historic  
8 district encompass all or part of five blocks  
9 extending from West 155<sup>th</sup> Street to West 158<sup>th</sup>  
10 Street, from Broadway and Edward M. Morgan Place  
11 to Riverside Drive West.

12 The district complements the  
13 Audubon Terrace Historic District that adjoins it  
14 to the southeast. Audubon Park is named for John  
15 James Audubon (1785-1851), the famous naturalist  
16 and illustrator of birds, who purchased the  
17 picturesque estate overlooking the Hudson River in  
18 1841, shortly after publishing what would be his  
19 most famous work, Birds in America. The apartment  
20 houses range in height from 5 to 13 stories, with  
21 several of the structures, such as the Sutherland  
22 at 611 West 158<sup>th</sup> Street designed by Emery Roth and  
23 the Riviera at 790 Riverside Drive, exuberantly  
24 executed in the Beaux-Arts and Renaissance Revival  
25 styles and featuring light-colored materials

2 including white, gray, and beige brick, terra  
3 cotta, and limestone.

4 The apartment houses within the  
5 historic district were constructed between 1905  
6 and 1932 and were marketed as modern and elegant  
7 addresses in the tradition of the grand apartment  
8 houses in the neighborhoods of the Upper West Side  
9 and Morningside Heights to the south. The vast  
10 majority of the buildings within the historic  
11 district are highly intact, retaining the vibrant  
12 architectural details and character that attracted  
13 residents to the area a century ago. The curving  
14 streets and dramatic vistas that result from the  
15 hilly topography continue to define the  
16 neighborhood as a distinctive enclave of apartment  
17 buildings with a powerful sense of place. The  
18 Commission urges you to affirm the designation.

19 [Pause]

20 CHAIRPERSON LAPPIN: Thank you. I  
21 don't have any questions for you. Do any of my  
22 colleagues have questions? Okay. I will note  
23 Council Member Barron--Council Member Barron?

24 COUNCIL MEMBER BARRON: Thank you  
25 very much. You know, as I have been known to do

1  
2 on all of these Landmark items, the history is  
3 very, very important to me 'cause that is part of  
4 the preservation, it's not just the architect and  
5 the owner but the history, what happened around  
6 the times in the past. And I noticed in the  
7 history they do speak about the indigenous people,  
8 the so-called Indians. And I say so-called  
9 because they weren't known as Indians to the  
10 indigenous people but some folk thought they were  
11 sailing to India and called everybody they saw  
12 Indians.

13 So I just wanted to know since  
14 slavery did exist in New York City from 1625 when  
15 the Dutch came to 1827 when it was legally  
16 abolished, but it lasted until around the 1840s,  
17 you do mention the indigenous people and some of  
18 their--as a matter of fact it even mentions in  
19 here that they were annihilated by the Dutch. So  
20 I have a couple of questions.

21 One is there anything in the  
22 historic Landmarking of this that acknowledges  
23 that. And number two, I find it hard to believe  
24 that there wasn't any presence of enslaved  
25 Africans during this time, which is not mentioned,



2 I haven't seen it any place here in the history.  
3 So while the designation is important to the  
4 community presently, for those of us who are of  
5 African descent, it's very important that we also  
6 put in this history if there is any history of  
7 enslavement, any role that Africans played in that  
8 area during that time, which I find it hard to  
9 believe that, you know, knowing that the Dutch  
10 came and enslaved immediately and then in 1664  
11 when the English took over and New Amsterdam  
12 became New York, the enslavement was even worse.  
13 So I just want to make sure that that history is  
14 not left out. And that there should be some  
15 acknowledgement on a plaque, a rock or somewhere  
16 of the people that they stole the land from in the  
17 first place.

18 MS. FERNANDEZ: Thank you for your  
19 question and for your comment Council Member. As  
20 far as these particular buildings, for this  
21 historic district, these were constructed in 19...  
22 I'm sorry, I moved the paper.

23 [Pause]

24 COUNCIL MEMBER BARRON: Wait a  
25 minute I'm not talking so much about the--

2 MS. FERNANDEZ: [Interposing] 1905-  
3 -I'm sorry--

4 COUNCIL MEMBER BARRON:  
5 [Interposing] Right.

6 MS. FERNANDEZ: --just going to  
7 say--

8 COUNCIL MEMBER BARRON:  
9 [Interposing] Not too much for the construction of  
10 these buildings--

11 MS. FERNANDEZ: [Interposing] These  
12 buildings.

13 COUNCIL MEMBER BARRON: --but the  
14 history that's being written in here goes all the  
15 way back to 1661.

16 MR. FERNANDEZ: Right.

17 COUNCIL MEMBER BARRON: And the  
18 history of Mr. Audubon himself goes way back. I'm  
19 talking about that history--

20 MS. FERNANDEZ: [Interposing] That  
21 history.

22 COUNCIL MEMBER BARRON: --that's  
23 been recorded here. And I just, I'm wondering  
24 why, if there--the Africans were left out or were  
25 they not there, just in terms of the history, not

2 so much of the buildings, because I know if it's  
3 in the 1900s, certainly...

4 MS. FERNANDEZ: I mean it--no  
5 information was given to me specifically for this  
6 designation on any of those references but I would  
7 be happy to go back to the LPC and speak to the  
8 research department to see if there were any  
9 findings with any references to enslavement or of  
10 the native inhabitants of that area--

11 COUNCIL MEMBER BARRON:  
12 [Interposing] Yeah, they do mention the native  
13 inhabitants here.

14 MS. FERNANDEZ: Right.

15 COUNCIL MEMBER BARRON: I'm just  
16 wondering whether they left out or neglected to  
17 mention--

18 MS. FERNANDEZ: [Interposing] The  
19 African.

20 COUNCIL MEMBER BARRON: --if there  
21 was any African input in the early development of  
22 that particular area.

23 MS. FERNANDEZ: Absolutely. I will  
24 definitely take that back to the Commission and  
25 make sure that's thoroughly investigated.

2 COUNCIL MEMBER BARRON: Thank you.

3 MS. FERNANDEZ: You're welcome.

4 CHAIRPERSON LAPPIN: Thank you.

5 Seeing nobody here to testify, the hearing on this  
6 item is closed. And I'd like to open the hearing  
7 on the Fort Washington Presbyterian Church which  
8 is in a District that is vacant at the moment. No  
9 Council Member is [skip in audio] and ask the  
10 Commission to testify.

11 MS. FERNANDEZ: Thank you. For the  
12 record my name is Jenny Fernandez, Director of  
13 Intergovernmental and Community Relations for the  
14 Landmarks Preservation Commission. I am here  
15 today to testify on the Commission's designation  
16 of Fort Washington Presbyterian Church in  
17 Manhattan.

18 On March 24<sup>th</sup>, 2009, the Landmarks  
19 Preservation Commission held a public hearing on  
20 the proposed designation. A total of eight  
21 witnesses, including the church's pastor, Reverend  
22 Carmen Rosario, and members of the congregation,  
23 and representatives of the Municipal Art Society,  
24 the New York Landmarks Conservancy, and the  
25 Historic Districts Council spoke in favor of the

1  
2 designation. There were no speakers in opposition  
3 to the designation.

4           The Commission received a letter of  
5 support from the Metropolitan Chapter of the  
6 Victorian Society in America. On May 12<sup>th</sup>, 2009,  
7 the Commission voted to designate the building a  
8 New York City landmark. Fort Washington  
9 Presbyterian Church, built between 1913 and 1914  
10 to the designs of Thomas Hastings of the firm of  
11 Carrere & Hastings as a daughter church to West  
12 Park Presbyterian Church, is an imposing neo-  
13 Georgian building, notable for its broad simple  
14 massing and carefully-modulated refined detailing.

15           The building is clad with buff-  
16 colored brick laid in Flemish bond and trimmed  
17 with Indiana limestone given a rubbed finish to  
18 enhance the Georgian character of the design. In  
19 1982, Fort Washington Presbyterian's congregation  
20 ceded its church to the Primera Iglesia Espanola  
21 de Washington Heights, a Hispanic congregation  
22 established in Washington Heights in 1948, which  
23 had been a voice for the Puerto Rican community in  
24 New York and had been led by such distinguished  
25 pastors as Rev. Guillermo Cotto-Thorner and Rev.

Idalisa Fernandez.

Following the Hispanic congregation's acquisition of the building, its name was changed to Iglesia Presbitereriana Fort Washington Heights or Fort Washington Heights Presbyterian Church to acknowledge the dual histories of its congregations. It continues to function both as a church and a vital part of its community. The Commission urges you to affirm the designation.

CHAIRPERSON LAPPIN: Thank you. The hearing on this item is closed. And that completes the agenda for today? We have two more?

[Pause]

CHAIRPERSON LAPPIN: Sorry. The Fillmore Place Historic District, in Williamsburg, Brooklyn. Let's open the hearing on that.

MS. FERNANDEZ: Again, good afternoon Council Members. My name is Jenny Fernandez, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Fillmore Place Historic District in Brooklyn.

2 On March 24<sup>th</sup>, 2009, the Landmarks  
3 Preservation Commission held a public hearing on  
4 the proposed designation. Ten witnesses spoke in  
5 favor of designation, including a representative  
6 for Councilmember Diana Reyna, four property  
7 owners, and representatives of the Society for the  
8 Architecture of the City, the Municipal Art  
9 Society of New York, the New York Landmarks  
10 Conservancy, the Williamsburg Greenpoint  
11 Preservation Alliance formerly known as the  
12 Waterfront Preservation Alliance of Greenpoint and  
13 Williamsburg, and the Historic Districts Council.

14 A letter in support of the  
15 designation from the Metropolitan Chapter of the  
16 Victorian Society in America was also presented to  
17 the Commission at the hearing. No one spoke in  
18 opposition to designation. The Commission has  
19 received several letters—including a number from  
20 property owners—and other statements in support of  
21 designation. On May 12<sup>th</sup>, 2009, the Commission  
22 voted to designate Fillmore Place a New York City  
23 historic district.

24 The Fillmore Place Historic  
25 District, located in the Williamsburg neighborhood

1  
2 of Brooklyn, is a small and intact enclave of 29  
3 properties, mostly multi-family flats buildings  
4 erected in the mid-19<sup>th</sup> Century during a period of  
5 rapid urbanization in the area.

6 Most of the buildings within the  
7 Fillmore Place Historic District were designed in  
8 a restrained Italianate style. While the  
9 buildings were erected as multi-family dwellings  
10 for working class tenants, their architecture has  
11 more in common with fashionable middle- and upper-  
12 class single-family row houses than substandard  
13 tenements.

14 The most famous resident to have  
15 lived within the Fillmore Place Historic District,  
16 author Henry Miller, moved into the house at 662  
17 Driggs Avenue in 1891, just before the opening of  
18 the Williamsburg Bridge.

19 Fillmore Place remains perhaps the  
20 most intact enclave of buildings erected during  
21 Williamsburg's initial period of urban  
22 development. The Commission urges you to affirm  
23 the designation.

24 [Off mic]

25 COUNCIL MEMBER BARRON: You know,



2 not a question, but just on this one, this is what  
3 I was talking about because in this it does say  
4 that this family, the Messaroli [phonetic] and the  
5 Titus household owned slaves. And it did mention  
6 that the indigenous people, the Canarsi's and the  
7 Algonquin, say it again?

8 [Off mic]

9 COUNCIL MEMBER BARRON: Algonquin,  
10 they definitely mentioned those things. And this  
11 is what I'm talking about so that it should be  
12 indicated in the others as well, if in fact it's  
13 happened.

14 MS. FERNANDEZ: Yes. I believe a  
15 lot of those things are included in the  
16 designation report, the full research--

17 COUNCIL MEMBER BARRON:

18 [Interposing] Right.

19 MS. FERNANDEZ: --on this District.  
20 If it so pleases, Council Member Barron, we can  
21 include those sorts of statements in the testimony  
22 for the District. I can bring that back to the  
23 Commission and make sure that we can make that  
24 reference.

25 [Pause]

2 CHAIRPERSON LAPPIN: You mentioned  
3 Henry Miller who spent part of his childhood on  
4 Driggs Avenue. And in his novel, The Tropic of  
5 Capricorn, he described Fillmore Place as the most  
6 enchanting I've ever seen in all my live, adding  
7 that it was an ideal street for a boy, a lover, a  
8 maniac, a drunkard, a crook, a lecher, a thug, an  
9 astronomer, a musician, a poet, a tailor, a  
10 shoemaker and a politician. I thought I would add  
11 that to the record.

12 [Pause]

13 CHAIRPERSON LAPPIN: Any other  
14 questions?

15 [Pause]

16 CHAIRPERSON LAPPIN: Okay. We can  
17 close the hearing on this item. You don't have to  
18 sit here. My apologies. Thank you very much.  
19 Enjoy the rest of your summer.

20 [Pause]

21 CHAIRPERSON LAPPIN: Excellent.  
22 Okay. I'm going to ask for the Counsel to call  
23 for a vote on all items that remain on the agenda.

24 MR. CHRISTIAN HILTON: Christian  
25 Hilton, Counsel to the Committee. Chair Lappin?

2 CHAIRPERSON LAPPIN: Aye.

3 MR. HILTON: Council Member Barron.

4 COUNCIL MEMBER BARRON: Aye.

5 MR. HILTON: Council Member Comrie.

6 COUNCIL MEMBER COMRIE: Just

7 permission to explain my vote. I'm going to vote  
8 aye. I would hope that HHC takes into strong  
9 consideration extending the lease for the life of  
10 the project for the Bellevue Hospital Center so  
11 that CUNY could maintain a permanent place in  
12 there as long as Bellevue remains a City owned,  
13 quasi-City owned facility under HHC.

14 I hope that they will strongly  
15 consider that, extending that lease so that we can  
16 not have to worry about relocating such an  
17 important asset that we need to ensure that nurses  
18 can continue to have their practical experience so  
19 that they can--so that we can continue to increase  
20 the amount of nurses that must be trained to meet  
21 the demand and the growing need in our community.  
22 Aye on all.

23 MR. HILTON: Council Member Mendez.

24 COUNCIL MEMBER MENDEZ: Aye on all.

25 MR. HILTON: Council Member

2 Crowley.

3 COUNCIL MEMBER CROWLEY: Aye on  
4 all.

5 MR. HILTON: By a vote of five in  
6 the affirmative, none in the negative, no  
7 abstentions, LU 1172, 1173, 1174 and 1175 are  
8 approved and referred to the full Land Use  
9 Committee.

10 CHAIRPERSON LAPPIN: This meeting--  
11 we've been joined by Council Member Liu.

12 MR. HILTON: Council Member Liu.

13 COUNCIL MEMBER LIU: I vote yes.

14 CHAIRPERSON LAPPIN: Thank you.

15 MR. HILTON: By a vote of six in  
16 the affirmative, none in the negative, no  
17 abstentions, all LU 1172, 1173, 1174 and 1175 are  
18 approved and referred to the full Land Use  
19 Committee.

20 CHAIRPERSON LAPPIN: Meeting  
21 adjourned.

22 [Gavel banging]

23

C E R T I F I C A T E

I, Laura L. Springate 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.

A handwritten signature in cursive script that reads "Laura L. Springate". The signature is written in black ink on a light-colored background.

Signature \_\_\_\_\_Laura L. Springate\_\_\_\_\_

Date \_\_\_\_\_September 7, 2009\_\_\_\_\_