

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

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November 19, 2009

Start: 10:15 am

Recess: 2:36 pm

HELD AT: Council Chambers
City Hall

B E F O R E:
DANIEL R. GARODNICK
Chairperson

COUNCIL MEMBERS:
Council Member Inez E. Dickens
Council Member Lewis A. Fidler
Council Member Sara M. Gonzalez
Council Member Vincent M. Ignizio
Council Member Letitia James
Council Member Diana Reyna
Council Member Albert Vann
Council Member David Yassky

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

Daniel R. Garodnick
Opening Statement
Chairperson
Subcommittee on Planning, Dispositions and Concessions

Sergeant at Arms

Rafael E. Cestero
Commissioner
Department of Housing Preservation and Development

Holly Light
Deputy Commissioner
Office of Development
Department of Housing Preservation and Development

Joseph Rosenberg
Deputy Commissioner
Office of Intergovernmental Affairs
Department of Housing Preservation and Development

Steven Levin
Council Member-elect
33rd District
New York City Council

Deborah Feinberg
Representing
Assembly Member Vito Lopez
Chairman, New York State Housing Committee
Broadway Triangle District Representative

Evelyn Cruz
Representing
Congresswoman Nydia Velasquez

Esteban Duran
Community Board 1

Noted in opposition:
Laura Imperiali

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

Noted in favor:

Florangel Vargas

Michael Kinyones

Robert Santos

Kamanda Angustia

United Revival Mennonite Church

May E. Wong

Social Worker

Scott Short

Deputy Housing Director

Ridgewood Bushwick

Matthew Trepasso

Policy and Legislative Director

Representing

Senator Martin Dilan

Noted in opposition:

Jason Sital

Gary Schlesinger

Luis Garden Acosta

President

El Puente

Francis Ascerna

Founding Principal

El Puente Academy for Peace and Justice

Assenhet Gomez

El Puente

Juan Ramos

Member

Community Board 3

Diane Jackson

President

Cooper Park Houses Resident Association

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

Tom Napolitano
El Regresso

Virginia Torres
Resident
Lindsay Park
Member
Various Committees on Affordable Housing

Racheles Abreyo Morales
Resident
New York City

Annette Roque
Executive Director
La Nueva Esperanza

Leah Archibald
Executive Director
East Williamsburg Valley Industrial Development
Corporation

Abraham Reitek
Jewish community volunteer
Business owner
New York City resident

Mordecai Reitek
New York City resident

Joel Reitek
Residential and commercial property manager
New York City resident

Noted in favor:
Denise Jennings Houston

Maggie Grady
Former participant
Planning Master's Program
Columbia University

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

Emily Kurtz
Member
Broadway Triangle Task Force
Assistant Director
Special Projects
Ridgewood Bushwick Senior Citizens Council

Yvette Perez
Parent of student attending
Beginning with Children Charter School

Regina Beyong
Planning volunteer
Broadway Triangle rezoning
Lindsay Park resident

Ron Shiffman
Former Department of City Planning official
New York City resident

Alney Wong
Shanghai Stove, Inc. d/b/a
Shanghai Stainless Products and Co.

Jimmy Wong
Shanghai Stove, Inc. d/b/a
Shanghai Stainless Products and Co.

Sara Gelb
Excellent Bus Service

Rosio Mendoza
Lifelong resident
Williamsburg
Ridgewood Bushwick Senior Citizens Council

Murtha Duran
Supervisor
Program for Education and Job Training and Placement
Services
Ridgewood Bushwick Senior Citizens Council

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

Maria Viera
Member
Broadway Triangle Task Force
Resident
Williamsburg
Ridgewood Bushwick Senior Citizens Council

Noted in opposition:
[All phonetic]
Jennie Amaguere
Miladis Arias
Laura Calderon
Orientina Lopez
Tericita Aguilaro
Enneda Ventura
Miriam Duran
Marina Sherry
Helene Libron
Irene Libron
Marcello Ortiz
Angela Jimenez
Rosa Gomez
Martha Rodriguez
Terisa Torebo
Moises Maldonado
Bethany Hartsill
Lydia Ocasio
Isabel Maldonado
Carmen or Gorman Reyes
Angelita Perez
Ramon Baez
Luis Perez
Miguelina Pollan
Anacellas Castillo
Mercedes Narcisso

Letter from Beginning with Children Charter School in
opposition with signatures:
[All phonetic]
Carina Gonzalez
Elias Taveras
Asenad Gomez

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

[Continued] Letter from Beginning with Children
Charter School in opposition with signatures:

Marcella Rodriguez

Oricileda Castillo

Aristides Garcia

Ingrid Matias

Vincent Shungata

Kenya Fernandez

Jose Picardo

Helen Colon

Alfred Cervantes

Luis Garnecosta

Francis Lucerna

Gino Maldonado

Joe Matunes

Jackie Chang

Hector Calderon

Jennifer Calderon

Miriam Duran

Heather Padin

Richard Ortiz

Naomi Vega

Ramon Pagero

Chief Operating Officer

Los Sures

Jesus Castillo

Saving Our Southside

Broadway Triangle Community Coalition

Leonidas Reyes

President

United Neighbors Organization

Broadway Triangle Community Coalition

Gino Maldonado

Los Sures

Broadway Triangle Community Coalition

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

Getsel Gelb
Excellent Bus Service

Alison Cordero
Broadway Triangle rezoning volunteer since 1986

Esperanza Luz Rosero
Lifelong resident
Williamsburg

Diana Torres
Resident
Community Board 1

Alexera Collier
Resident
New York City
Scott Grimlion
Planning Student
Pratt Institute

Noted in opposition:

Dulce Rio
Mary McAuliffe
Maximina Garcia
David Dobos
Nicole Volz
Sula Panagodemos
Lucia Plassa
Kate York
Carols Fontanez
Beta Coronel
Katherine Pinto
Barbara Schliff
Manuel Linsan
Jacob Robinson
Peter Miranda
Annie Vega
Evelyn Cruz
Beltron Juan
Steven Arundel
William Oriana

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

Anita Dunbar
Resident
Community Board 3

Shaker Krishnan
Member
Broadway Triangle Community Coalition

Martin Needleman
Counsel
Broadway Triangle Community Coalition

Anusha Vankatramen
Resident
Community Board 3
City and Regional Planning Master's Candidate
Pratt Institute

Katherine Kennedy
Resident
Community Board 1
Volunteer
Churches United for Fair Housing

Noted in opposition:
Judy Rivera
Beta Coronel

Father Steve Lynch
Administrator
St. Lucy's-St Patrick Church

Rob Solano
Executive Director
Churches United for Fair Housing

Maria Alvarez
Spanish speaker in opposition

Charles Hecker
Resident
New York City

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

Deborah Medina
Member
Save Our Southside Committee Against Displacement
Employee Southside United Housing
Long-time resident
Southside Williamsburg

Richard Deegan
Housing Activist

Sylvia Solano
Resident
Williamsburg

Anthony Govin
Resident
New York City

Sylvia Solano
Resident
Williamsburg

Pilar Ruiz
Resident
Bushwick

Jason Jack Garcia
Constituent
34th District

Marcos Mazry
Resident and activist
Williamsburg

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 11
 CONCESSIONS

2 [START 1001.MP3]

3 MR. EDDIE RENTO CORIASO: Today's
4 Committee is going to be a Subcommittee of
5 Planning, Dispositions and Concessions. Today's
6 date is November 19, 2009 and it's being recorded
7 by Eddie Rento Coriaso.

8 [END 1001.MP3]

9 [START 1002.MP3]

10 SERGEANT AT ARMS: Quiet please.

11 CHAIRPERSON GARODNICK: Good
12 morning everybody. Welcome to City Hall and the
13 Subcommittee on Planning, Dispositions and
14 Concessions. This is a Subcommittee of the Land
15 Use Committee of the New York City Council. My
16 name is Dan Garodnick and I have the privilege of
17 chairing this Subcommittee. I'm joined today by
18 Council Members Sara Gonzales of Brooklyn and
19 Vincent Ignizio of Staten Island as well as our
20 colleague Diana Reyna from Brooklyn and Queens.
21 And we're glad that you are all here today.

22 We are here today for a hearing on
23 Land Use items 1227, 1228, 1229 and 1230. They
24 are all related to the Broadway Triangle in East
25 Williamsburg, Brooklyn. In sum the proposal

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 12
 CONCESSIONS

2 includes a Zoning Map and Text Amendment, an
3 amendment to the Broadway Triangle Urban Renewal
4 Plan, and UDAAP designation and disposition.

5 The applicant is the City's
6 Department of Housing Preservation and Development
7 and they are here sitting at the witness table
8 ready to go. They are seeking to rezone Broadway
9 Triangle from industrial to residential use,
10 giving it an R6-A designation in some areas, an
11 R7-A designation in others. The ULURP further
12 tends to permit the use of inclusionary housing in
13 the rezoned areas by amending the area's Urban
14 Renewal Plan.

15 Broadway Triangle is located within
16 Council District 33 and Community Board 1 but it
17 is nestled between several Council Districts and
18 borders another Community Board as well.
19 Community Board 1 voted to approve the ULURP and
20 it was reviewed by Brooklyn Borough President
21 Marty Markowitz who approved it with some
22 stipulations. The City Planning Commission also
23 approved the ULURP.

24 Since Broadway Triangle is on the
25 border of several neighboring Districts, its

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 13
 CONCESSIONS

2 development affects many communities and has
3 become an issue of considerable interest. Some
4 have raised questions about competitive bidding
5 processes, an issue that this Committee has raised
6 with HPD on prior occasions. Indeed in response
7 to the work of this Committee we recently revised
8 and opened up that process for future
9 applications.

10 Of course in a Land Use matter of
11 this size and scale such as in Broadway Triangle
12 there are many passionate views and there are many
13 people who are here to testify. Today we're first
14 going to hear testimony from the Commissioner of
15 HPD, Commissioner Rafael Cestero, followed by
16 alternative panels composed of those in favor of
17 the proposal and those against the proposal.

18 Since there are so many people who
19 would like to testify today, I am going to, after
20 the applicant, institute a two minute time limit
21 for each speaker. And I ask that everyone respect
22 that limit. I will also ask my colleagues to be
23 reasonable in their questioning, to be respectful
24 of other Council Members as well as to the many
25 people who are here seeking to testify today.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 14
 CONCESSIONS

2 And as for the folks who are
3 joining us either as participants or as members of
4 the audience, I want you to know that this hearing
5 will be conducted with respect to all sides. And
6 I will stay with one brief moment where I need to
7 visit the Transportation Committee across the
8 street but I will stay until the last voice is
9 heard.

10 And as we go forward today and
11 listen to everyone's testimony, I ask that you
12 join me in offering that respect and defer from
13 clapping or booing or making any disturbance. I
14 am very pleased that you are all here but please
15 remember that we afford respect to all those who
16 testify before the City Council whether we agree
17 of disagree with their views.

18 So with that we are ready to go and
19 I will turn it over to Commissioner Cestero to
20 introduce this item as the applicant today. Thank
21 you.

22 COMMISSIONER RAFAEL E. CESTERO:
23 Thank you and good morning Chairman Garodnick and
24 members of the Subcommittee. My name is Rafael E.
25 Cestero and I am the Commissioner of the

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 15
 CONCESSIONS

2 Department of Housing Preservation and
3 Development.

4 I am pleased to be here this
5 morning to discuss the City's proposal to rezone
6 the Broadway Triangle area. I am joined by Holly
7 Light, our Deputy Commissioner for Development;
8 and Joseph Rosenberg, Deputy Commissioner of our
9 Office of Intergovernmental Affairs.

10 To put this proposal in context I
11 want to give you a brief update on our process in
12 creating and preserving 165,000 units of
13 affordable housing by 2014 under the Mayor's New
14 Housing Marketplace Plan. To date we have
15 completed or started work on more than 94,000
16 homes. It's a remarkable accomplishment by any
17 measure but the fact that we have maintained our
18 momentum and production during this economic
19 downturn is all the more noteworthy.

20 Last year alone in the face of the
21 most difficult economic climate since The Great
22 Depression, we started the construction of 12,500
23 units of housing, raising nearly \$1 billion in
24 private capital and putting thousands of people to
25 work to do that. I can say with confidence,

2 having traveled and worked nationwide for two
3 years prior to coming back to HPD in March, that
4 you will not find anything comparable anywhere
5 else in the country.

6 I thank you, members of this
7 Committee and all of your colleagues on the City
8 Council for your strong support of our efforts.
9 We have not acted alone in making this possible
10 and I thank you for all that you do.

11 To meet our ambitious affordable
12 goals we are harnessing every innovative tool at
13 our disposal from leveraging valuable Federal and
14 State dollars to refining our programs to address
15 the drastic changes in the market since the
16 inception of the plan. We are working with our
17 for-profit and not-for-profit partners. We have
18 transformed the Melrose Section of the Bronx,
19 Central Harlem, fostered new communities at
20 Arverne and Queens and Gateway in East New York,
21 across the City our collective efforts are
22 creating and strengthening dynamic, unique and
23 affordable neighborhoods.

24 We are poised to do the same in the
25 Broadway Triangle section of Williamsburg, and

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 17
 CONCESSIONS

2 this rezoning will set the stage. The proposal
3 you are considering was developed with the primary
4 goal of creating housing for low income families
5 in this community. While we sought to maximize
6 the number of units that we built, we were also
7 sensitive to the context of this area which is
8 dominated by low-scale residential buildings, most
9 no taller than four stories with the exception of
10 several large New York City Housing Authority
11 developments nearby.

12 Community Board 1 has advocated for
13 contextual rezonings in this area to preserve the
14 neighborhood scale and the City recognizes the
15 importance of balancing affordable housing goals
16 with existing neighborhood context. But a
17 neighborhood needs more than just housing to be
18 successful. It needs amenities like stores,
19 schools and open space. To this end this rezoning
20 includes a commercial overlay on through Harrison
21 and Union the main thoroughfares of the Broadway
22 Triangle to encourage new retail uses and active
23 street life.

24 The two schools in the rezoning
25 area will remain untouched and unaffected by the

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 18
 CONCESSIONS

2 rezoning. And we are looking into the possibility
3 of making improvements to the school yard at IS
4 318 and permitting public access during the off
5 hours. We are also exploring opportunities for
6 creating new and improved open spaces in and
7 around the Broadway Triangle. We recognize this
8 community is underserved in terms of open space
9 and we are actively pursuing ways in which to
10 ensure that there are additional passive and
11 active recreational spaces available to current
12 and future residents.

13 As committed as we are to
14 transformation of an underutilized area into a
15 thriving, new, affordable residential community,
16 we take very seriously the future of the
17 businesses that need to relocate. Working with
18 the Economic Development Corporation and the Small
19 Business Services we have reached out to these
20 businesses to discuss the process and their
21 rights. We will continue to work with those
22 affected and seek to accommodate their needs.

23 This proposal like so many of the
24 rezoning proposals before it is the result of a
25 careful balancing act against many competing and

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 19
 CONCESSIONS

2 worthy priorities. It is not taken lightly or for
3 granted and has been years in the making.

4 Finally we are on the cusp of it
5 becoming a reality. We have a tremendous
6 opportunity that we must not waste. This is one
7 of the few remaining areas in New York with
8 significant City-owned assemblages. Looking
9 backward, the original Urban Renewal Plan assumed
10 significant manufacturing growth in this area.
11 But as we know this was not to be. What can be is
12 a new mixed-use neighborhood that is at least 46
13 affordable, almost 46% affordable, almost entirely
14 for low income residents. Of the 1,851 units
15 projected to be built in the Broadway Triangle
16 rezoning area, 844 will be affordable, 488 will be
17 built on City-owned land and 356 units will be
18 created through the inclusionary housing program.

19 I hope that it is clear that we
20 have sought to strike a balance between maximizing
21 new, affordable housing for a growing residential
22 population while respect neighborhood context.
23 These actions under review today reflect the best
24 approach to facilitating the production of a
25 significant amount of affordable housing with

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 20
 CONCESSIONS

2 commercial and community facility space at a
3 density and scale that is consistent with the
4 surrounding neighborhood.

5 Though there has been and will
6 continue to be debate on some of the elements of
7 the proposal, it is hard to argue with the result.
8 Reclaiming Broadway Triangle for affordable
9 housing and community amenities such as retail and
10 community facilities, so long as existing
11 businesses can remain or are relocated, all in the
12 context of the surrounding community. This is an
13 extraordinary opportunity to finally fulfill the
14 potential of this area. We look forward to
15 beginning the process upon approval of this
16 proposal.

17 Thank you for the opportunity to be
18 here today and I'd be happy to take your
19 questions.

20 CHAIRPERSON GARODNICK: Thank you
21 Commissioner. And before we start with the
22 questions, I did want to note since we were joined
23 by some new guests since the commencement of the
24 hearing I want to just welcome everyone up in the
25 balcony and let you know that we are hearing today

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 21
 CONCESSIONS

2 the item of the Broadway Triangle. And as I noted
3 at the beginning, we are very, very glad that
4 there is so much interest in this subject.

5 We know that there are lots of
6 passionate views on the issue and I will be here
7 to make sure that every person wishing to testify
8 will be heard. And I ask that you afford that
9 same respect to everybody who is testifying today,
10 agree or disagree with their views, and that's all
11 I really ask of you today. We're going to have a
12 productive hearing. And I thank the Commissioner
13 for his testimony. So let me just start us off
14 with a couple of questions here Commissioner.

15 The proposal is to change the
16 zoning to R6-A and R7-A, can you explain to us why
17 that is an appropriate change or why HPD believes
18 that is the right zoning for this particular area?

19 COMMISSIONER CESTERO: Sure. And I
20 will ask my Deputy Commissioner of Development to
21 chime in here. As I mentioned in my testimony,
22 the rezoning proposal sought to strike a balance
23 between creating density that was needed in order
24 to create the affordable housing units that are
25 being created but also to balance that with the

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 22
 CONCESSIONS

2 context of the surrounding neighborhood.

3 We felt that the designations that
4 are a part of this proposal achieve that balance,
5 allowed us enough density to create the nearly 900
6 units of affordable housing for low income
7 residents, but at the same time allowed the new
8 development to be consistent with the character of
9 the surround neighborhood. Holly I don't know you
10 have anything more on that.

11 MS. LIGHT: I would just add that
12 one of the comments that we received from the
13 community during the IS scoping process was to
14 look at greater density. So we studied in the
15 DEIS an R8-9 and R--no, sorry, R8-A and R9-A
16 options to be responsive to that. And what we
17 ultimately determined through the IS process was
18 that that greater density not only was very out of
19 scale with the surrounding neighborhood but it
20 also created a lot of impacts on open space, on
21 traffic, on school needs and other things that we
22 didn't feel like we had the ability to fully
23 mitigate in the way that we would have wanted to.
24 And so we just felt like that density, in addition
25 to being out of context also just created too many

2 negative impacts on the neighborhood.

3 CHAIRPERSON GARODNICK: The issue
4 of the open space, I know that there have been
5 some conversations about expanding the playground
6 or open space at the southern end of this rezoning
7 area. Have you made any commitments or progress
8 on that issue?

9 COMMISSIONER CESTERO: We have made
10 progress. We have met with Council Member Yassky
11 and his staff, reviewed the proposal that
12 Community Board 1 put forth for doing that. We
13 are in the process of going and looking at the
14 appraised value on the land that it needs to be
15 acquired and analyzing that proposal. But we are
16 seriously considering it and looking at all the
17 aspects of it.

18 CHAIRPERSON GARODNICK: It has been
19 a concern of this Committee to address questions
20 about site authorization, letters and having
21 additional transparency with how those sorts of
22 determinations are made and make sure that members
23 of the public have a complete understanding of
24 what HPD had done in the past where there has been
25 success.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 24
 CONCESSIONS

2 Can you explain to the Committee
3 the process for the site authorization to UJO and
4 Ridgewood Bushwick here, and explain how that
5 works in the context of what you ordinarily do or
6 whether there are changes that have been
7 implemented now and how that would be impacted?

8 COMMISSIONER CESTERO: Sure, be
9 happy to. So since 2002 HPD has followed a very
10 specific process for providing conditional site
11 authorization letters to our nonprofit and for-
12 profit affordable housing development partners,
13 under two specific circumstances.

14 The first circumstance is a
15 nonprofit or for-profit development partner who is
16 seeking a conditional site authorization letter to
17 apply for funding at the Federal or State level.
18 For many years there was a significant timing
19 challenge with applications using City-owned land
20 to Federal and State funding sources because the
21 applicants to the Federal and State government
22 could not show site control. So we implemented
23 this in 2002 to provide for these site
24 authorization letters so that those applications
25 would qualify under the State and Federal

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 25
 CONCESSIONS

2 processes.

3 The second instance in which we
4 provide these conditional site authorization
5 letters is when a property owner comes in with a
6 private piece of property and there is a City-
7 owned piece of property that is directly adjacent
8 to the privately owned parcel. And the merging of
9 those two parcels creates more affordable housing
10 than HPD could otherwise create if it developed
11 the City-owned piece of land independent of the
12 private piece of property.

13 Since 2002 we have issued 65 such
14 site authorization letters. And that's a process
15 that is a formal request from a developer to HPD.
16 There is a Committee at HPD called the Site
17 Authorization Committee that is made up of a
18 number of our Deputy Commissioners, that review
19 each and every application. And through that
20 process we have awarded 65 of those applications
21 since 2002.

22 Yep. And so just to further
23 clarify that, of the 65 authorization letters that
24 we have awarded, 70% have been successful in
25 securing funding from City or State sources. And

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 29
 CONCESSIONS

2 than 3 individual buildings or addresses. Does
3 the authorization of the 3 sites, does that
4 incorporate all of the blue portion on here, the
5 City-owned--not--lots? It does not.

6 COMMISSIONER CESTERO: No it does
7 not. No there are still City-owned lots that we
8 have not provided site authorization letters to.
9 Many of those are sites that will be a part of
10 assemblages that will be--larger assemblages that
11 will be created through the Urban Renewal actions
12 that are before you and will also be used for
13 affordable housing.

14 MS. LIGHT: The blue on that map is
15 everything that's currently City-owned and of
16 those only 1 specific building, Lot 52 and then
17 there's 2 assemblages on Bartlett Street but
18 that's all of the City-owned land that's in blue.

19 CHAIRPERSON GARODNICK: Okay. I
20 wanted to welcome Council Member David Yassky who
21 has joined us. Council Member Yassky your name
22 has already been invoked in the context of the
23 playground and the open space in the southern
24 portion of the site. And we welcome you here.
25 And of course this is an item that is Council

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 30
 CONCESSIONS

2 Member Yassky's District.

3 On the subject of eminent domain,
4 this is an issue that has come up, whether the
5 City intends to invoke powers of eminent domain
6 here, whether that is appropriate to do so. Can
7 you help us understand what your plans are and if
8 you're intending to invoke that power, why and why
9 that's appropriate?

10 COMMISSIONER CESTERO: So as with
11 many of the remaining urban renewal areas in our
12 portfolio, our first effort is to negotiate the
13 acquisition of sites with the existing owners. We
14 have been successful at doing this in a number of
15 cases, where we've negotiated an acquisition short
16 of using eminent domain.

17 At the same time if we are unable
18 to negotiate an acquisition, we are willing and
19 will use our powers of eminent domain. And the
20 reason for that is because of the reasons that I
21 discussed in my testimony which is that this
22 rezoning, this opportunity that's before us all
23 today is about a creating a vibrant and strong
24 affordable community. And the use of the eminent
25 domain powers that we have will allow us to create

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 31
 CONCESSIONS

2 more affordable housing that is desperately needed
3 for the low income residents of this community.

4 CHAIRPERSON GARODNICK:

5 [Interposing] Where--

6 MS. LIGHT: [Interposing] I would
7 just add on that. We've actually, part of the
8 actions here are removing a lot of sites from the
9 Urban Renewal area. We are minimizing the amount
10 of eminent domain that we're going to do and
11 really just targeted it on sort of the missing
12 teeth properties so that we can create
13 assemblages. The plan is through a negotiated
14 sale or ultimately eminent domain necessary to
15 acquire nine properties. And that will result in
16 about 145 more affordable units that we'd
17 otherwise be able to get which is approximately
18 30% of the total affordable units.

19 CHAIRPERSON GARODNICK: The missing
20 teeth that you described, is that the area that
21 goes between Bartlett and Jerry Street?

22 [Pause]

23 MS. LIGHT: Yeah there's a couple
24 of spots. It's the block between Jerry and
25 Bartlett. There are those, what, on your map, let

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 32
 CONCESSIONS

2 me...

3 [Pause]

4 CHAIRPERSON GARODNICK: That would
5 be very useful if we could put this up--

6 MS. LIGHT: [Interposing] Yep.

7 CHAIRPERSON GARODNICK: --but you
8 need to keep speaking into the microphone if you
9 can manage to do both.

10 MS. LIGHT: So what would be
11 acquired between Jerry and Bartlett would be the
12 [Off mic] and then in addition between Whipple and
13 Bartlett [off mic].

14 CHAIRPERSON GARODNICK: Okay.

15 MS. LIGHT: And the ones between
16 Whipple are also the ones we're looking at for
17 potential open space.

18 CHAIRPERSON GARODNICK: Okay. Now
19 if you could help us understand what is currently
20 in those spaces, that would be useful. Are these
21 vacant lots? Are they small businesses? Are
22 they--what's going on in these lots?

23 MS. LIGHT: It's a combination of
24 vacant lots and small businesses. There will be
25 some relocation of, I believe, two residential

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 34
 CONCESSIONS

2 resources in that community, you know, they have a
3 very strong claim to their own property and
4 obviously that will be a future discussion. I
5 just did want to note that.

6 My last question for you is on the
7 subject of Pfizer. I know that some of the Pfizer
8 property is in the plan, some is not. Can you
9 help us understand the line drawing here and why
10 some of this is in and some of it is not?

11 [Pause]

12 MS. LIGHT: Sure. The two sites
13 that are in the rezoning, here, I'll go over here.
14 Okay.

15 [Pause]

16 MS. LIGHT: Those sites are in it
17 simply because we felt that since we, one of the
18 major focal points of the rezoning is the block
19 that has the most HPD-owned property, to cut out
20 those sites where--that are in blocks that we felt
21 strongly about rezoning would have really been
22 spot zoning which is not something that the City
23 policy supports and also frankly has some legal
24 implications as well.

25 And so we did include those that

2 are in the midst of other privately and publicly
3 owned sites that are key to creating the
4 assemblages for the rezoning. What is excluded
5 are the four large blocks to the west. Those are
6 excluded. We had been in conversations with
7 Pfizer about potentially including at least the
8 three blocks about Flushing, however ultimately
9 determined they could not make, at this time,
10 sufficient commitments to what they would--how
11 they would develop those sites and how much
12 affordability and other amenities they would
13 provide.

14 And we ultimately determined that
15 to rezone those as part of this was really to give
16 them a windfall in the value of their property.
17 And that should really be a private action where
18 they would have to come forward with a specific
19 development plan and make commitments about what
20 they would be doing on that land.

21 The final site is the to-be-
22 decommissioned plant that's south of Flushing. In
23 conversations with elected officials and the
24 community there was strong interest in potentially
25 looking at making that plant a business incubator

2 or in some way encouraging future manufacturing
3 use there. And so ultimately we decided that that
4 should not be in there specifically because it may
5 make sense for that to continue to be
6 manufacturing zoning to the south.

7 The rest of the sites that were in
8 the original Urban Renewal Plan that are south
9 have already been developed as housing. There are
10 no soft sites for housing remaining there. And
11 the Pfizer plant, we think, has good potential to
12 remain a manufacturing use.

13 CHAIRPERSON GARODNICK: Okay.
14 Thank you. I am going to turn now to my
15 colleagues for questions, start us off with
16 Committee Member Council Member Ignizio.

17 COUNCIL MEMBER IGNIZIO: Thank you
18 very much Mr. Chairman. Thank you Commissioner
19 and Commissioners. I have the first question
20 regarding the open space. The problem with going
21 after Dan is that he's very thorough and he asks a
22 lot of the questions you were going to ask. But
23 he's the Chairman so that's fair.

24 But this was certified around May,
25 this application, I would imagine, since the

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 37
 CONCESSIONS

2 Community Board acted in June 9th. Why couldn't
3 the Parks Department go out and discuss the
4 acquisition of this property? It's not part of
5 the rezoning; it would be an acquisition for Park
6 land. Why can't your sister agency or why hasn't
7 your sister agency gone out and engaged in those
8 discussions?

9 MS. HOLLY LIGHT: Are you talking
10 specifically about those southern, this southern
11 site that--

12 COUNCIL MEMBER IGNIZIO:
13 [Interposing] I'm talking about the enhancement to
14 open space in this community which is a concern
15 of--

16 MS. LIGHT: [Interposing] In
17 general.

18 COMMISSIONER CESTERO:
19 [Interposing] Right.

20 COUNCIL MEMBER IGNIZIO: --the
21 community in general--

22 COMMISSIONER CESTERO:
23 [Interposing] This was--right, this was a specific
24 proposal that came up as a recommendation from
25 Community Board 1, you know, a couple of months

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 38
 CONCESSIONS

2 ago that we have been looking at. It is an HPD
3 acquisition that would happen because it is
4 sandwiched in between City and HPD-owned land

5 COUNCIL MEMBER IGNIZIO: Well
6 that's fair so you will be buying it. It won't be
7 your sister agency. It won't be the City. And
8 you'll be what? Turing it over to them--

9 MS. LIGHT: [Interposing] Yes--

10 COMMISSIONER CESTERO:

11 [Interposing] In theory--

12 MS. LIGHT: --that's what--

13 COMMISSIONER CESTERO: --the way it
14 will work--

15 MS. LIGHT: --that will ultimately
16 happen.

17 COUNCIL MEMBER IGNIZIO: Okay. So
18 that is required as part of this, it is required
19 for approval first prior to you doing that.

20 MS. LIGHT: Right. In order, it's
21 one of the designated urban renewal sites; part of
22 it is already City-owned. Here I'll show you.

23 [Pause]

24 MS. LIGHT: Is that working--

25 COUNCIL MEMBER IGNIZIO:

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 39
 CONCESSIONS

2 [Interposing] Yeah.

3 MS. LIGHT: --okay the proposal is
4 to look at adding, this is currently a playground,
5 adding 10,000 square feet to the playground, so
6 5,000--

7 COUNCIL MEMBER IGNIZIO:

8 [Interposing] Okay.

9 MS. LIGHT: --are already HPD
10 owned. But we would have to acquire the other
11 5,000 square feet as part of this urban renewal
12 process.

13 COUNCIL MEMBER IGNIZIO: Okay.

14 MS. LIGHT: In order to fully
15 expand the playground as the Councilman has asked.
16 So we're looking at that. We have to--we're doing
17 an appraisal on what this acquisition is. And
18 there is a loss of housing so that has to be
19 balanced too. So we're looking at that now and
20 are in the process of examining that. And then
21 what else we have been doing in addition to that
22 is talking to Parks and to DOE about opportunities
23 to make improvements to school yards and employ
24 the JOP program so that those can be accessible
25 after hours.

2 And then we're also looking beyond
3 the triangle for other opportunities--

4 COUNCIL MEMBER IGNIZIO:
5 [Interposing] Excellent.

6 MS. LIGHT: --and we've found at
7 least one site that we think can become
8 permanently open space but it's not within the
9 triangle but we are looking at this to actually
10 add open space in the triangle.

11 COUNCIL MEMBER IGNIZIO: Okay.
12 And, you know, finally, I just want to put on the
13 record my both gratitude for HPD for issuing the
14 new program whereby what site authorizations and
15 my understanding is that you issued the site
16 authorizations, it then goes to the State for a
17 competitive process of which do you get the
18 allocation from the State and the Federal and it
19 is evaluated by, I don't know if it's HDC or I
20 don't know, you know, whom is evaluating it,
21 either in, obviously HUD but I mean who on the
22 State is, is that an accurate statement?

23 COMMISSIONER CESTERO: Yeah that's
24 exactly what happens. And typically it's the
25 State Division of Housing and Community Renewal

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 41
 CONCESSIONS

2 that does the review of the application and then
3 makes the awards through their Housing Trust Fund
4 process.

5 COUNCIL MEMBER IGNIZIO: Okay. And
6 I thank you for your cooperation on that. And
7 finally, I mean I have very severe issues with
8 regards to the utilization of eminent domain. I
9 think the Kelo decision was wrong. I think it
10 should be overturned and quite frankly I turn
11 around and I say who the hell is government to say
12 you get out of your house, I'm going to put
13 somebody in that house. That's a very big--

14 [Applause]

15 COUNCIL MEMBER IGNIZIO: --concern
16 for me.

17 [Gavel banging]

18 SERGEANT AT ARMS: Quite please.

19 CHAIRPERSON GARODNICK: Folks I'm
20 sorry.

21 [Gavel banging]

22 CHAIRPERSON GARODNICK: Sorry.
23 I've got to interject. Again. I know everybody
24 loves what Council Member Ignizio just said. But
25 we just can't do that--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 42
CONCESSIONS

2 COUNCIL MEMBER IGNIZIO:

3 [Interposing] I wasn't--I wasn't trying to get
4 applause--

5 CHAIRPERSON GARODNICK:

6 [Interposing] That's, you know, he's a very
7 popular guy, there's no question--but I just ask,
8 please, for the order of the hearing, it's just
9 really going to make all of our lives a lot
10 easier. We also, I should note, have the room
11 until 2:00 and so one of the reasons why Council
12 Member Ignizio was limited in his questioning, why
13 I limited myself is because we want to make sure
14 we get to the public testimony quickly so that
15 people don't have to wait. But this is all I ask.
16 Please refrain from applause, boos, any of that
17 stuff. So Council Member Ignizio. Was that it?
18 Okay thank you. With that, I'm going to turn to
19 Council Member Reyna.

20 COUNCIL MEMBER REYNA: Thank you
21 Mr. Chair. Commissioner, I just wanted to revisit
22 your 65 issued site control letters since 2002 and
23 your 70% success rate. We just had a disposition
24 of land within the Broadway Triangle. Can you
25 identify to me what group was this particular

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 43
 CONCESSIONS

2 disposal of land issued to? And did it have site
3 control as well?

4 COMMISSIONER CESTERO: Now you're
5 speaking about 640 Broadway?

6 COUNCIL MEMBER REYNA: Correct.

7 COMMISSIONER CESTERO: That was a
8 disposition to UJO.

9 COUNCIL MEMBER REYNA: And in the
10 2005 rezoning, how many site control letters were
11 issued?

12 [Pause]

13 COMMISSIONER CESTERO: Two--which--
14 I'm sorry, which 2000--

15 COUNCIL MEMBER REYNA:

16 [Interposing] For the 2005 Greenpoint Williamsburg
17 rezoning--

18 COMMISSIONER CESTERO:

19 [Interposing] Rezoning. Uh-huh.

20 COUNCIL MEMBER REYNA: How many
21 public-owned lands were identified? How many
22 sites?

23 COMMISSIONER CESTERO: There were,
24 there were...

25 [Pause]

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 44
CONCESSIONS

2 COMMISSIONER CESTERO: One, two
3 three..

4 [Pause]

5 COMMISSIONER CESTERO: There were
6 17 sites that were identified--

7 COUNCIL MEMBER REYNA:
8 [Interposing] And how many--

9 COMMISSIONER CESTERO: --1,300
10 units of affordable housing.

11 COUNCIL MEMBER REYNA: And how many
12 site control letters were issued?

13 COMMISSIONER CESTERO: We--

14 COUNCIL MEMBER REYNA:
15 [Interposing] I just--Commissioner--

16 COMMISSIONER CESTERO:

17 [Interposing] We--

18 COUNCIL MEMBER REYNA: If you could
19 just indulge me, how many site control letters
20 were issued?

21 COMMISSIONER CESTERO: Herbert
22 Street was a site control letter authorization
23 that was issued and the rest were done through RFP
24 processes.

25 COUNCIL MEMBER REYNA: Okay. And

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 45
 CONCESSIONS

2 you believe that site control increases the rate
3 of success for developing publicly owned land.

4 COMMISSIONER CESTERO: I believe
5 that the site authorization process that we have--

6 COUNCIL MEMBER REYNA:

7 [Interposing] Um-hum.

8 COMMISSIONER CESTERO: --increases
9 our chances of being able to bring State and
10 Federal resources to our communities to build
11 affordable housing, yes.

12 COUNCIL MEMBER REYNA: And the
13 success rate from 2005 issuing 1 site control
14 letter after the rezoning would be at what
15 percentage?

16 COMMISSIONER CESTERO: But it's a
17 different--it's a different process Council
18 Member--

19 COUNCIL MEMBER REYNA:

20 [Interposing] I understand you--

21 COMMISSIONER CESTERO: --I'm not--

22 COUNCIL MEMBER REYNA: --you also--

23 COMMISSIONER CESTERO: --we--

24 COUNCIL MEMBER REYNA: --mentioned.

25 This is just in the conversation of affordable

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 46
 CONCESSIONS

2 housing--

3 COMMISSIONER CESTERO:

4 [Interposing] Understood.

5 COUNCIL MEMBER REYNA: --and the
6 success rate in building new units.

7 COMMISSIONER CESTERO: So since the
8 rezoning of Greenpoint Williamsburg four years
9 ago--

10 COUNCIL MEMBER REYNA:

11 [Interposing] Um-hum.

12 COMMISSIONER CESTERO: --which was
13 approved in May of 2005, the commitment that was
14 made at that time was for 3,500 units of--

15 COUNCIL MEMBER REYNA:

16 [Interposing] I'm not asking--

17 COMMISSIONER CESTERO: --affordable
18 housing.

19 COUNCIL MEMBER REYNA: I'm not
20 asking Commissioner--

21 COMMISSIONER CESTERO:

22 [Interposing] You're asking for the success rate
23 of--

24 COUNCIL MEMBER REYNA:

25 [Interposing] Of site control letters issued of

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 47
CONCESSIONS

2 the 17 sites you just mentioned--

3 COMMISSIONER CESTERO:

4 [Interposing] The two that were issued have been,
5 have been--

6 COUNCIL MEMBER REYNA:

7 [Interposing] You said it was one, Herbert Street.

8 COMMISSIONER CESTERO: Herbert
9 Street--

10 MS. LIGHT: [Interposing] Herbert
11 Street was the only--

12 COMMISSIONER CESTERO: --has closed
13 and developed.

14 MS. LIGHT: Herbert Street was done
15 under the site authorization that we were
16 discussing before but Mowdrin Ten Eich [phonetic]
17 also, though they were done through an RFP they
18 also applied to the State for funding and received
19 funding. So there were two successful--

20 COUNCIL MEMBER REYNA:

21 [Interposing] And that was a site control letter--

22 MS. LIGHT: --as a result although
23 they were done slightly different.

24 COUNCIL MEMBER REYNA: --issued?

25 COMMISSIONER CESTERO: No they were

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 48
 CONCESSIONS

2 awarded--

3 COUNCIL MEMBER REYNA:

4 [Interposing] That was not.

5 MS. LIGHT: [Interposing] It - -

6 COMMISSIONER CESTERO: --as part of
7 an RFP. And--

8 COUNCIL MEMBER REYNA:

9 [Interposing] So that was not--

10 COMMISSIONER CESTERO: --they
11 applied for State funding.

12 COUNCIL MEMBER REYNA: --a site
13 control letter.

14 CHAIRPERSON GARODNICK: Okay.

15 Wait. I'm sorry, let me just jump in for one
16 second. I think it will be easier for the
17 purposes of everybody to understand, let's do the
18 question, the answer, more questions, just so that
19 we get it very clearly 'cause I'm losing track--

20 COUNCIL MEMBER REYNA:

21 [Interposing] Um-hum.

22 CHAIRPERSON GARODNICK: --in the
23 back and forth. So why don't you just repeat that
24 last question Council Member Reyna and then let's
25 just get a clear answer over here.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 50
 CONCESSIONS

2 [Interposing] What circumstances--

3 COMMISSIONER CESTERO: --every
4 other time, if you wouldn't mind letting me
5 finish--

6 COUNCIL MEMBER REYNA:

7 [Interposing] Of course.

8 COMMISSIONER CESTERO: --every
9 other time when we dispose of City-owned land, we
10 do that through an RFP process.

11 COUNCIL MEMBER REYNA: Um-hum.

12 COMMISSIONER CESTERO: The
13 preponderance of sites--

14 COUNCIL MEMBER REYNA:

15 [Interposing] Um-hum.

16 COMMISSIONER CESTERO: --that we
17 use--

18 COUNCIL MEMBER REYNA:

19 [Interposing] Um-hum.

20 COMMISSIONER CESTERO: --for
21 affordable housing that are City-owned sites, we
22 use RFP processes for. So for the fact that there
23 were 17 sites that were identified--

24 COUNCIL MEMBER REYNA:

25 [Interposing] Um-hum.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 51
 CONCESSIONS

2 COMMISSIONER CESTERO: --for one of
3 those to have gone through a site authorization
4 process is not in any way surprising to me given
5 that the vast majority of all of our other sites
6 around the City go through RFP processes and we've
7 only done, only done 65 site authorization
8 letters.

9 COUNCIL MEMBER REYNA:
10 Commissioner, I just want you to understand.
11 You're expressing to me that there would be HPD
12 discretion applied for site control issuance of
13 letters.

14 COMMISSIONER CESTERO: Under two
15 very specific circumstances, yes.

16 COUNCIL MEMBER REYNA: And despite
17 the fact that there's an increase in success rate
18 to deliver, not just funding, but the actual
19 units, in a very--

20 COMMISSIONER CESTERO:
21 [Interposing] No--

22 COUNCIL MEMBER REYNA: --timely
23 fashion. Your statement to Council Member
24 Garodnick stated that that is the reason why
25 you're issuing site control letters for this

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 53
 CONCESSIONS

2 started the construction of 94,000 units of
3 housing around the City. Only 2,600 of those have
4 been created through the site authorization
5 process.

6 COUNCIL MEMBER REYNA: Um-hum.

7 COMMISSIONER CESTERO: All of the
8 other ones have gone through the same process that
9 we're going through with the preponderance of the
10 affordable housing that was committed--

11 COUNCIL MEMBER REYNA:

12 [Interposing]

13 COMMISSIONER CESTERO: --in the
14 Greenpoint Williamsburg--

15 COUNCIL MEMBER REYNA:

16 [Interposing] Um-hum.

17 COMMISSIONER CESTERO: --rezoning.

18 So what I said to Council Member Garodnick was
19 that--

20 COUNCIL MEMBER REYNA:

21 [Interposing] Um-hum.

22 COMMISSIONER CESTERO: --site
23 authorization process increases our chances of
24 bringing State and Federal resources to bear on
25 affordable housing in the City. It does not

2 increase our chances of creating affordable
3 housing. The City of New York, through the New
4 Housing Marketplace Plan, has significantly more
5 resources to do financing of affordable housing
6 than the State or the Federal government does
7 through their processes.

8 What we're trying to do through the
9 site authorization process is make sure that we
10 have a higher likelihood of getting State and
11 Federal resources into our City to leverage and
12 enhance the dollars that the City is putting forth
13 itself.

14 COUNCIL MEMBER REYNA: And I don't
15 disagree, I was trying to do the same in 2005 for
16 our community. So moving forward, I wanted to
17 just ask you who determined the need for the
18 project of Broadway Triangle rezoning?

19 COMMISSIONER CESTERO: The Broadway
20 Triangle Urban Renewal Area has been in existence
21 for quite a long time. There have been--

22 COUNCIL MEMBER REYNA:
23 [Interposing] And who was involved?

24 COMMISSIONER CESTERO: All, all
25 members of the community have been involved

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 55
 CONCESSIONS

2 through the process--

3 COUNCIL MEMBER REYNA:

4 [Interposing] What communities in the Urban
5 Renewal Area?

6 COMMISSIONER CESTERO: I'm sorry
7 Council Member I don't understand your question.
8 The community in the Urban Renewal Area--

9 SERGEANT AT ARMS: [Interposing]
10 Quiet please.

11 COMMISSIONER CESTERO: --has been
12 involved in the process from the very beginning.

13 COUNCIL MEMBER REYNA: And when you
14 say the community in the Urban Renewal Area, who
15 is the community? There are Community Boards, you
16 could define them by Community Board, you could
17 define them by using zip codes, you could define
18 them by using streets, you could define them in
19 many ways. I just want to understand what is your
20 sense as to who is the community in the Urban
21 Renewal Area.

22 [Pause]

23 COMMISSIONER CESTERO: There are a
24 number of constituents that you know well--

25 COUNCIL MEMBER REYNA:

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 56
 CONCESSIONS

2 [Interposing] Um-hum.

3 COMMISSIONER CESTERO: --that we
4 have been working with. We have been working with
5 both your office and Council Member Yassky's
6 office. We have--

7 COUNCIL MEMBER REYNA:
8 [Interposing] You have not been working with my
9 office. I just--

10 COMMISSIONER CESTERO:

11 [Interposing] Council Member--

12 COUNCIL MEMBER REYNA: --want to
13 make sure--

14 COMMISSIONER CESTERO: --just to be
15 clear. We, you and I met just the other day--

16 COUNCIL MEMBER REYNA:

17 [Interposing] Yes we did.

18 COMMISSIONER CESTERO: --okay? And
19 we have, we have met with, on many occasions and
20 been to the charettes--

21 COUNCIL MEMBER REYNA:

22 [Interposing] Um-hum.

23 COMMISSIONER CESTERO: --the
24 different processes that have gone on in the
25 community--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 57
CONCESSIONS

2 COUNCIL MEMBER REYNA:

3 [Interposing] Um-hum.

4 COMMISSIONER CESTERO: --both at
5 the Community Board level and with community
6 organizations in the Broadway Triangle area.

7 COUNCIL MEMBER REYNA: Um-hum.

8 COMMISSIONER CESTERO: And this was
9 a process that came to us from a number of
10 different angles, from the Community Board, from
11 the elected officials that are in the area, and
12 from the nonprofit organizations and community
13 organizations--

14 COUNCIL MEMBER REYNA:

15 [Interposing] Um-hum.

16 COMMISSIONER CESTERO: --that are
17 based in that area.

18 COUNCIL MEMBER REYNA:

19 Commissioner, the Urban Renewal Area, as we know
20 it, before this was proposed, involved two
21 Community Board, Community Board 1 and Community
22 Board 3. It was a very simple answer. How did
23 this rezoning originate?

24 [Pause]

25 MS. LIGHT: There has certainly

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 59
 CONCESSIONS

2 and it was not done so. And the forum filled with
3 community participation, the City refused to
4 participate.

5 MS. LIGHT: The City attended the
6 forum.

7 COUNCIL MEMBER REYNA: Who
8 represented the City?

9 MS. LIGHT: Members of my staff.

10 COUNCIL MEMBER REYNA: Members of
11 your staff. We had asked over the mic if there
12 was anyone present from HPD, no one stood up.

13 MS. LIGHT: Well there was--there
14 were members of my planning staff, the Brooklyn
15 Planning Office were in attendance.

16 COUNCIL MEMBER REYNA: I'm sorry.
17 We missed the opportunity to recognize them. Who
18 was responsible to invite to this first charette,
19 from the community? Who were the participants and
20 who did the inviting?

21 MS. LIGHT: Originally the charette
22 grew out of a BOA grant that was awarded to three
23 community groups.

24 COUNCIL MEMBER REYNA: Um-hum.
25 Which were the three?

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 60
CONCESSIONS

2 MS. LIGHT: The three were Churches
3 United, Ridgewood Bushwick and UJO. They came to
4 HPD and asked us to participate in it.

5 COUNCIL MEMBER REYNA: They asked
6 you to participate with the BOA grant--

7 MS. LIGHT: [Interposing] As part
8 of the BOA grant that they--

9 COUNCIL MEMBER REYNA:
10 [Interposing] Well can you just please identify
11 what the BOA grant is?

12 MS. LIGHT: Brownfield
13 Opportunities Act which is a State grant to look
14 at planning of communities. They and so--

15 COUNCIL MEMBER REYNA:
16 [Interposing] And what was--I'm sorry.

17 MS. LIGHT: Um-hum.

18 COUNCIL MEMBER REYNA:
19 Commissioner. I just want to understand
20 specifically the amount of the grant.

21 MS. LIGHT: I don't know that, I'm
22 sorry.

23 COMMISSIONER CESTERO: We can get
24 it to you.

25 MS. LIGHT: The grant, we weren't

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 62
 CONCESSIONS

2 United, I'm not the expert to explain, but
3 Churches United was involved in it. Right shortly
4 before the charette I believe that they did not
5 any more become involved. I don't know exactly
6 what happened to the organization per se but
7 ultimately as of the day of the charette or
8 shortly before there was a disagreement that was
9 later resolved but they did not end up
10 participating in the charette.

11 COUNCIL MEMBER REYNA: Okay. So
12 now we're left with two agencies for the charette,
13 Ridgewood Bushwick and UJO participating who are
14 also the recipients of City-owned land as proposed
15 in this action.

16 MS. LIGHT: Yes that is accurate.
17 They were the two groups that ended up doing the
18 outreach to the public along with, as I said, the
19 AIA and the Columbia students were also
20 participants in it.

21 COUNCIL MEMBER REYNA: What
22 criteria was used to select organizations that
23 will participate in the charette, in the planning
24 process for the rezoning?

25 MS. LIGHT: It was the BOA grant.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 63
 CONCESSIONS

2 It was the three community groups that applied for
3 the BOA grant and came to us to ask us to support
4 their BOA process which is something BOA grants
5 are given citywide and they are awarded to
6 community groups. So we typically, we're involved
7 all over the City--

8 COUNCIL MEMBER REYNA:

9 [Interposing] Sure.

10 MS. LIGHT: --with groups that have
11 BOA grants.

12 COUNCIL MEMBER REYNA: Sure. And
13 so let me just make sure that I'm listening to
14 this accurately. Churches United did not
15 participate in the charette, leaving only two
16 organizations out of three to do the inviting for
17 the planning of the charette. Ridgewood Bushwick,
18 Senior Citizens Council and United Jewish
19 Organization, who are then also to be the
20 recipients of City-owned land.

21 MS. LIGHT: They are the two groups
22 that did the outreach. The involvement of the
23 City-owned land was not part of the charette
24 process but yes, those are the two groups that did
25 the outreach.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 65
 CONCESSIONS

2 MS. LIGHT: --I think the official
3 invitations had been given--

4 [Applause]

5 SERGEANT AT ARMS: [Interposing]
6 Sit down please. Sit down.

7 CHAIRPERSON GARODNICK: Please
8 refrain from applause folks.

9 MS. LIGHT: I can't, being that we
10 defer the outreach process to the community
11 groups, I can't--I don't know exactly how that was
12 done other than that I do know all the elected
13 officials representing the Broadway Triangle were
14 invited. But it was not a closed opportunity.
15 You participated and we were grateful for that
16 participation.

17 COUNCIL MEMBER REYNA: I just
18 wanted to note for the record, for full
19 disclosure, that I was not invited, although my
20 name appears on these documents, I'm not too sure
21 who printed these documents. Was this HPD? Who
22 printed these documents?

23 MS. LIGHT: I think that was part
24 of the BOA grant output that was, I think they
25 used the BOA--my understanding is that the

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 66
 CONCESSIONS

2 community groups used the BOA money in part to
3 print those after it.

4 COMMISSIONER CESTERO: Those are
5 not our--those are not our documents.

6 MS. LIGHT: No--

7 COUNCIL MEMBER REYNA:

8 [Interposing] These are not your documents.

9 COMMISSIONER CESTERO: They are not
10 our documents--

11 MS. LIGHT: [Interposing] We had
12 not seen them until you did probably.

13 COUNCIL MEMBER REYNA: And even
14 though the City is the applicant, these were not
15 produced by the City of New York.

16 MS. LIGHT: The applicant for this
17 rezoning? You mean?

18 COUNCIL MEMBER REYNA: Yes. Um-
19 hum.

20 MS. LIGHT: Yes. Those--

21 COMMISSIONER CESTERO:

22 [Interposing] That's correct.

23 COUNCIL MEMBER REYNA: Um-hum. And
24 Ridgewood Bushwick Senior Citizens Council and
25 United Jewish Organization have been the two

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 67
 CONCESSIONS

2 organizations without an RFP process selected for
3 the disposal of City-owned land with site control
4 letters issued.

5 COMMISSIONER CESTERO: That's
6 correct.

7 COUNCIL MEMBER REYNA: Wouldn't
8 there be a conflict since they were the two
9 organizations that petitioned the City to be
10 involved in a rezoning action and now receiving
11 the disposal of land to guarantee funding at the
12 State level and City level and Federal level for--
13 ?

14 COMMISSIONER CESTERO:
15 [Interposing] I don't believe so, no.

16 [Pause]

17 COUNCIL MEMBER REYNA: In the Urban
18 Renewal law, I just want to, and I'd like to
19 request the Chair that if there's an opportunity
20 for another round of questions that I be allowed
21 to, just so that at least I get further clarity if
22 I can't do it in the first round. How it is that
23 the Urban Renewal area can be redrawn without
24 consulting both Community Boards who originally
25 are within the boundaries? Community Board 1 and

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 68
 CONCESSIONS

2 Community Board 3. Community Board 1 being
3 Greenpoint Williamsburg and Community Board being
4 Bedford-Stuyvesant.

5 MS. LIGHT: Well the changes in the
6 boundaries did not impact those two Boards. There
7 were no--there are no changes or impacts at all on
8 those two Boards--

9 COUNCIL MEMBER REYNA:
10 [Interposing] But--

11 MS. LIGHT: --the only changes are
12 within Community Board 1.

13 COUNCIL MEMBER REYNA: But the
14 changes in the action that we are--or the City is
15 seeking will redraw new lines for the Urban
16 Renewal area moving forward, which will impact
17 Community Board 3.

18 COMMISSIONER CESTERO: All of the
19 sites that are in the original Urban Renewal area
20 that are in Community Board 3 have been developed
21 as affordable housing. So there was not a need to
22 include those sites because they've been built.
23 They have been created as affordable housing.

24 MS. LIGHT: And the only--

25 COMMISSIONER CESTERO:

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 69
 CONCESSIONS

2 [Interposing] Nearly 300 units have been created
3 on those sites--

4 COUNCIL MEMBER REYNA:

5 [Interposing] There is--

6 MS. LIGHT: [Interposing] The only
7 other site is the Pfizer plant--

8 COUNCIL MEMBER REYNA:

9 [Interposing] Yeah.

10 MS. LIGHT: --and as I said earlier
11 we believe that that should be considered for
12 future manufacturing use. We want to work with
13 Community Board 3 to determine that but we did not
14 want to make any change without engaging with the
15 community about the use of that specific site.

16 COUNCIL MEMBER REYNA: But the
17 reverse is true that because the Urban Renewal
18 area does involve both Community Board, that they
19 should have a say in the aspect of the action
20 that's taking place within this hearing.

21 MS. LIGHT: Since we had requests
22 from electeds which was very recent, from yourself
23 and from others, that even though Community Board
24 3 was not directly affected we should reach out to
25 them. We have reached out to them. We've offered

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 70
 CONCESSIONS

2 to present. To this point they have said that
3 they did not need a presentation since there was
4 no direct impact on Community Board 3. We're
5 happy to work with Community Board 3 to present to
6 them, to talk to them. We've also reached out to
7 Council Member Dan, we are happy to have those
8 conversations. So far that--we've not been
9 requested to give a presentation.

10 COUNCIL MEMBER REYNA: So I just
11 want to end with this particular issue. The
12 McKinney's Consolidated Laws of New York under
13 General Municipal Law Chapter 24, Article 15 of
14 the Urban Renewal Section 505, the Urban Renewal
15 Plan and Approval. Point 1, upon approving the
16 Urban Renewal Plan for the designated area or for
17 a part or portion of such area, with or without
18 modifications recommended by the Commission, the
19 governing body shall by resolution find that c)
20 the plan affords maximum opportunity to private
21 enterprise consistent with the sound needs of the
22 municipality as a whole for the undertaking of an
23 urban renewal program; d) the plan conforms to a
24 comprehensive community plan for the development
25 of the municipality as a whole, and to end upon

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 71
 CONCESSIONS

2 approving an urban renewal plan for a part of
3 portion of a designated area that governing shall
4 in addition to the foregoing also find that the
5 undertaking and carrying out of the urban renewal
6 activities in stages is in the best public
7 interest and will not cause any additional or
8 increased hardship to the residents of such
9 designated area.

10 I read this to you because both
11 Community Boards are involved as currently drawn
12 in the urban renewal area. Any housing built
13 there will affect them, both Community Board 1 and
14 3. Board 3, do you believe they understand they
15 have every opportunity to qualify for this housing
16 and if they don't partake in the designation of
17 the urban renewal area and all the actions moving
18 forward that they will be left out of this
19 process, foregoing on any opportunity for
20 affordable housing.

21 COMMISSIONER CESTERO: Council
22 Member as Deputy Commissioner Light said, we have
23 reached out to the Community Board 3. We are
24 happy to sit down with them and make a
25 presentation about this rezoning. We are happy to

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 72
 CONCESSIONS

2 include them in discussions as we move forward and
3 we will continue to reach out to them as part of
4 this process.

5 COUNCIL MEMBER REYNA: Thank you
6 Mr. Chair. And...

7 CHAIRPERSON GARODNICK: Thank you
8 Council Member Reyna. We'll now go to Council
9 Member Vann.

10 COUNCIL MEMBER VANN: Yeah thank
11 you Mr. Chairman. Good morning, gentlemen,
12 ladies. Thank you for the opportunity to make
13 some brief inquiry. I happen to represent the 36th
14 District which includes Community Board 3. I want
15 to thank Council Lady Reyna for her questions. I
16 will just really pursue, that's the area of which
17 I was going to ask questions. I thank you so much
18 for opening that up.

19 Just for clarity's sake, how many
20 Community Districts were included in the original
21 urban renewal area?

22 COMMISSIONER CESTERO: As we have
23 discussed, it was Community Board 1 and Community
24 Board 3.

25 COUNCIL MEMBER VANN: 1 and--okay.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 73
 CONCESSIONS

2 All right. Now have there been, I think you had
3 indicated that there had been previous rezoning or
4 previous development as part of this urban renewal
5 plan previously. And you suggest that most of
6 that development was in Community Board 3. When
7 was that done, do you know?

8 COMMISSIONER CESTERO: I don't have
9 the exact dates in front of me but it was in the
10 mid-90s. It was affordable housing, home
11 ownership housing was--

12 COUNCIL MEMBER VANN: [Interposing]
13 Um-hum.

14 COMMISSIONER CESTERO: --was
15 developed as part of HPD's program with the New
16 York City Housing Partnership.

17 COUNCIL MEMBER VANN: Okay.

18 COMMISSIONER CESTERO: And it was
19 developed in conjunction with Community Board 3 as
20 part of that process.

21 COUNCIL MEMBER VANN: Okay. that
22 was prior to my tenure in the City Council. Was
23 that application done solely by Community Board 3
24 or was that a joint application? Do you--can you
25 tell me about that?

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 74
 CONCESSIONS

2 COMMISSIONER CESTERO: It was part
3 of the original urban renewal designation. We'd
4 have to go back and get the varied--the specific
5 detail on who the applicant was and how that was
6 done.

7 COUNCIL MEMBER VANN: Well the
8 essence of my question is were only Community
9 Board 3 involved in that as opposed to those who
10 are part of the urban renewal area?

11 COMMISSIONER CESTERO: I would have
12 to go back and check that for you. I'm not sure.

13 COUNCIL MEMBER VANN: Okay. It's
14 kind of a--

15 COMMISSIONER CESTERO:
16 [Interposing] I was not Commissioner in the mid-
17 90s so I'm not sure exactly--

18 COUNCIL MEMBER VANN: [Interposing]
19 I wasn't the Councilman either--

20 COMMISSIONER CESTERO: --but I'll--

21 COUNCIL MEMBER VANN: --but the
22 information is out there in the universe.

23 COMMISSIONER CESTERO: I'm happy to
24 get it for you.

25 COUNCIL MEMBER VANN: Okay. It's

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 75
 CONCESSIONS

2 sort of a key point for me to know that.

3 COMMISSIONER CESTERO: I appreciate
4 that and I will absolutely follow back up with you
5 and get you that information.

6 COUNCIL MEMBER VANN: Okay. Will
7 the residents who live in Community Board 3 across
8 the street from Community Board 1 be affected by
9 the proposed rezoning and development?

10 COMMISSIONER CESTERO: They will
11 not only be affected by it but they will benefit
12 from it because we're creating all of the
13 affordable housing that will be available to City
14 residents.

15 COUNCIL MEMBER VANN: Hum. So that
16 if this plan goes forward and affordable housing
17 is built, will there be a preference for the
18 community? What will be the preference for those
19 who live in the urban renewal area or those who
20 live in Community Board 1?

21 COMMISSIONER CESTERO: The
22 preference that we currently have as a part of our
23 marketing process is a 50% preference for
24 Community Board residents. The issue of including
25 Community Board 3 in that preference has come up

2 and is something that we're looking at and willing
3 to consider as part of the process.'

4 COUNCIL MEMBER VANN: Hum. All
5 right, so you concede that the concern raised by
6 my colleague is valid that as you indicated they
7 will be affected by, could be beneficial but it
8 will be affected, but whether it's beneficial or
9 not might determine on their involvement in all
10 these consultations which up until this point has
11 been minimal as I understand it.

12 So that it's very--I'm concerned
13 about the residents of the 36th District, Community
14 Board 3, and if indeed there is housing and other
15 benefits that's going to be in the community
16 across the street from them, technically not in
17 the Community Board 3, they're going to be
18 affected by it, what will be the guarantee that
19 they will share in "the benefit" if they've had no
20 role, not even a role of consultation? You
21 understand my concern Commissioner?

22 COMMISSIONER CESTERO: I do
23 understand your concern Council Member and we will
24 continue to work with your office and look at this
25 issue of expanding the preference to Community

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 77
 CONCESSIONS

2 Board 3. At the same time it's 50% community
3 preference. And residents from Community Board 3
4 are not excluded from applying for that housing
5 and being benefited by that housing just because
6 of the community preference issue.

7 COUNCIL MEMBER VANN: Now that's a
8 very key point because my understanding is the
9 preference is by Community District. And we are
10 across the street from Community Board 1. Are you
11 saying that the community preference will not,
12 will only--will extend to the community and
13 whether you live in Community Board 1 or Community
14 Board 3, you'll be treated the same within that
15 preference?

16 COMMISSIONER CESTERO: What I'm
17 saying to you which I will try to clarify is that
18 the current preference that we have in place
19 across every one of the 94,000 units that we have
20 started under the New Housing Marketplace Plan is
21 a 50% preference for Community Board residents.
22 So that under the current preference structure,
23 Community Board 1 residents would benefit from
24 that 50% community preference.

25 COUNCIL MEMBER VANN: Um-hum.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 78
 CONCESSIONS

2 COMMISSIONER CESTERO: As you know,
3 this issue has been raised and we are willing to
4 consider expanding that preference in a way that
5 would include residents of Community Board 3 in
6 some way in a preference--

7 COUNCIL MEMBER VANN: [Interposing]
8 Hum.

9 COMMISSIONER CESTERO: --because of
10 the proximity to the housing that's being built.

11 COUNCIL MEMBER VANN: So we have
12 sense that Community Board 1 would agree to
13 extending that preference to our--or that's--

14 COMMISSIONER CESTERO:
15 [Interposing] It's a request that has come to us
16 in the last few weeks and it's one that we're
17 discussing with all of the parties.

18 COUNCIL MEMBER VANN: Okay. There
19 was some mention of the Pfizer properties, those,
20 I guess, in the southern part of the plan south of
21 Flushing Avenue. What is the anticipation of
22 what's going to happen there? Is there any
23 preliminary plan or any initial discussion about
24 what's going to happen there that I need to know
25 about?

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 79
 CONCESSIONS

2 COMMISSIONER CESTERO: You know, we
3 had, as--

4 COUNCIL MEMBER VANN: [Interposing]
5 The Pfizer plant parking lot and so forth.

6 COMMISSIONER CESTERO: Understood.
7 As Deputy Commissioner Light mentioned, we had
8 begun a conversation with Pfizer some years ago.
9 That was not a conversation that was continuing to
10 be fruitful. We do believe that there are some
11 opportunities potentially for future manufacturing
12 on the site that you're asking about. And we'll
13 engage with you and Community Board 3 in a
14 discussion about what that may look like and how
15 we can work together to try to accomplish what the
16 community's goals are.

17 COUNCIL MEMBER VANN: Um-hum.

18 COMMISSIONER CESTERO: For that
19 site.

20 COUNCIL MEMBER VANN: Right. That
21 initial discussion around whether it should be
22 manufacturing and so on and so forth, who was
23 involved in that discussion? 'Cause that is in
24 Community Board 3 and in the 36th District.

25 MS. LIGHT: I mean originally we

2 were simply reaching out to Pfizer to see if they
3 would engage in a discussion with the City and
4 ultimately with the community about their sites.

5 COUNCIL MEMBER VANN: Right.

6 MS. LIGHT: When it came to a point
7 where they simply weren't ready to make a
8 decision, they revoked their RFP and don't go
9 forward with any of the disposition plans. And it
10 became very murky what they were going to do. We
11 put that, decided not to put any of their sites
12 into the rezoning but have not had any subsequent
13 conversations. And I think we would not engage in
14 that until we had talked to you and the Community
15 Board and the community what the desired use for
16 that is.

17 COUNCIL MEMBER VANN: Um-hum.

18 Right. As I begin to close, I believe in the
19 sanctity of Districts though I recognize that you
20 can't divide a neighborhood by Community Board
21 lines or community, you know, Council District
22 lines. It's the same people, the same
23 neighborhood. So whereas I respect the right of
24 Districts, I represent one, and I want to anything
25 that happened in my District I'd like to be

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 81
 CONCESSIONS

2 consulted. But as a good neighbor, I would always
3 want to involve my neighbors in decisions that are
4 being made that will affect them even though it
5 may "be in my District". And that seemed not to--
6 we didn't seem to have done that well.

7 So going forward when there will be
8 development, things happening within Community
9 Board 3 and within 36, and we will be very open to
10 discuss with neighbors what's happening there.
11 Obviously reserving the exclusive right to make
12 policy decision within our District. So we will
13 be good neighbors but just as we were not
14 apparently included in the decisions that have
15 been made in part of the urban renewal area that
16 we are a part of because going forward the
17 rezoning as I understand the development is in the
18 District that is not Community Board 3.

19 And all right, and we're trying to
20 live with that but we reserve the right then that
21 anything that occurs within Community Board 3 and
22 the 36th will be our exclusive right to make
23 decisions though we will be open to consultation
24 from neighbors, if you will, and the underlying
25 areas. Thank you Mr. Chairman.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 82
 CONCESSIONS

2 CHAIRPERSON GARODNICK: Thank you
3 Council Member Vann. Now I'm going to turn to
4 Council Member Yassky.

5 COUNCIL MEMBER YASSKY: Thank you
6 Mr. Chair and I know that we have a time
7 constraint. I've been--I was going to say asked
8 or admonished or urged to be very brief because I
9 know that I see there are piles of request slips
10 from people who want to testify and indeed the
11 whole--one of the main purposes of this is for
12 everyone in the public who wants to be heard, to
13 be heard. So I want to make sure that there's
14 time for that to happen.

15 I have a few things I want to ask
16 about. First, you know, as the Council Member who
17 represents the District in which this rezoning
18 takes place I certainly want to make sure I tell
19 my colleagues here in the Council and the members
20 of this Committee my position. I believe this is
21 a very worthwhile; indeed, important rezoning that
22 will create close--several hundred, at the least,
23 apartments of affordable housing in an area that
24 desperately needs it. And to me that's the
25 fundamental fact here.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 83
 CONCESSIONS

2 This is an area that was a
3 manufacturing area, there were hopes for it to be
4 even more of one and create lots of jobs around
5 Pfizer. That didn't happen and now obviously is
6 not going to happen. And so given that there is
7 real opportunity for housing, to me, on the
8 question should--this is a rezoning to change from
9 manufacturing to residential, allow for
10 residential development including lots of
11 affordable housing. That threshold question to me
12 is an easy call. And I certainly hope the
13 Committee will support it.

14 I just want to say one--I won't
15 speechify at length Mr. Chair but I do want to say
16 I understand the concern of my constituents, of
17 Council Member Reyna's constituents who are here
18 today. This is a part of the City that has had as
19 much if not more change than anywhere. And, you
20 know, every place in New York City has changed
21 dramatically in the last decade. But in North
22 Brooklyn the changes have been so rapid and so
23 unsettling that talk of additional change, I
24 think, quite understandably and properly gets
25 people concerned and is the reason I know that

3 many of your hearings have a full room but not all
4 of them.

5 And so I'm not surprised that
6 there's a full room here today. And particularly
7 given that, you know, the developments nearby in
8 Greenpoint and parts of Williamsburg that I
9 supported and that I continue to believe were a
10 good thing and that I continue to believe
11 ultimately will be for the better, haven't always
12 worked out as planned.

13 And people are now looking at empty
14 buildings that, you know, were... people thought
15 held the promise of revitalizing this or that area
16 and now where people are worried they're going to
17 be a blight. And so I understand peoples'
18 concerns and it's always been of a leap of faith
19 to believe in change for the better because it's
20 never a certainty.

21 But having said that I think that
22 HPD has done as good a job as government can do in
23 trying to chart a course here. And I believe that
24 the path that you've laid out is a promising one
25 and I hope that the Council will approve it.

There are a few things I just want

2 to follow up on. One is, it's not a little thing,
3 it's a small amount of territory in this but the
4 open space issue that I know you discussed with
5 Council Member Garodnick and then I heard you
6 answering questions or your said in your statement
7 and then I heard Council Member Garodnick claim I
8 have, as you said, asked you and it's really the
9 Community Board and the Community Board's
10 approval, they note that there is already an--I
11 won't go on--an area with not enough open space.

12 We do need more. That small area
13 that I suggest to you I thought was a worthwhile
14 one. From your answers to the questions it's
15 plain that you've thought about what would be
16 entailed. Can you say more at this point about
17 what--is that something that you believe will
18 happen if there's a rezoning?

19 COMMISSIONER CESTERO: What I said
20 to Chairman Garodnick when he asked about it was
21 that since we met to discuss the Community Board's
22 proposal, we have engaged the process of having
23 the site appraised and are reviewing the options
24 for the acquisition and then the dividing for
25 housing and open space and are, you know,

2 seriously looking at all aspects of the proposal.

3 COUNCIL MEMBER YASSKY: Okay. And
4 look, and you can't make a decision, you know,
5 without doing all the appropriate due diligence.
6 I'd definitely ask you to make sure that you have
7 put yourself in a position to make a decision on
8 that by the time the Council acts. I'm sure you
9 can do that.

10 COMMISSIONER CESTERO: Absolutely.

11 COUNCIL MEMBER YASSKY: Just very
12 quickly I want to echo what Chairman Garodnick
13 said about the eminent domain process and the
14 businesses. I understand the value of creating
15 sites that can support a significant affordable
16 housing development. There are in particular
17 businesses that are directly affected. I take
18 your point that you can't conclude any
19 transactions until you have authority to do so but
20 I would ask you also to fast track that so that I
21 think that as a City, you know, we do it owe it to
22 those businesses to give them a full shot at
23 relocating and staying in business somewhere in
24 the City if they're going to lose their space
25 there. And I would ask you to fast track that.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 87
 CONCESSIONS

2 COMMISSIONER CESTERO: Happy to do
3 so.

4 COUNCIL MEMBER YASSKY: And the
5 last thing, I mean I won't... okay, the questions
6 that I've heard from people who oppose this, the
7 suggestions that have been brought to me for how
8 to do it better, have been most--there are two
9 things that I've heard repeatedly. One is that
10 the rezoning could allow for bigger buildings and
11 therefore more affordable housing. And I know
12 you're not the City Planning Commission.

13 I know the City Planning Commission
14 would have something to say about that. But I
15 would like you to at least, I would like you to
16 address that. It seems to me that what you have
17 proposed, what the City has proposed here, you and
18 the City Planning Commission, is appropriate.
19 These are--you've proposed buildings of a size and
20 a density that are appropriate for this area. But
21 I would just like you to address that argument
22 that's been made.

23 COMMISSIONER CESTERO: Yeah well we
24 actually did in the IS process study a higher
25 density. We studied an R8-A and an R9-A as part

2 of the IS process. The results of that were that
3 we felt that the impacts that were identified
4 which were significant impacts to schools and
5 traffic and other things were such that it made
6 sense to use the zoning that we have proposed
7 because we could lessen those impacts and the
8 impacts that do exist we can try to mitigate.

9 COUNCIL MEMBER YASSKY: Okay. And
10 the other argument that's been made as well, the
11 Pfizer properties should have been included. I've
12 heard some people in the communities suggest that
13 the Pfizer, you know, all those purple areas
14 there, should have been included in this rezoning.
15 You've kind of addressed that already by saying
16 well there's not a settled City administration
17 opinion much less broader City government decision
18 on what the appropriate land use is there
19 particularly for the factory building, whether
20 that should be for continued industrial job-
21 creating use or for residential. That's one
22 answer.

23 I mean my reason for echoing your
24 decision here is that if the City were to--if that
25 were to be included in this rezoning it would be

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 89
 CONCESSIONS

2 included on the same terms as the rest of the
3 rezoning, presumably, and we'd be losing the
4 change for a more ambitious community-driven plan
5 for that quite large assemblage of properties. Is
6 that, I mean is that correct?

7 COMMISSIONER CESTERO: Yes. We
8 agree with that. It's one owner. And it gives us
9 an opportunity to do something bigger and more
10 comprehensive.

11 COUNCIL MEMBER YASSKY: And I mean
12 if the Council, if this rezoning were to just be--
13 the lines redrawn to extend to that, what would
14 you expect to see in those properties? Would you
15 expect that they'd be developed for housing--

16 COMMISSIONER CESTERO:
17 [Interposing] Right.

18 COUNCIL MEMBER YASSKY: --perhaps,
19 you know, some, maybe 20% affordable, maybe not--

20 COMMISSIONER CESTERO:
21 [Interposing] Right they'd be--

22 COUNCIL MEMBER YASSKY: --maybe
23 they'd all be at market rate because that would be
24 permitted under this rezoning.

25 COMMISSIONER CESTERO: That's

2 right. They would be--have the same zoning as the
3 other blocks in the rezoning area and they would
4 have the inclusionary housing program. But at the
5 end of the day, they're still owned by Pfizer and
6 what they would do with them is up to them.

7 COUNCIL MEMBER YASSKY: Okay and
8 then I'll end, I'm sorry, I see, I want to--
9 Council Member Vann, I guess, has left for a
10 moment. I was--but I just wanted to address that
11 issue that he raised about the community
12 preference which I think has been an important
13 part of the Administration's efforts to develop
14 affordable housing.

15 I think that one of the things that
16 has happened in the last several years is that
17 communities have begun to see that they can have a
18 stake in development. A stake in development that
19 creates market rate but also creates affordable.
20 And that stake is made concrete by a community
21 preference that people who live in that area know
22 that they at least have a shot at benefiting from
23 the development.

24 I have to say I am reluctant to
25 tamper with that precedent and I mean for example

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 91
 CONCESSIONS

2 if in a future rezoning if that, the large Pfizer
3 property under Flushing were to be developed as
4 affordable housing that's in Community Board 3. I
5 wouldn't imagine at that point that Community
6 Board 1 would say well the community preference
7 should include Community Board 1 as well.

8 So I am concerned that
9 jurisdictional lines are arbitrary, of course.
10 But once we start changing that it opens up in
11 every rezoning, there will be--or any time there's
12 development of affordable housing there will be
13 questions about who's in and who's not, that the
14 existence of Community Board lines provides a
15 simple, clear-cut answer to. So I just want to
16 say I'm concerned about changing that precedent.

17 COMMISSIONER CESTERO: Council
18 Member we share your concern about the precedent
19 which is why we have not sort of jumped in to do
20 it. We're willing to look at it and talk about it
21 with all of the parties, Community Board 3, you,
22 Council Member Vann, but share your concerns out
23 the precedent and also share your belief that the
24 50% community preference is an enormously
25 important part of our affordable housing efforts

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 92
 CONCESSIONS

2 because it does give communities a stake in
3 housing that's being built there and an
4 opportunity to stay in the community in which they
5 live in an affordable place.

6 COUNCIL MEMBER YASSKY: Thank you
7 Commissioner and thank you Mr. Chair for indulging
8 me.

9 CHAIRPERSON GARODNICK: Thank you
10 very much. And we're going to return--well let me
11 first announce the addition of Council Member
12 Dickens from Manhattan, a member of this
13 Committee. And we're going to go to Council
14 Member Reyna for one--was Council Member James not
15 announced? I'm sorry. Oh I was unaware. I was
16 out too. And note we're joined by Council Member
17 Tish James as well. And we're going to go to
18 Councilman Diana Reyna for a quick follow-up and
19 then we are going to a panel. We have over 80
20 people who wish to speak. So if we can keep our
21 questions brief. Thank you.

22 [Pause]

23 COUNCIL MEMBER REYNA: Commissioner
24 I just wanted to make sure that I have a full
25 understanding. On our document the City Council

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 93
 CONCESSIONS

2 Land Use Committee Briefing Document, it states
3 here that one of the actions is to the proposed
4 plan, is to no longer include any industrial
5 sites, modify the boundary of the Urban Renewal
6 Area, renumber existing sites to reflect deed
7 designations and reconfigurations, creates a new
8 Urban Renewal site and update the plans language
9 to conform with the related actions. The
10 amendment in conjunction with the related actions
11 will facilitate affordable housing while
12 permitting local commercial and community facility
13 use.

14 And it's my understanding that the
15 City will have effectively defined Community Board
16 1 as the only representative community for the
17 development of the entire Broadway Triangle Urban
18 Renewal Area moving forward. Therefore your
19 agreement with Council Member Vann is moot.

20 COMMISSIONER CESTERO: I'm sorry,
21 Council Member I don't agree. We're more than
22 happy to sit down with Community Board 3, talk to
23 them about their issues and concerns. As we have
24 said repeatedly we've reached out to the Community
25 Board. We've met with the Council Member and his

3 staff and will continue to do so throughout the
4 process.

5 COUNCIL MEMBER REYNA:

6 Commissioner, I just wanted to share with you, I
7 was the elected representative in 2001 when first
8 elected representing this area and I worked very
9 closely with Community Board 3 in petitioning the
10 City to look at this Broadway Triangle issue and
11 would never entertain the thought of coming close
12 to it. So I find it very odd that now we're
13 moving fast track and dividing two communities
14 that at one point were working together, moving
15 forward.

16 And my last question is the fact
17 that you had mentioned you've concluded R7-A
18 creates the density that's appropriate for the
19 area but you looked into an R8-A, an R9-A and
20 concluded that it was not in context with the
21 area. But in your Environmental Assessment, you
22 used Lindsay Park, Marcie Houses, Sumner, not too
23 far away, we have other structures like Roberto
24 Clemente, Independence, Taylor Wife, that are all
25 within context of this immediate area and yet
we're considering that they're not the appropriate

3 context that already exists in the area to build
4 that type of density. How did we conclude this
5 unless you're seeing something differently in my
6 community?

7 COMMISSIONER CESTERO: We, two
8 things, one is we studied the R8-A and the R9-A in
9 the Environmental Impact Statement. That study
10 which was done as a part of this process found
11 significant impacts at the R8-A and R9-A
12 densities. And so that was factored into our
13 decision. And also factored into our decision was
14 the primary context. New York City is a city
15 where every neighborhood has a variety of
16 different densities but you have to look at the
17 primary context of that neighborhood which is what
18 we've tried to do here and balance those different
19 issues.

20 COUNCIL MEMBER REYNA: I appreciate
21 your conclusion but I disagree with it and I just
22 wanted to mention that the integrity of this
23 process has been compromised from the very
24 beginning. And had the Urban Renewal Area been
25 respected and consulted with the two Community
Boards that it had defined as the public interest

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 96
 CONCESSIONS

2 at stake here, we would not be here today
3 disagreeing. Thank you very much.

4 CHAIRPERSON GARODNICK: Thank you--
5 [Applause, cheering]

6 CHAIRPERSON GARODNICK: --thank you
7 Councilwoman. Please. Please keep the applause
8 down. We're going to go very quickly to Council
9 Member James and then we're going to open up the
10 panels. Council Member James--

11 COUNCIL MEMBER JAMES:
12 [Interposing] Thank you. Thank you Mr. Chair and
13 out of respect for all of the 80 individuals how
14 have signed up, I'm going to defer my questions to
15 a later hearing. It's my understanding that there
16 will be a follow-up hearing. But let me just make
17 a comment. I just came from a press conference
18 regarding Atlantic Yards which as everyone knows
19 was an Urban Renewal site.

20 We, from the outset, wanted site
21 control in our community, in Community Board 2.
22 We were not given that option. And so my question
23 to every, to HPD and to this Administration, why
24 is some communities get site control and others do
25 not? I believe it's fundamentally unfair. There

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 97
 CONCESSIONS

2 should be one, one, one position of this
3 Administration and it should be applied uniformly
4 across the City of New York and not in some
5 communities.

6 Two, I have a very serious problem-
7 -

8 [Applause]

9 SERGEANT AT ARMS: Sit down please.

10 COUNCIL MEMBER JAMES: With the
11 taking of private property for development when it
12 only benefits private developers, when it's not in
13 the interest of the public. I have a serious
14 fundamental problem with that particularly in
15 these days and times when so many small businesses
16 are struggling to survive. And so I have
17 consistently voted against and/or abstained any
18 plan that involves eminent domain. And if this
19 plan goes forward with eminent domain, I have
20 serious problems with this concern.

21 And lastly if Community Board 3
22 does not have site control over their destiny, you
23 will have further problems in the future. Unless
24 Community Board 3--

25 [Applause and cheering]

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 98
CONCESSIONS

2 [Gavel banging]

3 COUNCIL MEMBER JAMES: Unless
4 Community Board 3 controls past Flushing Avenue,
5 then I believe that this whole particular--this
6 project is wrong and I believe that it should be
7 examined. I do not believe that Community Board
8 1's boundary should be expanded and that Community
9 Board 3 should have site control over those
10 developments in their jurisdiction. Thank you. I
11 look forward to seeing you again at another
12 hearing--

13 [Applause]

14 CHAIRPERSON GARODNICK:

15 [Interposing] Thank you.

16 COUNCIL MEMBER JAMES: --to ask my
17 other questions.

18 CHAIRPERSON GARODNICK:

19 [Interposing] Thank you Councilman James. Please
20 keep it down. We're now going to move to the
21 panel but first we're going to have Council
22 Member-elect Steve Levin and Ms. Deborah Feinberg
23 who is with Assemblyman Vito Lopez' office for the
24 first panel. Thank you very much commissioner.
25 Thank you very much to HPD and your

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 99
 CONCESSIONS

2 representatives.

3 [Background conversation]

4 CHAIRPERSON GARODNICK: Okay.

5 Ladies and gentlemen, we have over 80 people that
6 need to speak. I really need to keep the panels
7 to two minutes and we real need to keep the
8 applause, boos, hisses or claps down or we're
9 going to have to remove people. We have to get
10 through 80 people in quite a while, quite a bit of
11 time, we have the room until 2:00 o'clock and we
12 hope that somebody from HPD will remain in order
13 to hear the testimony from the community. And at
14 this time we're going to begin with Councilman-
15 elect Steve Levin from the 33rd District, Mr.
16 Levin.

17 COUNCIL MEMBER-ELECT LEVIN: Good
18 morning.

19 SERGEANT AT ARMS: Quiet please,
20 sit down.

21 COUNCIL MEMBER-ELECT LEVIN: Good
22 morning members of the Committee, members of the
23 Council. My name is Steven Levin; I'm the Council
24 Member-elect for the 33rd Council District in
25 Brooklyn which is the New York City Council

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 100
 CONCESSIONS

2 District for the Broadway Triangle.

3 I would like today to express my
4 full support for the proposed rezoning for the
5 Broadway Triangle as presented by HPD and the
6 Department of City Planning today. For the past
7 several decades the Broadway Triangle has been a
8 largely unutilized industrial area. In 1989 the
9 Triangle area was designed an Urban Renewal Area
10 in the hopes of creating a biotechnical and
11 pharmaceutical industrial park.

12 That plan however did not
13 materialize. Instead manufacturing and industrial
14 companies divested from the area leaving a handful
15 of praiseworthy and productive business amid
16 desolate and abandoned lots. In 2008, Pfizer, the
17 pharmaceutical giant which employed over 1,000
18 workers at their Brooklyn factory announced that
19 they too would leave North Brooklyn behind.

20 The rezoning plan presented before
21 you today will go a very long way toward
22 eliminating the current blight in the Broadway
23 Triangle. By rezoning the area to residential use
24 we will be seizing one of the last, best
25 opportunities in North Brooklyn to allow for the

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 102
 CONCESSIONS

2 these affordable units that are part of either the
3 inclusionary housing program or on City-owned land
4 go through a lottery process supervised by HPD.
5 It's a fair lottery process. I cannot emphasize
6 that enough--

7 CHAIRPERSON GARODNICK:

8 [Interposing] Thank you Mr. Levin. Ms. Feinberg?

9 COUNCIL MEMBER-ELECT LEVIN: Oh. I
10 have--

11 CHAIRPERSON GARODNICK:

12 [Interposing] Sir?

13 COUNCIL MEMBER-ELECT LEVIN: --I
14 have, excuse me I have more testimony, is it?

15 CHAIRPERSON GARODNICK: We are done
16 with testimony, Sir.

17 COUNCIL MEMBER-ELECT LEVIN:

18 [Interposing] Oh okay.

19 CHAIRPERSON GARODNICK: Sorry. Ms.
20 Feinberg?

21 MS. DEBORAH FEINBERG: Good
22 morning. My name is Deborah Feinberg and I'm here
23 on behalf of Assemblyman Vito Lopez, Chairman of
24 the New York State Housing Committee who has
25 represented the District that includes the

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 103
 CONCESSIONS

2 Broadway Triangle for more than 25 years. He's
3 unable to be here today.

4 Assemblyman Lopez stands out as one
5 of the foremost affordable housing advocates in
6 the State of New York with the long and
7 distinguished record of strong commitment to
8 affordable housing, sponsoring some of the most
9 progressive neighborhood preservation, rent
10 regulation and tenant protection legislation in
11 the State's history, including 421(a) reform. He
12 continues to make affordable housing for the State
13 of New York his first priority and even as the
14 State faces great challenges in its budget, he
15 continues to fight to preserve and create
16 affordable housing for the City and State's
17 neediest populations.

18 Assemblyman Lopez strongly supports
19 the proposed rezoning plan of the Broadway
20 Triangle presented by HPD here today as it is
21 consistent with his commitment and dedication to
22 maximizing responsible affordable housing
23 opportunities for people of the State of New York.
24 Assemblyman Lopez' support for the proposed
25 rezoning is based not only on its plan to create

2 almost 1,000 units of 100% affordable housing but
3 the process which, for the first time, brought
4 together the diverse communities which share the
5 Broadway Triangle, the design of the plan, and the
6 thorough review of the plan.

7 The Broadway Triangle lay barren
8 and blighted for the last 25 years. Prior to 2000
9 the community was unable to come together to
10 support a plan to utilize the space for shared
11 community benefit. After a 4-year planning
12 process and cooperative effort within the
13 community, which includes input from more than 70
14 community groups, almost 2,000 community residents
15 from diverse ethnic and religious backgrounds, and
16 a semester-long study by the Columbia School of
17 Urban Planning, the framework for this proposed
18 rezoning was hatched.

19 The rezoning commits itself to
20 building 100% affordable housing units on the 3.5
21 acres of City-owned land. Contextual zoning
22 throughout New York, this zoning is contextual and
23 has proven most responsible and successful in
24 neighborhoods. I just want to urge you, the
25 Council Members here today and the Committee to

2 vote in support of the Broadway Triangle.

3 CHAIRPERSON GARODNICK: Thank you
4 very much. Thank you to the panel. We're now
5 going to hear from a panel who is opposed
6 consisting of Evelyn Cruz from Congresswoman
7 Velasquez' office and Esteban Duran from Community
8 Board 1. We will be alternative throughout, pros
9 and cons and the panels, please be cognizant of
10 the time.

11 The clock is up here to my left.
12 And take a look and we'll try to kind of cue you
13 in when it's getting down but we really have to
14 get through in two minutes 'cause we want to get
15 everybody we can. So at this point I will ask Ms.
16 Cruz from Congresswoman Nydia Velasquez' office to
17 begin and then Mr. Duran.

18 MS. EVELYN CRUZ: Good morning
19 Chairman and members of the City Council. I am
20 proud to stand in solidarity with the residents,
21 small businesses, legal representatives, urban
22 planner and colleagues in government who join us
23 today to urge you to vote no on the proposed
24 zoning action. The Broadway Triangle as it is
25 known is the last and largest vestige of largely

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 106
 CONCESSIONS

2 undeveloped public and private land within the
3 North Brooklyn communities of Williamsburg and
4 Bedford-Stuyvesant.

5 Unfortunately I can only
6 characterize this rezoning process as fraudulent
7 and politically manipulated at the expense of the
8 public and the greater good. The City's decision
9 to coin a phrase, surgically removed the southern
10 census tracts from its plans so as to willfully
11 exclude the large African American and minorities
12 communities and small businesses within Community
13 Boards 1 and 3 from participating in the public
14 process violates the spirit of community-based
15 planning.

16 Civil Rights lawyers believe that
17 this action violates Federal, State and City Fair
18 Housing and Antidiscrimination laws. As such I
19 understand that a lawsuit was recently filed again
20 the City of New York and its Housing Preservation
21 and Development Department. My friends, we are in
22 the year 2009, not in the 1960s. Discriminatory
23 rezoning policies like this only continue to
24 foster division among neighbors and creates a
25 class difference and this is not acceptable.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 107
 CONCESSIONS

2 I acknowledge that the planning and
3 exercising Land Use decisions is complex. However
4 it is critical for the City to engage all effected
5 parties without preference in the decision-making
6 process. I know first hand that this was not the
7 case with the Broadway Triangle. In contrast to
8 the 2005 rezoning plan of Williamsburg and
9 Greenpoint, this process was not inclusive of the
10 immediate affected communities and it lacked
11 openness and transparency.

12 Chairman Garodnick and elected
13 colleagues, there is no question that the Broadway
14 Triangle needs to be developed. There is no
15 question of the need for affordable housing. In
16 Community Board 1, the community continues to
17 suffer of an affordable housing crisis with
18 promised affordable housing yet to be developed.

19 I know my time has run down, I have
20 a written statement on behalf of the Congresswoman
21 but the bottom line is that we're urging this
22 Board, this body, in good conscience to reject the
23 proposed action before you. We need to bring the
24 community together and develop a plan that is
25 inclusive of all classes of people and the

2 community that it is actually impacting. Thank
3 you--

4 CHAIRPERSON GARODNICK:
5 [Interposing] Thank you very much. We'll look
6 forward to receiving the Congresswoman's written
7 statement. Thank you for your testimony--

8 MS. CRUZ: [Interposing] Thank you
9 Chairman.

10 CHAIRPERSON GARODNICK: --Mr.
11 Duran?

12 MS. CRUZ: Go ahead. I'll wait for
13 John.

14 MR. ESTEBAN DURAN: Good morning
15 members, Chair Garodnick and members of the
16 Committee. My name is Esteban Duran and I'm a
17 life-long resident of Williamsburg, Brooklyn. And
18 I've served on Community Board 1 for the past 4
19 years.

20 And I just want to let the members
21 of the Committee really know that the City of New
22 York is pushing through this ULURP which is badly
23 conceived, which is a badly conceived rezoning
24 action reflecting narrow focus of the self-serving
25 interests of a couple of groups and ignoring the

3 needs and inputs of the thousands of residents of
4 Williamsburg and Bedford-Stuyvesant around the
5 Broadway Triangle.

6 As a Community Board 1 member I've
7 been shocked at how the City is handling this
8 rezoning, compared with some of the past rezonings
9 that have happened in Community Board 1. For
10 example, the Department of City Planning
11 coordinated both recent contextual rezoning of
12 Greenpoint and Williamsburg as well as a small
13 rezoning action along Grant Street in the south
14 side.

15 Staff from City Planning met with
16 the Community Board and member organizations on
17 multiple occasions to make adjustments to the
18 plans for changing the zoning density along the
19 targeted streets because as Community Board
20 members we know which streets are the ones that
21 you might not want to allow such taller buildings
22 for so they really sat there and worked through
23 the process.

24 However by contrast, HPD only came
25 to the Community Board after the ULURP was already
certified and in the process. There was no

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS 11

2 CHAIRPERSON GARODNICK: Thank you
3 very much. Before you go anywhere, two things.
4 First is, I call the time and I'm going to give
5 people a chance to wrap up. I'm not going to be
6 rude but I do ask everybody who is testifying to
7 please respect the clock--

8 MR. DURAN: [Interposing] I'm
9 sorry.

10 CHAIRPERSON GARODNICK: --and
11 please for everybody who goes after, when the
12 thing beeps, you know, you've got a second or a
13 sentence or two to wrap up and I will indulge you
14 on that. But please for the audience
15 participation, I'll do that part. I've got it.
16 We have questions from Council Member Fidler or
17 questions from Council Member Fidler and then
18 we're going to move to our next panel.

19 COUNCIL MEMBER FIDLER: Thank you
20 Mr. Chairman and my question is for, I'm sorry, I
21 don't know your name--

22 MS. CRUZ: [Interposing] Evelyn.

23 COUNCIL MEMBER FIDLER: --
24 Congresswoman Velasquez' representative. You made
25 reference to the lawsuit. And I'm curious if you

2 And that hasn't happened here.

3 So although this is a Community 1
4 project so to speak, across the street is
5 Community Board 3. And across the way you have
6 several thousand units of public housing and small
7 businesses and folks that will be impacted by any
8 kind of development across their way, whether it's
9 due to environmental issues, traffic congestion,
10 matters of that nature, pertaining to public
11 access to public resources, the local hospitals,
12 schools, supermarkets, whatever it be. So I think
13 that the lawyers here can best present that--

14 COUNCIL MEMBER FIDLER:

15 [Interposing] Well probably so--

16 MS. CRUZ: --we are monitoring
17 this.

18 COUNCIL MEMBER FIDLER: --because
19 while there is a cause of action in the lawsuit--

20 MS. CRUZ: [Interposing] Um-hum.

21 COUNCIL MEMBER FIDLER: --regarding
22 ULURPing and--

23 MS. CRUZ: [Interposing] Um-hum.

24 COUNCIL MEMBER FIDLER: --I will
25 question

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS 14

2 MS. CRUZ: [Interposing] Um-hum.

3 COUNCIL MEMBER FIDLER: --the
4 attorney when he comes up about that--

5 MS. CRUZ: [Interposing] Sure.

6 COUNCIL MEMBER FIDLER: --myself,
7 the actual

8 MS. CRUZ: [Interposing] Um-hum.

9 COUNCIL MEMBER FIDLER: --
10 allegations of discrimination relates to the fact
11 that they're only building six to seven stories--

12 MS. CRUZ: [Interposing] Um-hum.

13 COUNCIL MEMBER FIDLER: --and
14 there's a surplus in their view--

15 MS. CRUZ: [Interposing] Um-hum.

16 COUNCIL MEMBER FIDLER: --of large
17 apartments--

18 MS. CRUZ: [Interposing] Well
19 there's an opportunity--

20 COUNCIL MEMBER FIDLER: --and that
21 is--that is the issue that I wanted to get to--

22 MS. CRUZ: [Interposing] Okay.

23 COUNCIL MEMBER FIDLER: --and
24 apparently you're not as familiar with the
25 complaint--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS 15

2 MS. CRUZ: [Interposing] Well I am-

3 -

4 COUNCIL MEMBER FIDLER: --as I

5 thought and I'll--

6 MS. CRUZ: --familiar but again--

7 COUNCIL MEMBER FIDLER: --wait for

8 the attorneys.

9 MS. CRUZ: --there are various
10 elements to this case. So it's not just the
11 apartment size being targeted or geared towards
12 one sector of the community over another.

13 COUNCIL MEMBER FIDLER: Yeah I find
14 that allegation--

15 MS. CRUZ: [Interposing] Um-hum.

16 COUNCIL MEMBER FIDLER: --in this
17 lawsuit to be offensive--

18 MS. CRUZ: [Interposing] Um-hum.

19 COUNCIL MEMBER FIDLER: --and
20 that's what--

21 MS. CRUZ: [Interposing] Um-hum.

22 COUNCIL MEMBER FIDLER: --but I
23 don't think you're the person--

24 MS. CRUZ: [Interposing] I agree, I
25 think the process--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS 16

2 COUNCIL MEMBER FIDLER: --I should
3 be taking this up with.

4 MS. CRUZ: --I agree with you. I
5 think the entire process is offensive.

6 COUNCIL MEMBER FIDLER: Well I
7 think--

8 MS. CRUZ: [Interposing] And so I--

9 COUNCIL MEMBER FIDLER: --an
10 allegation that large apartments--

11 MS. CRUZ: [Interposing] Um-hum.

12 COUNCIL MEMBER FIDLER: --are for
13 one type of people--

14 MS. CRUZ: [Interposing] Um-hum.

15 COUNCIL MEMBER FIDLER: --and not
16 for others is--

17 MS. CRUZ: [Interposing] Right.

18 COUNCIL MEMBER FIDLER: --
19 offensive. But if you substitute any ethnic group
20 for that and--

21 MS. CRUZ: [Interposing] Um-hum.

22 COUNCIL MEMBER FIDLER: --use--

23 MS. CRUZ: [Interposing] Um-hum.

24 COUNCIL MEMBER FIDLER: --that
25 stereotype--

2 MR. DURAN: [Interposing] No there
3 was not.

4 COUNCIL MEMBER FIDLER:
5 [Interposing] Were not--

6 MS. CRUZ: [Interposing] I think
7 there was.

8 COUNCIL MEMBER FIDLER: This was
9 not ULURPed.

10 MR. DURAN: No it was ULURPed--

11 MS. CRUZ: [Interposing] Yes.

12 COUNCIL MEMBER FIDLER: And so as
13 part of ULURP there is a public hearing, am I
14 correct?

15 MR. DURAN: However they never met
16 in advance of that to discuss--

17 MS. CRUZ: [Interposing] No.

18 MR. DURAN: --the particulars.
19 They went based on the--

20 MS. CRUZ: [Interposing] Yeah.

21 MR. DURAN: --charette which as
22 some of the Council Members here described there
23 was exclusiveness regarding who was invited to
24 that. And when we tried to organize--

25 COUNCIL MEMBER FIDLER:

2 [Interposing] There was--

3 MR. DURAN: --another charette--

4 COUNCIL MEMBER FIDLER: --there was
5 a exclusiveness as to who was invited to the
6 public hearing in the ULURP process--

7 MR. DURAN: [Interposing] Not--not,
8 no, not the public hearing--

9 COUNCIL MEMBER FIDLER:
10 [Interposing] Oh okay.

11 MR. DURAN: --but the--

12 COUNCIL MEMBER FIDLER: --so--

13 MR. DURAN: --previous part of
14 that.

15 COUNCIL MEMBER FIDLER: Mr. Duran,
16 last night at Community Board 18 there was a ULURP
17 application for an assisted living facility on
18 Louisiana Avenue which is the border block of
19 Community Board 18. Anyone who wanted to attend
20 was permitted but the adjoining Community Board
21 was not part of the ULURP process as a matter of
22 law. Why is this different?

23 MR. DURAN: Why is this different?

24 Because the Broadway Triangle area, the Urban
25 Renewal Area that 20 years ago was described out

2 the only point I make.

3 MR. DURAN: --I just want to add
4 that, you know, when it came to the 2005 rezoning
5 the City met for multiple times and on multiple
6 occasions to prepare a good plan. And Mr. Yassky
7 knows, he met with the community regard the
8 rezoning action in 2005. And this rezoning action
9 which is for a larger piece of area in
10 Williamsburg, it seems that the City has really
11 ignored and hasn't in good faith wanted to meet
12 with a lot of the opposition that's there.

13 And over 40 members are part of the
14 Broadway Triangle Community Coalition that want to
15 raise awareness that what's in place right now is
16 not to benefit the entire community as much as it
17 can. It doesn't maximize, in a time that we need
18 to maximize the amount of affordability and the
19 amount of input on green space and all the other
20 factors in here, jobs, this plan that's before you
21 does nothing for that, does not address it in any
22 way.

23 COUNCIL MEMBER FIDLER: I'll drop
24 it at this point 'cause I know that there are many
25 people waiting to testify. I'm certainly not here

2 to defend any process of the Bloomberg
3 Administration in planning. And those of you who
4 follow the scorecard around here know that that
5 wouldn't be my role anyway. But I will say that
6 the ULURP process while not perfect obviously
7 permitted every member of your coalition to
8 participate in the public debate on this issue.
9 Certainly there has been considerable public
10 debate on this issue. And we may differ as to the
11 result--

12 MR. DURAN: [Interposing] Um-hum.

13 COUNCIL MEMBER FIDLER: --I am
14 however, very concerned about some of the
15 allegations in this lawsuit which I find very--

16 MR. DURAN: [Interposing] I agree.

17 COUNCIL MEMBER FIDLER: --
18 disturbing.

19 MR. DURAN: I just want to make one
20 last comment that never, usually what happens in
21 the Community Board level, as you well know having
22 chaired, usually some of the nonprofits if they
23 are awarded, they will come to Community Board 1
24 for a letter of consent. You know, and it's
25 happened multiple times and of course we look at

3 the merits of the project and we would write that
4 letter in consent of the project.

5 Not once did the organizations that
6 were--got the predisposition which the
7 Commissioner was here to talk about, not once did
8 they come, even though it happened a year before
9 the actual ULURP action, they not once came to us
10 to ask for that letter when they could have been
11 in good faith come forward and asked for a letter
12 of support. And they waited until the very last
13 second so.

14 CHAIRPERSON GARODNICK: Thank you
15 very much.

16 MR. DURAN: Thank you.

17 CHAIRPERSON GARODNICK: Thank you
18 Council Member Fidler. We're going to now call
19 the next panel. We just heard one opposed. We're
20 going to get one in favor. Matthew Trepasso for
21 Senator Dilan, Kamanda Angustia, Scott Short and
22 May Wong. If you could come on up here and join
23 us, we'd appreciate it.

24 Let me just note that we have a few
25 people who wish to be noted as in opposition and
in favor. Laura Imperiali, noted in opposition;

2 And this project will be taking
3 like three or five years, so if you today this
4 program, then a lot of people will be able--they
5 cannot find housing so this housing, this Broadway
6 Triangle plan will be able to provide for the
7 elderly population, low income family and also new
8 immigration. So please, I'm here. I ask you to
9 approve this plan. Thank you.

10 CHAIRPERSON GARODNICK: Thank you
11 very much. Please.

12 MR. SCOTT SHORT: Good afternoon.
13 My name is Scott Short. I'm the Deputy Housing
14 Director at Ridgewood Bushwick. I'd like to speak
15 from two perspectives today. The first is that of
16 a developer that has successfully utilized HPD's
17 site authorization process in the past to build
18 affordable housing.

19 Let me first clarify what the site
20 authorization process is. In fact it's not a land
21 giveaway, it's not the conferment of sole-source
22 development rights, it's the authorization to
23 apply through a competitive State or Federal
24 process for funds. And without site authorization
25 letters, we would not be able to bring Federal and

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 128
 CONCESSIONS

2 very much. Please.

3 MR. MATTHEW TREPASSO: Thank you
4 very much. My name is Matt Trepasso. I am State
5 Senator Martin Dilan's Policy and Legislative
6 Director. So first thank you to the Committee and
7 to the Council for allowing me to testify.
8 Senator Dilan wishes to use this hearing to
9 express his full support for this rezoning. As a
10 long-time advocate for affordable housing in North
11 Brooklyn and throughout the City, Senator Dilan
12 welcomes this rezoning as an opportunity to
13 provide much needed affordable housing to the low
14 and moderate income families which he serves.

15 Senator Dilan has long championed
16 this rezoning and has been involved in many
17 community meetings dating all the way back to
18 2005, to craft a comprehensive community vision.
19 Senator Dilan supports the rezoning for many
20 reasons. First this rezoning would provide
21 approximately 900 units of affordable housing at a
22 time when many families are in great need. In
23 addition the Senator supports the proposal that
24 50% of the affordable units be set aside for
25 community residents.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND¹²⁹
 CONCESSIONS

2 Secondly the Senator is in support
3 of the contextual framework for this rezoning
4 which will designate the rezoned area R7-A and R6-
5 A. Senator Dilan recognizes that recent rezonings
6 in his District including the recent upland
7 rezoning of 175 blocks of Williamsburg in
8 Greenpoint have ensured that future development
9 will remain contextual with the surrounding
10 neighborhoods. This rezoning promises to continue
11 this trend and has the support of many community
12 residents as well as Community Board 1.

13 Additionally this rezoning utilizes
14 the inclusionary housing program which will serve
15 to incentivize the construction of affordable
16 housing on privately owned land. This rezoning
17 will also allow for retail and economic
18 development that is greatly needed in the nearby
19 neighborhoods.

20 Senator Dilan strongly urges the
21 members of this Committee and the members of the
22 New York City Council to pass this very worthy
23 rezoning plan. This rezoning represents one of
24 the greatest opportunities we have in North
25 Brooklyn to provide much needed affordable housing

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 130
 CONCESSIONS

2 to the hardworking families that need it and
3 deserve it.

4 CHAIRPERSON GARODNICK: Thank you
5 very much. We appreciate your testimony, all of
6 you. We're now going to go to a panel in
7 opposition--

8 COUNCIL MEMBER REYNA:
9 [Interposing] Wait.

10 CHAIRPERSON GARODNICK: Juan Ramos--
11 -

12 COUNCIL MEMBER REYNA:
13 [Interposing] Mr. Chair.

14 CHAIRPERSON GARODNICK: Council
15 Member Reyna.

16 COUNCIL MEMBER REYNA: Mr.
17 Trepasso--

18 CHAIRPERSON GARODNICK:
19 [Interposing] Before you do that--oh you have a
20 question?

21 COUNCIL MEMBER REYNA: Yes.

22 CHAIRPERSON GARODNICK: Okay. We
23 have a question for the representative of the
24 State Senator--

25 COUNCIL MEMBER REYNA:

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 31
 CONCESSIONS

2 [Interposing] And Mr. Short.

3 CHAIRPERSON GARODNICK: Senator and
4 Mr. Short. And before you do that I'm just going
5 to note Mr. Ramos, Juan Ramos; Gary Schlesinger,
6 Assenhet [phonetic] Gomez and Jason Sital
7 [phonetic] will be the next panel. And they'll be
8 a panel in opposition. Council Member Reyna.

9 COUNCIL MEMBER REYNA: I just
10 wanted to ask as far as the charette is concerned,
11 who are the elected representatives that were
12 invited to the charette?

13 MR. TREPASSO: I believe all the
14 elected officials who represent the Broadway
15 Triangle were invited.

16 COUNCIL MEMBER REYNA: And who
17 represents the Broadway Triangle?

18 MR. TREPASSO: David Yassky.
19 Martin Dilan and... Vito Lopez and I believe that's
20 it.

21 COUNCIL MEMBER REYNA: I have
22 information here from the Broadway Triangle. Just
23 relevant to one specific address, it's the
24 disposed address of City-owned land. Senator
25 Velmanette Montgomery represents, not Senator

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 132
 CONCESSIONS

2 Dilan; Assemblyman Darryl Towns, not Assemblyman
3 Vito Lopez; and Congressman Towns.

4 [Applause, cheering]

5 [Gavel Banging]

6 CHAIRPERSON GARODNICK: Please
7 quiet down.

8 COUNCIL MEMBER REYNA: Were any--

9 CHAIRPERSON GARODNICK:
10 [Interposing] Folks it might be an appropriate
11 time since I haven't had a reminder in a while.
12 Please just we'll--we have, again, we've got some
13 time issues. I want to make sure we get to
14 everybody and when I have to do this, it just
15 slows us up and of course it slows up Council
16 Member Reyna's good flow too, so we don't want to
17 do that. Go right--

18 MR. TREPASSO: [Interposing] I
19 don't believe 640 Broadway is part of the--

20 COUNCIL MEMBER REYNA:
21 [Interposing] 640 Broadway is not part of the
22 disposed land mentioned in this action? 640
23 Broadway occurred probably three weeks ago
24 already. And it was already a site control issue
25 as we confirmed with HPD to UJO who is also

2 receiving land from this action as well.

3 I just wanted to ask Mr. Trepasso
4 as the elected official from Senator Dilan's
5 office representative, if Senator Dilan has
6 reached out to Senator Montgomery?

7 MR. TREPASSO: Well I'm not exactly
8 in a position to answer question at this moment.
9 I came here to offer--

10 COUNCIL MEMBER REYNA:

11 [Interposing] Testimony.

12 MR. TREPASSO: --his written
13 testimony and that's pretty much it.

14 COUNCIL MEMBER REYNA: I can
15 appreciate your answer--

16 MR. TREPASSO: [Interposing] Thank
17 you.

18 COUNCIL MEMBER REYNA: --thank you
19 very much.

20 CHAIRPERSON GARODNICK: Thank you
21 gentlemen. Thank you Council Member Reyna.
22 Please hold your applause. Let's go next to our
23 panel in opposition which I called a moment ago,
24 Jason Sital, Assenhet Gomez, Gary Schlesinger and
25 Juan Ramos. Are you all here?

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 134
CONCESSIONS

2 COMMITTEE CLERK: Jason Sital is--

3 [Pause]

4 CHAIRPERSON GARODNICK: Jason Sital
5 is not? Mr. Luis Garden Acosta, Mr. Acosta,
6 please join the panel.

7 [Pause]

8 CHAIRPERSON GARODNICK: We have--
9 Ms. Gomez. Say, okay. And Mr. Ramos. Okay. And
10 Mr. Schlesinger, are you here? Okay.

11 [Pause]

12 CHAIRPERSON GARODNICK: Abraham--

13 COMMITTEE CLERK: [Interposing]

14 Take this back.

15 CHAIRPERSON GARODNICK: I'm sorry.
16 We're going to do them in a panel. Diane Jackson,
17 Cooper Park Houses Resident Association, good come
18 on up and join--we'll go right ahead and get
19 started, Sir, please.

20 MR. LUIS GARDEN ACOSTA: Good
21 afternoon. My name is Luis Garden Acosta. I am
22 founder and President of El Puente, a human rights
23 organization in Williamsburg and Bushwick. With
24 one quick look across this room we can see Latino,
25 Hassidic, White ethnic and African American

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 136
 CONCESSIONS

2 government. The plan before you, if passed, will
3 throw our government decision-making process back
4 to the kind of Tammany Hall politics we now know
5 cannot serve the common good.

6 Please ask yourselves why is it
7 that only one of the five development groups in
8 our community was chosen to represent us all.

9 CHAIRPERSON GARODNICK: Please wrap
10 it, up. Last sentence.

11 MR. ACOSTA: Thank you. Given the
12 proactive leadership of Hassidic leaders that are
13 part of our coalition, that's elected Hassidic
14 organization in now way can be said to even
15 represent the entire Hassidic community, much less
16 the overwhelming majority of Latino, Asian, White
17 ethnic and African American residents of
18 Williamsburg.

19 CHAIRPERSON GARODNICK: Thank you.
20 Thank you very much for your testimony. We
21 appreciate it. Ma'am, go right ahead.

22 MS. ASSENHET GOMEZ: Good afternoon
23 Council. My name is Assenhet [phonetic] Gomez.
24 And I work for El Puente but my children go to
25 school in beginning with Children's Charter School

2 which is right across the street from the Pfizer
3 building, they're actually in the Pfizer property.
4 And not at any point during this entire time has
5 anyone from HPD or any of the two named
6 organizations come to the parents or come to us
7 and said you'll be affected, maybe in a good way
8 and maybe not so much by this plan.

9 So just like HPD got up and left
10 after the presentation which is really disturbing
11 to me is the way that we've been treated
12 throughout this process. We have not been
13 included. They have neglected to even try to talk
14 to us. And obviously are not interested in what
15 we have to say since they're not even here to
16 listen to us. But I really urge you to vote
17 against this plan. There must be something wrong
18 with it if so many people here today are against
19 this plan.

20 And I am a resident of Bushwick who
21 was displaced from Williamsburg because I could no
22 longer afford to live there. So I really question
23 also what is affordable housing because many
24 people sitting here today cannot afford what you
25 call affordable housing. So I also urge you--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 138
CONCESSIONS

2 [Applause]

3 MS. GOMEZ: --to look at what you
4 define as affordable housing because many of our
5 people do not make \$40,000 to qualify to the
6 housing that is said to be affordable. So I urge
7 you to look at that and to vote against this plan
8 today.

9 CHAIRPERSON GARODNICK: Thank you
10 very much--

11 MS. GOMEZ: [Interposing] Thank
12 you.

13 CHAIRPERSON GARODNICK: --Mr.
14 Ramos.

15 MR. JUAN RAMOS: Thank you Council
16 Members for having me. I just want to say hello
17 to everyone at the Broadway Triangle Community
18 Coalition. This is the first time that we don't
19 feel like mutes. I'm not going to get into the
20 technical piece but I thank you for allowing us to
21 have a voice. What I want to talk to you is about
22 people.

23 This is the last opportunity for us
24 to get this right. Everyone who's pushed this
25 plan forward through the Community Board, through

2 the Borough President's Office, through the, what
3 is it--

4 MS. GOMEZ: [Interposing] City
5 Planning.

6 MR. RAMOS: --City Planning
7 Commission, they all voted yes to push this
8 forward but said they were disturbed by the
9 process and that we have to get it right next
10 time. I say that my communities need to get it
11 right this time. We can't afford any more to say
12 goodbye to neighbors. We can't afford any more to
13 say goodbye to our family members. And we can't
14 afford any more to wake up in this economic state
15 that we're living in, in our City, to think
16 whether or not I'm going to come back home tonight
17 and have to pack my bags.

18 I want to talk on behalf of people
19 who've been muted for more than a year and a half.
20 People that never got the opportunity. And I also
21 want to refresh some memories. I want to refresh
22 the memory of those charettes. That first
23 charette was not inclusive. That second charette
24 that we held where HPD gave the impression to
25 those two organizations that have sole-source, to

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 140
 CONCESSIONS

2 go back to the drawing board and try it again
3 because these folks are raising upheaval about
4 this. They abruptly cancelled that three hours
5 before it took place. And I was a part of that
6 and I was there and I can speak to it.

7 I can also speak to the fact that
8 when they talked about that BOA grant and those
9 three organizations, one of those organizations
10 was banned. And I was a part of that
11 organization. And it was dismantled because we
12 kept voicing our--we wanted everyone else included
13 and the other two organizations refused to include
14 them.

15 And I also want to say one last
16 thing. I want to thank my Councilman Vann for
17 being here today and being brave enough to voice
18 his discontent with this because it's the first
19 time as a Community Board 3 member that I felt we
20 were even addressed on this issue when we weren't
21 even included from the beginning.

22 And that we're going to be just as
23 effective--if you look at the Environmental Impact
24 Statement, it clearly used the demographics of our
25 community to state why this needs to go forward.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 142
 CONCESSIONS

2 most of the last 35 years and a community activist
3 all of my life.

4 I've been active in the Citywide
5 Council of Public Housing Presidents. Affordable
6 housing is important to us but so is planning
7 process which is open to all community residents
8 and maximizes the potential of this area for our
9 community. At Cooper Park Houses we're still
10 waiting for the City to create the affordable
11 housing they promised after the Greenpoint
12 Hospital, after the Greenpoint Williamsburg
13 Waterfront rezoning. They're telling us that
14 development on two of the large publicly-owned
15 sites, the old Greenpoint Hospital and a couple of
16 open spaces in Cooper Park is stalled because the
17 City doesn't have enough money.

18 Then why has HPD given a commitment
19 of over \$10 million to develop housing in the
20 Broadway Triangle area on land which isn't even
21 properly zoned for housing, now and where they had
22 to push out some neighborhood businesses and make
23 room. It seems like they didn't take the time to
24 develop a real plan but instead pushed through a
25 rezoning action developed in closed sessions which

2 excluded much of the community and were clearly
3 designed to support the development plans of two
4 organizations.

5 [Pause]

6 MS. JACKSON: To my dismay in
7 January of 2008, HPD committed land and \$7.6
8 million for 100 Throop Avenue and then in early
9 2009 it committed land and additional millions of
10 dollars, public dollars for 35 Barton Street.
11 Both of which were no-bid deals within the
12 Broadway Triangle area, without any review by
13 Community Board 1 and no review of the rezoning or
14 Urban Renewal Plan changes by CB 1. My friends I
15 thought this Administration stood for transparency
16 and accountability, clearly this is not the case.

17 The City Council should take note
18 that in the proposed rezoning action, the City not
19 only pursued a bad, tainted process but really has
20 failed to plan. It has refused to look at the
21 entire Broadway Triangle area which includes parts
22 of both CB 1 and CB 3. And failed to maximize
23 affordable housing or job creation opportunities
24 or to meet its own plan 2030 standards on open
25 space, job creation and large-scale planning.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 144
 CONCESSIONS

2 It even failed to remedy the
3 problems the proposed zoning action would create--

4 CHAIRPERSON GARODNICK:

5 [Interposing] I'm going to ask you to wrap it up--

6 MS. JACKSON: --including displaced
7 neighborhood businesses and negative impacts on
8 parks--

9 CHAIRPERSON GARODNICK:

10 [Interposing] Ma'am, I'm going to ask you to wrap
11 it up please.

12 MS. JACKSON: --therefore I urge
13 you to reject the proposed Broadway Triangle
14 rezoning and force the Administration to come back
15 with a real plan for the Broadway Triangle which
16 maximizes affordable--

17 CHAIRPERSON GARODNICK:

18 [Interposing] Thank you.

19 MS. JACKSON: --housing, jobs--

20 CHAIRPERSON GARODNICK:

21 [Interposing] Please hold your applause--

22 MS. JACKSON: --and a transparent
23 policy--

24 CHAIRPERSON GARODNICK:

25 [Interposing] Thank you--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND¹⁴⁵
 CONCESSIONS

2 MS. JACKSON: --thank you.

3 CHAIRPERSON GARODNICK: You were
4 the beneficiary of a few extra seconds there. I
5 started the clock--

6 MS. JACKSON: [Interposing] I'm
7 sorry.

8 CHAIRPERSON GARODNICK: --but we
9 thank you for your testimony--

10 MS. JACKSON: [Interposing] Thank
11 you.

12 CHAIRPERSON GARODNICK: --I
13 apologize. Our next panel up is going to be Tom
14 Napolitano, Racheles Abreyo Morales, Virginia
15 Torres and Annette Roque. That's a panel in
16 favor. Sorry if I butchered anybody's names and
17 just so you know who's on deck, Abraham Reitek,
18 Mordecai Reitek, Joel Reitek and Leah Archibald
19 will be the next panel, that's a panel in
20 opposition. Okay?

21 COUNCIL MEMBER YASSKY: Mr.
22 Chairman?

23 CHAIRPERSON GARODNICK: Council
24 Member Yassky.

25 COUNCIL MEMBER YASSKY: I'm sorry,

2 just as people are sitting down if you indulge me.
3 I just want to thank HPD. There was a question
4 about is HPD here. I want to thank their two--the
5 Commissioner of course left but there are two
6 senior HPD people here to hear the comments. I
7 just wanted to note that and appreciate it.

8 And I also want to say even though
9 obviously we disagree on this; the Committee just
10 heard testimony from Luis Garden Acosta who is one
11 of the most distinguished citizens in Brooklyn.
12 And he and his spouse have created an, you know,
13 an astonishing school. And I just did want to
14 note that for the Committee members. Thank you.

15 CHAIRPERSON GARODNICK: Thank you
16 Council Member Yassky. Thank you for pointing
17 that out. Please, let's go right ahead.

18 MR. TOM NAPOLITANO: Good afternoon
19 Council Members. My name is Tom Napolitano. And
20 I represent El Regresso, Incorporated, a substance
21 abuse treatment program for men and women that has
22 been operating in Williamsburg section of Brooklyn
23 for over 25 years.

24 I'm here to testify in support of
25 the rezoning of the Broadway Triangle. At our

2 CHAIRPERSON GARODNICK: Thank you
3 very much. Go right ahead.

4 MS. RACHELES ABREYO MORALES: Good
5 afternoon distinguished members of the City
6 Council, elected officials and general public. My
7 name is Racheles Abreyo Morales [phonetic]. I
8 have been working with the Bushwick and
9 Williamsburg communities in a professional level
10 for over a decade now. During this time one of
11 the largest demands of those that I have served
12 has been affordable housing within the community
13 they live.

14 This project, the Broadway
15 Triangle, represents an enormous opportunity to
16 those in need to finally have a safe and
17 affordable place to live and grow. At this
18 crucial time in our economy I feel that our
19 community will be serious hurt if this project is
20 not approved. Let's move forward the proposed
21 plan to build over 900 units of affordable
22 housing, new retail opportunities and improved
23 playground areas.

24 Again I stress that the community
25 as a whole will greatly benefit from it not to

2 Park?

3 MS. TORRES: 22 floors, total of
4 1,702 units.

5 COUNCIL MEMBER REYNA: Thank you
6 very much.

7 MS. TORRES: You're welcome.

8 CHAIRPERSON GARODNICK: Thank you
9 Council Member Reyna. And thanks to all of you
10 for your testimony. I'm sorry I did some damage
11 to your names as I have now heard them. Okay. We
12 now have Leah Archibald and Mordecai, Joel and
13 Abraham Reitek.

14 [Pause]

15 CHAIRPERSON GARODNICK: Please come
16 join us. We'll be followed by Maggie Grady, Emily
17 Kurtz, Yvette Perez and Denise Jennings Houston.
18 You're on deck. Okay, Ms. Archibald, go right
19 ahead.

20 MS. LEAH ARCHIBALD: All right.
21 Hi. My name is Leah Archibald and I'm the
22 Executive Director of the East Williamsburg Valley
23 Industrial Development Corporation. Thanks very
24 much for giving me an opportunity to speak today.

25 If the Broadway Triangle area is

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 155
 CONCESSIONS

2 [Interposing] Okay.

3 MS. ARCHIBALD: Thank you.

4 CHAIRPERSON GARODNICK: Your last
5 sentence, go ahead, you were about to say--

6 MS. ARCHIBALD: [Interposing] Okay
7 it truly was my last sentence.

8 CHAIRPERSON GARODNICK: Let's hear
9 it.

10 MS. ARCHIBALD: Okay. I hope that
11 the impact on these firms and the jobs that they
12 offer is taken into consideration in the final
13 proposal.

14 CHAIRPERSON GARODNICK: Great.

15 MS. ARCHIBALD: Thank you.

16 CHAIRPERSON GARODNICK: Thank you.
17 Sorry about that. I also want to note before we
18 hear our next witness, I'm very sorry that I
19 forgot to recognize Council Member Rosie Mendez
20 who is sitting right next to me. We thank her for
21 her presence here and for all of her advocacy.
22 Sir, go right ahead.

23 MR. ABRAHAM REITEK: Thank you for
24 listening--good morning, good afternoon, whatever
25 it is already. I've been here since 9:00 o'clock

2 in the morning. I'm sorry. But I want to say
3 thank you to everybody. It's the first that I
4 really see a real, real discussion--

5 CHAIRPERSON GARODNICK:

6 [Interposing] Sir, state your name too while
7 you're at it.

8 Mr. ABRAHAM REITEK: Oh. Sorry. I
9 happen to be already the fourth time, I thought
10 everybody knows me. My name is Abraham Reitek
11 [phonetic]. I live on Penn Street what is about
12 six blocks away from the Triangle. I am on a
13 Board of the Community in Williamsburg, the Jewish
14 community. I'm in UTA. I am in the congregation
15 on the board and I'm also together who happen to
16 be with some of the people from the UJO. I'm not
17 at their Board but I'm with them, some of them, on
18 different boards like refugee... that's the way I'm
19 helping the community for a long time.

20 I'm spending a lot of time for
21 everybody. I am for affordable housing but I am
22 against this plan. This plan is very not fair
23 plan. I do have a business on 47 Bartlett, 49
24 Bartlett. I know the people, they call a
25 charette, I know the people who were sitting in

2 the charette, nobody called me.

3 Nobody called UJKL and others.

4 That's why I don't want to go in because it's only
5 two minutes and I think maybe if one of my sons
6 will give me away a minute, if the Chairman of the
7 Board would allow that. Okay. Then somebody else
8 will say it. Thank you very much.

9 CHAIRPERSON GARODNICK: Thank you
10 very much. Please.

11 MR. MORDECAI REITEK: I'm not a
12 speaker, not a good English speaker but one thing
13 I want to tell this plan; please my name is
14 Mordecai Reitek. Please vote no. The reason is
15 the eminent domain here just doesn't make any
16 sense. It can take away, let's say if you take
17 away for eminent domain, you take away property,
18 military, you build a highway; you need to take it
19 away. But there is no reason over here to take it
20 away in order to build affordable housing. It has
21 no connection with taking away these three
22 properties.

23 The City has a lot of big lots over
24 there and they have enough places to build on
25 their property. There's no reason to take it

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND¹⁵⁸
 CONCESSIONS

2 away. Why should you take it away? If you want
3 to take away a property go ahead take it away,
4 Pfizer, full block, square block, why should you
5 just take away six, seven properties, small
6 properties with business, almost 20 employees over
7 there and a few apartments.

8 Why should you take this away and
9 take away someone's land? Maybe you give away
10 your property. I am ready for affordable housing.
11 Why should you take away this property? If there
12 is a need to take it away, okay, we'll see. But
13 there's no need over here. It's 75% of the block;
14 you can go without taking away any property.
15 There is no reason to do it all right over here.
16 I really don't understand it.

17 If you're ready to take it away, go
18 take a vacant land that's not usable and you can
19 take it away. You can take away Pfizer. Why
20 didn't they fight with Pfizer? Yeah, they can
21 fight a few small businesses over there. Nobody
22 will fight for them. Pfizer will fight back.
23 Probably, I don't know. They can't take just--
24 just take away.

25 It's not legal. It's not nice.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 160
 CONCESSIONS

2 Broadway Triangle I hear the concerns of
3 residential tenants and commercial tenants every
4 second day.

5 And I'm here to bring it to you up
6 front. They're concerned why should they be
7 exchanged with some other tenants as they live
8 there at the same time, their blood is red and
9 their others are the same. There is no reason for
10 exchanging tenants where there are already,
11 existing residential tenants.

12 And the same with the commercial
13 properties. I don't want to repeat myself because
14 as mentioned earlier and Mr. Chairman questioned
15 them already about the eminent domain. There are
16 a lot of rezonings that could be done without
17 evacuating the existing businesses.

18 In fact they're growing even though
19 in this economy a lot of businesses are going
20 down. We just spoke to them. He hired another
21 three people--one of the commercial tenants hired
22 another three people in the last month. I don't
23 think New York City can afford another few
24 unemployments. We're not looking for that. In
25 fact we can do--we go right out of this building,

2 we look right across the street. There are
3 developments that included some business. And you
4 don't have to evacuate them under eminent domain.

5 Now on the question of
6 compensation, you'll be compensated for eminent
7 domain. I would like to raise this point that we
8 were only notified of our rights after the
9 Community Board hearing. That we asked, that we
10 were not notified and the HPD did not--was not
11 able to answer that question, that he was not
12 talking to the property owners.

13 Now we've got our rights but we see
14 the main process. We can still build in the same
15 way that we're building other, in other places,
16 that we included commercial use. I ask you to
17 please vote for affordable housing but not for
18 this plan. Thank you very much.

19 CHAIRPERSON GARODNICK: Thank you.
20 And before you go anywhere. We have a question
21 from Council Member Fidler.

22 COUNCIL MEMBER FIDLER: Yeah. I
23 just for clarity, Mr. Reitek, are you a property
24 owner that--whose property would be taken by
25 eminent domain or transferred? I wasn't clear on

2 that.

3 MR. ABRAHAM REITEK: I am a
4 property owner on 47 Bartlett, 49 Bartlett, but
5 it's a commercial on the bottom so residential--

6 COUNCIL MEMBER FIDLER:
7 [Interposing] And that is part of--those are the
8 properties that are going to be taken to build
9 affordable housing?

10 MR. ABRAHAM REITEK: Yes. We did--

11 COUNCIL MEMBER FIDLER:

12 [Interposing] And what--

13 MR. ABRAHAM REITEK: --we did get
14 letters but after all the meetings, after
15 everything.

16 COUNCIL MEMBER FIDLER: And but you
17 are residents of Community Board 1 right?

18 MR. ABRAHAM REITEK: I am in
19 Community Board 1.

20 COUNCIL MEMBER FIDLER: And you're
21 active in community organizations and Community
22 Board 1 so you were aware of the public hearings
23 I'm sure--

24 MR. ABRAHAM REITEK: [Interposing]
25 After we--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND¹⁶³
 CONCESSIONS

2 COUNCIL MEMBER FIDLER: --and

3 you're a member of UJ Care's Board right?

4 MR. ABRAHAM REITEK: I'm a UJO too.

5 COUNCIL MEMBER FIDLER: You're a

6 UJO too? All right.

7 MR. ABRAHAM REITEK: But I just - -

8 they don't talk to me about it.

9 COUNCIL MEMBER FIDLER: All right.

10 I'm just--

11 MR. ABRAHAM REITEK: [Interposing]

12 I'm a very good with - -

13 COUNCIL MEMBER FIDLER:

14 [Interposing] Mr. Reitek, I'm not looking to get

15 into an argument with you. I'm just looking to

16 understand something. What kind of business do

17 you run at this property?

18 MR. ABRAHAM REITEK: This property,

19 I rent it out. One is my son. He has about, I

20 think, eight employees there.

21 COUNCIL MEMBER FIDLER: What kind

22 of business?

23 MR. ABRAHAM REITEK: Steamers.

24 MR. MORDECAI: REITEK: Garment.

25 MR. ABRAHAM REITEK: Garment care.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 164
 CONCESSIONS

2 COUNCIL MEMBER FIDLER: Garment
3 care, okay.

4 MR. ABRAHAM REITEK: And one is a
5 printing shop but they also have, I think, ten
6 people working there.

7 COUNCIL MEMBER FIDLER: And so
8 there's nothing specific to those sites. I mean
9 if you were given the assistance that you're
10 entitled to, to move a few blocks away, there's
11 nothing about that location that would stop those
12 businesses from continuing to thrive. It's--

13 [Crosstalk]

14 COUNCIL MEMBER FIDLER: --steamers
15 and the garment steamers, the printers, could--you
16 could move a printing press, it can be done,
17 right? I mean you should be compensated for it
18 but it could be done, right?

19 MR. ABRAHAM REITEK: Everything can
20 be done. It's a lot of money. I just moved my
21 business from Manhattan, 25th Street to Brooklyn.
22 I brought into Brooklyn 19 people to work, now--

23 COUNCIL MEMBER FIDLER:

24 [Interposing] And as a--

25 MR. ABRAHAM REITEK: --about a year

2 ago--

3 COUNCIL MEMBER FIDLER: --a Council
4 Member from Brooklyn I thank you for bringing your
5 business to Brooklyn and employing Brooklyn folks.
6 I don't want to belabor the point but, you know,
7 the argument that you gentlemen are making in
8 opposition is diametrically opposed to the
9 arguments in the other panels that are proposed
10 who are saying that there is such a desperate need
11 for public housing that we shouldn't be limiting
12 the height of the buildings, they should be
13 building more. There's a desperate public purpose
14 involved in affordable housing. You're
15 questioning whether or not there's a purpose to
16 doing this here at all. And that's, to me, the
17 exact opposite of the other arguments--

18 MR. ABRAHAM REITEK: [Interposing]
19 I'm sorry, I'm sorry.

20 COUNCIL MEMBER FIDLER: --there's a
21 clear public purpose to building affordable
22 housing. I think probably most people in the room
23 would agree with that.

24 MR. ABRAHAM REITEK: I think
25 everybody agrees to affordable housing and me too.

2 I help with charities. I can show you my
3 statements--

4 COUNCIL MEMBER FIDLER:

5 [Interposing] I--I--Mr. Reitek--

6 MR. ABRAHAM REITEK: --but

7 COUNCIL MEMBER FIDLER: --I'm not
8 questioning you--

9 MR. ABRAHAM REITEK: [Interposing]
10 Okay.

11 COUNCIL MEMBER FIDLER: --I'm sure
12 you're very charitable.

13 MR. ABRAHAM REITEK: But one
14 minute, one minute. I'm a fool. I just moved my
15 business I meant to mention my plan was that it's
16 going to cost \$100,000. And I ended with \$400,000
17 expense. It's not what the City is going to tell
18 you I give you for a person \$3,000. I did not
19 even take that because this is not enough for
20 moving a company.

21 And second, when you have so much
22 empty space all around, I see in the pictures,
23 square blocks, the City, why don't the City give
24 all their properties away? Why did I have to give
25 away my property where I worked so hard for it?

2 It doesn't hurt to make a plan and exclude those
3 three, four guys are there with 60 people working.

4 COUNCIL MEMBER FIDLER: Mr. Reitek,
5 my point simply is you should be compensated fully
6 for the expense that it would take to move you,
7 all right. You should be. But that to me, the
8 issue of eminent domain and whether or not there's
9 a public purpose, I'm just making the point that
10 there is a very clear public purpose here.

11 Building affordable housing is a clear public
12 purpose and so while some of my other colleagues
13 may have a different view of eminent domain than I
14 do, I believe it's appropriate when there's a
15 clear, public purpose.

16 You should be compensated. And you
17 should be compensated fully and you should have
18 the assistance of all City agencies to make sure
19 that your move doesn't cost you a nickel and
20 doesn't cost us a single taxpaying job. That we
21 all agree on and that's the only point I'm trying
22 to make.

23 MR. ABRAHAM REITEK: But this plan
24 is not doing that. They could do it. It was very
25 easy to have engineer and a planning person and

2 after. Nobody was talking to me before the plan,
3 who's going to come after the plan?

4 CHAIRPERSON GARODNICK: Thank you
5 for your testimony. Let me just note and thanks
6 to all of you, we have a comment--

7 MR. ABRAHAM REITEK: [Interposing]
8 I just want to say thank you to--

9 CHAIRPERSON GARODNICK:
10 [Interposing] Before you go.

11 MR. ABRAHAM REITEK: --the whole
12 Council now.

13 CHAIRPERSON GARODNICK: It's a
14 pleasure to have you. Let me just say, before you
15 go anywhere, we have a quick comment or question
16 from Council Member Yassky and then a quick
17 comment or question from Council Member Reyna. I
18 just want to ask my colleagues just to be aware of
19 the fact that we do have a bit of a time issue,
20 2:00 P.M. is when we have another committee
21 coming to this room and we have a lot of people
22 ready to testify and we want to hear them. So
23 Council Member Yassky.

24 COUNCIL MEMBER YASSKY: I just want
25 to very, very briefly pick up on what Council

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 170
 CONCESSIONS

2 Member Fidler said about eminent domain and its
3 impact on businesses in particular. And this was
4 touched on some with Commissioner before you were
5 here. But it really is not necessarily the case
6 under eminent domain that a business will be, as
7 Council Member Fidler described it, compensated
8 for the cost of moving.

9 A property owner gets the value of
10 the property and it may be that, you know, to move
11 the business to another place will cost half a
12 million dollars, the property's worth \$200,000.
13 And taxpayers can legitimately say well where do
14 we come off paying half a million dollars for a
15 \$200,000 property but I just want to say and I
16 think I'm taking the Committee's time, Mr.
17 Chairman, because I do think this is a genuine
18 policy issue.

19 And I'm really--it's really for the
20 benefit of the HPD officials who are here, for my
21 two cents. It should be City policy that where
22 eminent domain is going to shut down a business
23 that our policy is to make sure that the business
24 can continue somewhere else. And the ordinary
25 process of eminent domain may not account for

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND¹⁷¹
 CONCESSIONS

2 that. And I think it's worth that message being
3 sent from the Council or from Council Members to
4 the Administration. Thank you Mr. Chair.

5 CHAIRPERSON GARODNICK: Thank you
6 Council Member Yassky. Council Member Reyna and I
7 should note we've been joined by Council Member
8 Domenic Recchia, Jr. of Brooklyn.

9 COUNCIL MEMBER REYNA: Mr. Reitek,
10 I just wanted to, for further clarity, were you
11 looking to sell your property, your business?

12 MR. ABRAHAM REITEK: I want to
13 correct here one question before. My own business
14 in not on that street.

15 COUNCIL MEMBER REYNA: Um-hum.

16 MR. ABRAHAM REITEK: Okay. I'm in
17 70 Franklin.

18 COUNCIL MEMBER REYNA: Um-hum.

19 MR. ABRAHAM REITEK: So a few
20 blocks away from there.

21 COUNCIL MEMBER REYNA: Um-hum.

22 MR. ABRAHAM REITEK: But I do have
23 a tenant and I do have my son has a business
24 there.

25 COUNCIL MEMBER REYNA: Um-hum.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 172
 CONCESSIONS

2 And?

3 MR. ABRAHAM REITEK: And to move
4 their business, it's what we have to sit down with
5 them.

6 COUNCIL MEMBER REYNA: Um-hum.

7 MR. ABRAHAM REITEK: Not with me.

8 COUNCIL MEMBER REYNA: Um-hum.

9 MR. ABRAHAM REITEK: To pay for the
10 property--

11 COUNCIL MEMBER REYNA:

12 [Interposing]

13 MR. ABRAHAM REITEK: --you have to
14 sit down with me.

15 COUNCIL MEMBER REYNA: It's not
16 easy and it's very complicated. And you were not
17 consulted and you were not involved in this
18 process. Clearly, had you been, you would have
19 had the opportunity to give input. But were they,
20 as your tenants, looking to move or sell their
21 business prior to this action.

22 MR. ABRAHAM REITEK: They're not
23 looking to move. They're not looking to sell
24 their business--

25 COUNCIL MEMBER REYNA:

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND¹⁷³
 CONCESSIONS

2 [Interposing] Thank you.

3 MR. ABRAHAM REITEK: --and they
4 happened to call me, yesterday, one of them and
5 says can you help me, what can I do.

6 COUNCIL MEMBER REYNA: Correct.
7 And Ms. Archibald, I just wanted to ask you, as
8 far as the businesses impacted here, is there
9 space in North Brooklyn?

10 MS. ARCHIBALD: It's increasingly
11 difficult to come by. It's increasingly expensive
12 and increasingly difficult to come by, especially
13 to own. It's, I mean, there is, you know, now and
14 again pieces of property that come up for sale.
15 But I can tell you as an organization that's
16 looking to purchase and develop industrial space;
17 it is very, very hard to come by industrial
18 property largely because so much of it is being
19 rezoned for residential.

20 COUNCIL MEMBER REYNA: Of course.
21 And since the 2005 Greenpoint Williamsburg
22 rezoning, it was the City Council, not the
23 Administration, who proposed an industrial fund to
24 secure space of which we've lost at a massive
25 level.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 174
 CONCESSIONS

2 MS. ARCHIBALD: Right.

3 COUNCIL MEMBER REYNA: And this \$20
4 million fund has significantly been reduced in
5 order to acquire land as to which you just
6 referenced, correct--?

7 MS. ARCHIBALD: [Interposing]
8 Indeed. Indeed. Indeed.

9 COUNCIL MEMBER REYNA: Thank you
10 very much. Has that been proposed for this
11 particular action?

12 MS. ARCHIBALD: A redevelopment
13 fund for--

14 COUNCIL MEMBER REYNA:
15 [Interposing] Um-hum.

16 MS. ARCHIBALD: --preservation of
17 industrial--

18 COUNCIL MEMBER REYNA:
19 [Interposing] And relocation fund?

20 MS. ARCHIBALD: I haven't heard
21 that yet--

22 COUNCIL MEMBER REYNA:
23 [Interposing] Um-hum.

24 MS. ARCHIBALD: --it would be very
25 helpful. I know that there are a number of other

2 businesses--

3 COUNCIL MEMBER REYNA:

4 [Interposing] Um-hum.

5 MS. ARCHIBALD: --that'll be
6 speaking in a few minutes.

7 COUNCIL MEMBER REYNA: Um-hum.

8 MS. ARCHIBALD: That may request
9 such funds--

10 COUNCIL MEMBER REYNA:

11 [Interposing] Thank you.

12 CHAIRPERSON GARODNICK: Thank you
13 Council Member Reyna. Thanks to all of you for
14 your testimony--

15 MR. JOEL REITEK: [Interposing]
16 Thank you.

17 CHAIRPERSON GARODNICK: --now we
18 will go to Maggie Grady, Emily Kurtz, Yvette
19 Perez, Denise Jennings Houston, a panel in
20 opposition. I'm sorry.

21 [Pause]

22 CHAIRPERSON GARODNICK: I'm sorry.
23 Denise Jennings Houston, is that--are you here?
24 She had to leave. Okay. Regina Beyong, Ms.
25 Beyong, you are, great. Come on, join us as soon

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND¹⁷⁶
 CONCESSIONS

2 as you can, and please go right ahead.

3 MS. MAGGIE GRADY: My name is
4 Maggie Grady and I started working on the Broadway
5 Triangle three years ago as part of an Urban
6 Planning Master's Program at Columbia University.
7 And I continued to work on the Broadway Triangle
8 today with Ridgewood Bushwick. I have been to
9 every single Broadway Triangle ULURP meeting and
10 vote, beginning with the scoping session that was
11 a year ago this past Tuesday.

12 I have seen a lot over this past
13 year. I have seen things that have astounded me.
14 Name calling, shouting, rumors, and I've seen
15 things that have amazed me. Members of different
16 communities working together, supporting a plan to
17 revitalize this area. I was recently selected for
18 jury duty and the first thing that the judge told
19 us was that we would have to decide the case the
20 hard way. She told us it is easy to believe
21 everything a witness says or that a lawyer claims
22 but that we couldn't do that. She advised us to
23 put aside any and all bias that we may have and to
24 use our best judgment to discern the truth.

25 Today I ask you to decide this

2 ask the housing group in your District of this is
3 true.

4 These letters are the only way to
5 bring State and Federal funds to City-owned land.
6 Furthermore these letters are not granted, they
7 are requested. Anyone is free to request them.
8 I'm confident that when evaluated the hard way,
9 you will find that the Broadway Triangle rezoning
10 is an excellent plan that will result in much
11 needed affordable housing, retail opportunities
12 and a revitalized community. Thank you.

13 CHAIRPERSON GARODNICK: Thank you
14 very much.

15 MS. EMILY KURTZ: Good afternoon.
16 My name is Emily Kurtz [phonetic]. I want to
17 thank you for the opportunity to testify before
18 you today. I have worked as a member of the
19 Broadway Triangle Task Force for the last three
20 and a half years. And I'm also the Assistant
21 Director for Special Projects of the Ridgewood
22 Bushwick Senior Citizens Council.

23 Having been involved with this
24 rezoning process since its inception, including
25 the original graduate student's studio conducted

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 179
 CONCESSIONS

2 by Columbia University, the 2007 charette, and the
3 subsequent community outreach meetings that have
4 informed this plan; I am fully supportive of the
5 City's proposed rezoning efforts. The plan before
6 you represents a responsible, contextual rezoning
7 which will result in the rebirth of a section of
8 Brooklyn that has long sat underutilized.

9 The proposed rezoning of the area
10 from manufacturing to residential use allows the
11 land in the Broadway Triangle to be developed to
12 its highest and best use within the context of the
13 surrounding area, allowing for dozens of vacant
14 and underutilized lots to be transformed into a
15 community of mixed use residential buildings and
16 the development of much needed affordable housing.
17 Contextual zoning and the provision of affordable
18 housing are two stated priorities of Community
19 Board 1. So it is not surprising that the Board
20 voted overwhelmingly in support of the plan.

21 What I appreciate most about this
22 City's plan is that it reflects an inclusive
23 community process including a planning charette
24 and multiple community meetings. Despite what
25 others may claim, HPD and the Department of City

3 Planning reached out to the community, listened to
4 its desires, and using the legal tools available
5 to them, translated those desires into the
6 reasonable and implementable zoning plan that is
7 before you today.

8 There is a good deal of controversy
9 surrounding this seemingly simple plan to rezone
10 an underperforming area into a mixed use
11 residential area that will include over 900 units
12 of affordable housing. Despite votes of support
13 from the Community Board, the Borough President
14 and the City Planning Commission, there are
15 naysayers with fictitious accusations intended to
16 politicize the process. This smoke and mirrors
17 tactic is regretful and dangerous. This community
18 has already suffered decades of misunderstanding
19 among different ethnic groups and we need to be
20 careful not to exploit the situation for political
21 purposes.

22 The plan before you is
23 comprehensive, reasonable and responsible. I urge
24 you to consider this plan in its merits, not
25 politics, and based on the fact that it reflects
the feedback the City gathered directly from the

3 expensive housing. I think the City's plan is a
4 good plan because it does not include Pfizer and
5 therefore does not reward them for disrespecting
6 the community from which they were born. Excuse
7 me. Thank you.

8 CHAIRPERSON GARODNICK: Thank you
9 very much.

10 MS. REGINA BEYONG: Good afternoon
11 members of the Council. My name is Regina Beyong
12 [phonetic] and I support the City's plan for the
13 Broadway Triangle. I have been involved with the
14 planning for the Broadway Triangle since the
15 beginning so I resent the fact that some people
16 are saying that the process was and is
17 discriminatory and that there are no African
18 Americans involved.

19 I am here to tell you that I was
20 and will continue to be involved because I believe
21 in giving back to the community that I live in. I
22 live in Lindsay Park which is right next to the
23 Broadway Triangle. I know the area well. And I
24 know that it has been vacant for too long. I
25 think this rezoning is a good plan because it will
result in over 900 units of affordable housing.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND¹⁸³
 CONCESSIONS

2 And I stress affordable which is what this
3 community neighborhood truly needs.

4 Holding up this plan will hold up
5 the housing. Then no one in the community
6 benefits. No one. Not the community at large,
7 not the residents, nor the City. So I urge you to
8 please support this plan. Thank you so very much.

9 CHAIRPERSON GARODNICK: Thank you.
10 And thanks to all of you for your testimony. Then
11 next panel is a panel in opposition. Sara Gelb,
12 Alney Wong, Chung Hoi Wong and Ron Shiffman
13 [phonetic].

14 [Pause]

15 CHAIRPERSON GARODNICK: Great. And
16 the next panel after that, just so you know you're
17 on deck, Maria Vieira, Rosio Mendoza, and Murtha
18 Duran. You'll be next, a panel in favor. This is
19 a panel in opposition. Mr. Shiffman, why don't
20 you go ahead and get us started.

21 MR. RON SHIFFMAN: Okay. I have
22 prepared testimony. I'm not going to read from it
23 because of the limited time left. I'm Ron
24 Shiffman. I had the pleasure of serving on the
25 City Planning Commission from 1990 to 1996. I was

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 184
 CONCESSIONS

2 appointed by Mayor Dinkins. I had the honor of
3 serving under him. And I'm here in opposition to
4 this rezoning action because it's not predicated
5 on a plan.

6 If it were basically predicated on
7 a plan, we wouldn't be talking about the need for
8 relocation advice because you'd have a relocation
9 component. We wouldn't need to talk about the
10 loss of jobs because you could easily integrate
11 the housing--I mean the jobs, into the housing,
12 particularly once you know the businesses that are
13 in this particular neighborhood.

14 We wouldn't have to talk about the
15 need for open space because that would be an
16 integral part of the plan. And it wouldn't be
17 coming after the plan has been certified. And we
18 wouldn't be talking about what kind of mixture of
19 housing sizes we need because it would be truly
20 integrated into this project.

21 I'd like to refer you all, because
22 I circulated the testimony, to the last two pages.
23 The next to last page of the testimony. And
24 you'll see there on the bottom, a timeline. And
25 if you look at that timeline you'll see that the

2 to look at this in a holistic way not in a very
3 narrow perspective.

4 CHAIRPERSON GARODNICK: Thank you
5 Mr. Shiffman. Please.

6 MR. ALNEY WONG: Alney Wong, I own
7 a metal fabrication business that has been located
8 in the Broadway Triangle since 1989. My parents
9 founded Shanghai Stove, Inc.; Shanghai Stainless
10 Product and Design Co. d/b/a in '79 in Lower
11 Manhattan Chinatown. They were forced to relocate
12 in the late 80s when their lease price
13 skyrocketed.

14 We originally established to
15 manufacture Chinese cooking equipment and
16 furnishing. We now specialize in the construction
17 and repair of mobile food units. We built our
18 first one in '88; we have pretty much over 20
19 years of experience manufacturing a variety of
20 these in New York City. It's very, very likely
21 that most New Yorkers purchased their last hot
22 dog, morning coffee or even their lunch from a
23 unit we built.

24 In a coordinated effort in 2008
25 Shanghai Stainless participated in a request of

2 accommodate the increase. I abandoned those plans
3 once I learned of the rezone.

4 In conclusion as much as the City
5 understands the critical contributions of
6 industrial manufacturing businesses to the City's
7 economy, Shanghai Stoves knows the importance of
8 affordable housing. New Yorkers needs a place to
9 live as much as they need a place to work. I
10 insist for a concrete, written statement in the
11 Urban Renewal Plan to find out exactly how
12 existing businesses will remain fully intact--

13 CHAIRPERSON GARODNICK:

14 [Interposing] Thank you.

15 MR. ALNEY WONG: --and whole.

16 CHAIRPERSON GARODNICK: Thank you
17 very much. Thank you. Sir.

18 MR. JIMMY WONG: That you know my
19 name is Wong. I'm 70 years old--

20 CHAIRPERSON GARODNICK:

21 [Interposing] Pull that microphone a little bit
22 closer to you so we can hear you.

23 MR. JIMMY WONG: I work in my job
24 almost 30 years. I'm the owner. I came over in
25 no where. You know, I don't want to change the

2 zone, you know? Thank you.

3 CHAIRPERSON GARODNICK: Thank you.
4 Please.

5 MS. SARA GELB: Good afternoon.
6 I'm Sara Gelb and I'm representing Excellent Bus
7 Service. We are, since 1988--

8 CHAIRPERSON GARODNICK:
9 [Interposing] Can you pull that microphone a
10 little closer to you? Speak up just a little bit.

11 MS. GELB: Sorry. We were since
12 1988 we are at 55 Bartlett Street. Our business
13 is there. We started out with one bus. Today we
14 have 19 workers working for us. We never knew
15 that there will be any destruction, building or
16 anything at all; nobody contacted us to let us
17 know. They passed by but there was never a talk
18 with it.

19 We did find through--about six,
20 seven--about in June I would say that we found out
21 that there will be a destruction in our business.
22 There is--whatsoever, we are not getting any
23 answers from anybody that will we be staying in
24 business. Will we be given another place?
25 Whatever they come into our office, telling us.

2 And they just walk out, I'm sorry, it's still not
3 done, yes but it's HPD did come into our office
4 after the Commission meeting but still they didn't
5 promise us anything that we could be sure that our
6 business will stay in Brooklyn and we could go on
7 with our business.

8 We would like to know that we are
9 ensured, whatever happens, that we are ensured
10 with our business. The property is ours. We
11 worked for, since '88 for those things. It's just
12 very hard for us to give it up. You know, like,
13 eminent domain is not the right take. And just
14 take away the properties that we worked for.
15 Thank you.

16 CHAIRPERSON GARODNICK: Thank you
17 very much. And thanks to all of you for your
18 testimony. Council Member Reyna.

19 COUNCIL MEMBER REYNA: Sara I just
20 wanted to ask you, were you looking to sell your
21 company?

22 MS. GELB: No.

23 COUNCIL MEMBER REYNA: Were you
24 looking to sell your property?

25 MS. GELB: No.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 192
 CONCESSIONS

2 which to address the multitude of issues that need
3 to be part of this plan. The open space that is
4 required, the numbers of low income housing units
5 that are desperately needed in this area, the
6 ability to provide the other community facilities
7 and including retaining some of the businesses
8 that now exist in the community and allow them to
9 remain in the community.

10 One could use the existing building
11 of Pfizer as an incubator for new enterprises.
12 One could use a lot of the street, not only the
13 vacant land but because some of those streets
14 actually dead end, some of the street beds could
15 be closed so you can get added height to the
16 adjoining buildings, you get added FAR. You get a
17 great deal more flexibility.

18 People say well you're going to add
19 value to Pfizer. Well let me tell you something.
20 Pfizer got, I can't remember the exact amount, but
21 about \$40 million in tax abatement from the City
22 of New York in tax incentives from the City of New
23 York to build along 42nd Street. In return for
24 that they made a commitment to the City of New
25 York for 1,000 new jobs.

2 That commitment has not been kept.

3 There isn't any reason that the City of New York
4 shouldn't bring Pfizer to the table. As one of
5 the people, by the way, in favor of the plan
6 indicated, that we should bring Pfizer to the
7 table and force them to get into a negotiation
8 with community-based organizations, with the City
9 of New York, to turn over that property at a
10 bargain sale. It is only a fraction of the
11 benefits they did receive from the City of New
12 York.

13 COUNCIL MEMBER REYNA: And I just
14 want to--

15 MR. SHIFFMAN: [Interposing] So I
16 really think it's important that we not narrow the
17 scope just to allow two properties to move into
18 development and lose the capability of producing
19 far more affordable housing units, retaining the
20 jobs, and meeting the needs of all of the
21 population that exists in the area, including the
22 Hassidic community, the African American community
23 and the Latino community. We can do all of that.

24 COUNCIL MEMBER REYNA: Thank you
25 Mr. Shiffman. I just wanted to understand if you

3 take away what seems to be the veiling of a
4 rezoning and just highlight the specific
5 properties of interest, wouldn't you consider that
6 to be a spot zoning?

7 MR. SHIFFMAN: Technically it's not
8 a spot zoning.

9 COUNCIL MEMBER REYNA: What other
10 alternative would they have?

11 MR. SHIFFMAN: Well the alternative
12 really is to begin to broaden--to go back to the
13 original Urban Renewal boundaries, include both
14 community 3 and community 1 in the discussion of
15 what should take place in that, in a true and open
16 participatory process and engage the property
17 owners, engage all of the groups there, to develop
18 and hone a plan that really meets the needs.

19 COUNCIL MEMBER REYNA: And I just
20 need to ask--

21 MR. SHIFFMAN: [Interposing] So
22 let--yeah.

23 COUNCIL MEMBER REYNA: Specifically
24 the McKinney's Consolidated Law of the Urban
25 Renewal language, Section 505--

MR. SHIFFMAN: [Interposing] Yeah.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND¹⁹⁵
 CONCESSIONS

2 COUNCIL MEMBER REYNA: --the public
3 interest would be defined because it's been
4 narrowed in scope and redesignated with new
5 boundaries, would then be given total and
6 exclusive public interest to Community Board 1, is
7 that not true?

8 MR. SHIFFMAN: I think so. I think
9 the fact that they cut--well I don't think it
10 should because the City allows you on areas that
11 on the boundaries--

12 COUNCIL MEMBER REYNA:
13 [Interposing] Um-hum.

14 MR. SHIFFMAN: --between Community
15 Boards and Lewis Fidler would know better, Council
16 Member Fidler would, because he was the Chair of a
17 Board, but you can, the Borough Boards and others,
18 can where they--a project exists on the boundary,
19 engage both Boards because they are invariably
20 both Board impacted by what takes place.

21 COUNCIL MEMBER REYNA: Thank you.

22 CHAIRPERSON GARODNICK: Thank you
23 Council Member Reyna. Council Member Fidler.

24 COUNCIL MEMBER FIDLER: Briefly,
25 first I want to be associated with the comments of

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 197
CONCESSIONS

2 COUNCIL MEMBER FIDLER:

3 [Interposing] No the case here is that the Zoning
4 Map change is exclusively within the jurisdiction
5 of a Community Board, a public hearing is part of
6 ULURP permits people from any Community Board to
7 come and testify. But the site of the hearing is
8 within the Community Board that mapped streets are
9 affected--

10 MR. SHIFFMAN: [Interposing] Except
11 it was a community group that HPD, they, in their
12 own statement, said that they yielded to that
13 organized the community that represented Community
14 Board 1 and Community Board 4 that decided to look
15 at the Broadway Triangle that prior to that
16 included only 1 and 3 and now those groups then
17 decided they would draw the line to exclude 3.
18 When you draw a line to exclude an entity that was
19 there before, I believe that's--

20 COUNCIL MEMBER FIDLER:

21 [Interposing] Well--

22 MR. SHIFFMAN: --basically
23 discriminatory.

24 COUNCIL MEMBER FIDLER: The--you
25 know, Mr. Shiffman, sounds great but it's not

2 exactly accurate because the sole-source
3 recipients of the letter don't draw the line--

4 MR. SHIFFMAN: [Interposing] I'm
5 not talking about the sole-source.

6 COUNCIL MEMBER FIDLER: --the ULURP
7 is certified by whom? City Planning, all right?
8 They have designated what the zone application is--
9 -

10 MR. SHIFFMAN: [Interposing] No it
11 wasn't. The applicant in this case was HPD--

12 COUNCIL MEMBER FIDLER:
13 [Interposing] Oh I'm sorry, HPD--

14 MR. SHIFFMAN: --and HPD themselves
15 said they relied on the organizations that came
16 through the entity that was looking at the brown
17 fields, and there are significant brown fields
18 south of Flushing Avenue and for whatever reason
19 the two organizations, UJO and Bushwick Ridgewood,
20 decided they didn't want to include those in
21 Bedford-Stuyvesant. I don't--

22 COUNCIL MEMBER FIDLER:
23 [Interposing] But--

24 MR. SHIFFMAN: --and I don't know
25 why.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 199
 CONCESSIONS

2 COUNCIL MEMBER FIDLER: --but HPD
3 made the decision, not Ridgewood Bushwick or UJO.
4 And I have opinions about things that should be
5 happening on the Goanis [phonetic] Expressway in
6 Councilwoman Gonzalez' District and I've been
7 pressing for some of those things. Should the
8 hearing on that happen in Community Board 15 where
9 I live?

10 MR. SHIFFMAN: No but if something--
11 -

12 [Crosstalk]

13 COUNCIL MEMBER FIDLER:
14 [Interposing] But if--

15 MR. SHIFFMAN: --but if there were
16 a property in your District that spanned both or a
17 program that spanned both Districts and Sara
18 Gonzalez--

19 COUNCIL MEMBER FIDLER:
20 [Interposing] There--

21 MR. SHIFFMAN: --came and said
22 we're going to split it--

23 COUNCIL MEMBER FIDLER:
24 [Interposing] So--

25 MR. SHIFFMAN: --on the boundary so

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 200
 CONCESSIONS

2 it's only in my District, you would be pretty
3 pissed, okay.

4 COUNCIL MEMBER FIDLER: The
5 question isn't whether you'd be pissed or not, Mr.
6 Shiffman, the question is--

7 MR. SHIFFMAN: [Interposing] Excuse
8 my language.

9 COUNCIL MEMBER FIDLER: --who,
10 that's all right I'm from Brooklyn.

11 MR. SHIFFMAN: All right. So am I
12 so we're--

13 COUNCIL MEMBER FIDLER:
14 [Interposing] You know, the question is once the
15 determination was made as to which parcels were
16 going to be rezoned and made by not the developers
17 or the designated developers but by the City
18 agency, that determined where the ULURP is. All
19 right--?

20 MR. SHIFFMAN: [Interposing]
21 Except--

22 COUNCIL MEMBER FIDLER: --and so
23 I've got a lawsuit that I'm looking at--

24 MR. SHIFFMAN: [Interposing] I'm
25 not alluding to the lawsuit, I'm not--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 201
 CONCESSIONS

2 COUNCIL MEMBER FIDLER: --I--well
3 that--

4 MR. SHIFFMAN: --talking about the
5 lawsuit.

6 COUNCIL MEMBER FIDLER: --all
7 right. So then let's not talk about anything--

8 MR. SHIFFMAN: [Interposing] I'm
9 talking about solid, I'm talking about what
10 constitutes solid planning. The fact of the
11 matter was that a group of us representing the
12 Hassidic, representing the African American
13 community, Acole Ven Granham [phonetic], from Bed-
14 Sty Restoration, Lewis Aponte, I mean Luis--

15 COUNCIL MEMBER FIDLER:
16 [Interposing] Acosta.

17 MR. SHIFFMAN: Acosta was there. A
18 number of other groups where, there all asked, all
19 asked HPD to hold down their certification pending
20 the completion of the plan that started through
21 the charette process. And they proceeded and went
22 ahead and did it even though all those groups
23 asked that the boundaries be readjusted.

24 And they wanted to do it because at
25 that time they thought the Mayor of New York was

3 not going to be up for reelection and they wanted
4 to get the project done before the end of the
5 term. Now the Mayor's around for four more years.
6 We don't have to rush to judgment. We can come up
7 with a good plan that allows these folks to stay
8 in business, that provides more affordable
9 housing, that provides the public space that David
10 Yassky wants. And I think the community
11 desperately needs.

12 COUNCIL MEMBER FIDLER:

13 [Interposing] Mr. Shiffman, the Chairman's asked
14 me to wrap up. So--

15 MR. SHIFFMAN: [Interposing] Okay.

16 COUNCIL MEMBER FIDLER: --so I'll
17 just say that you're talking about the pre-
18 certification process and I'm talking about the
19 post-certification process. And apparently the
20 twain shall not meet. So. Thank you.

21 CHAIRPERSON GARODNICK: Thank you
22 very much Council Member Fidler. And thanks to
23 the panel for all of your testimony. We're going
24 to move on to the next panel. It is a panel in
25 favor, Maria Vieira, Rosio Mendoza and Murtha
Duran [all phonetic].

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 203
 CONCESSIONS

2 [Pause]

3 CHAIRPERSON GARODNICK: Please join
4 us.

5 [Pause]

6 CHAIRPERSON GARODNICK: Hello and
7 welcome. As soon as you're ready, go right ahead.

8 SERGEANT AT ARMS: Keep it down
9 please, keep it down.

10 MS. ROSIO MENDOZA: Okay. Hi. My
11 name is Rosio Mendoza [phonetic] and I have lived
12 on the south side of Williamsburg all of my life.
13 Having grown up in Williamsburg, I have seen how
14 much it has changed over the years. Some changes
15 have been good changes. There is less crime and
16 the streets are cleaner however the changes that
17 have most affected my family and my friends is how
18 unaffordable the housing as become to people who
19 have lived on the south side their whole entire
20 lives.

21 Most of the new housing that is
22 being built today is not housing that we can
23 afford. We need housing and we especially need
24 affordable housing. This was an all-inclusive
25 process that my people have participated in. All

3 culture and races were there. The process
4 included the Community Board, Borough President
5 and City Planning Commissioner, all entities voted
6 yes.

7 This is why I support the rezoning
8 for the Broadway Triangle. The right plan makes
9 people feel safe in their community, turning
10 strangers into neighbors, making the youth in the
11 area feel secure in their environment. And I
12 believe this plan is right.

13 This rezoning will result in over
14 900 units of affordable housing in an area that is
15 now largely vacant and underutilized. And it will
16 provide this housing within a matter of a few
17 years. Delaying this rezoning plan which has been
18 so long in the coming would punish the people in
19 Williamsburg who really need affordable housing.
20 I urge you to vote on the substance of this plan,
21 the housing that it will build for our community.
22 Thank you.

23 CHAIRPERSON GARODNICK: Thank you
24 very much. Please.

25 MS. MURTHA DURAN: Good afternoon.
My testimony is very brief. My name is Murtha

3 that will be utilized for the HPD-sponsored
4 developments in the Broadway Triangle.

5 I would like to present to you the
6 reasons why I am supporting the Broadway Triangle
7 rezoning proposal. First, the plan will result in
8 over 900 units of affordable housing available to
9 community residents earning from 30% to 80% of
10 AMI. All apartments built on City-owned land will
11 be 100% affordable. Further, the proposed
12 inclusionary housing program will create even more
13 affordable housing units.

14 Second, the plan follows the
15 example of recent CB 1 rezonings in North Brooklyn
16 by providing for R6-A and R7-A contextual zoning,
17 limiting buildings' heights to 6 to 8 stories.

18 Third, the height limit implemented
19 by the proposed contextual zones allows for the
20 development of 100% affordable buildings,
21 something that would not be possible in larger
22 buildings.

23 Finally I commend the City for not
24 including Pfizer's land in the rezoning. To do so
25 would be to reward Pfizer, a multibillion dollars
corporation with increased land value for

3 essentially abandoning the very community that
4 helped to build it into the company it is today.

5 Despite some peoples' best efforts
6 to mire this comprehensive, inclusive plan with
7 false accusations, I'm certain that you will
8 appreciate this zoning proposal on these merits.
9 Thank you for your time. I am very happy that the
10 City is focusing on transforming this area into a
11 place where people of all backgrounds will want to
12 live and work.

13 CHAIRPERSON GARODNICK: Thank you
14 very much. Before you go, Council Member Mendez.

15 COUNCIL MEMBER MENDEZ: Thank you.
16 I think for the panel, everyone on the panel, you
17 said you lived in Williamsburg, is that correct?

18 MS. VIEIRA: [Interposing] Yes I
19 do.

20 COUNCIL MEMBER MENDEZ: Where do
21 you live?

22 MS. VIEIRA: We all do.

23 MS. DURAN: I live in Ridgewood. I
24 live in Ridgewood Queens and I work in Bushwick
25 and I, where I work we service residents of
Bushwick, Williamsburg--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 208
CONCESSIONS

2 COUNCIL MEMBER MENDEZ:

3 [Interposing] Okay. The question was where do you
4 live. I'll get to the other part later.

5 MS. DURAN: Okay.

6 COUNCIL MEMBER MENDEZ: And yes.

7 MS. MENDOZA: I live on the south
8 side, Williamsburg, 366 South 2nd Street between
9 Keep and Hooper.

10 COUNCIL MEMBER MENDEZ: Okay. And
11 where do you all work?

12 MS. VIEIRA: Where do we work?

13 COUNCIL MEMBER MENDOZA: Yes.

14 MS. MENDOZA: I work at the
15 Ridgewood Bushwick Senior Citizens Council.

16 COUNCIL MEMBER MENDEZ: Okay.

17 MS. DURAN: The same.

18 MS. MENDOZA: The same. They did
19 give me an opportunity for job employment that my
20 community did not.

21 COUNCIL MEMBER MENDEZ: Okay.

22 Thank you very much.

23 CHAIRPERSON GARODNICK: Thank you
24 very much. And I will also just one
25 clarification, from the representation of HPD

2 earlier today and from the maps and plans, a
3 portion of the Pfizer site is in fact in this
4 area, most of it is not, a portion is. So I just
5 wanted to just straighten that out. But we thank
6 you very much for you testimony. We thank you for
7 your presence.

8 Now I'm going to get ready to call
9 the next panel. So let me just let everybody who
10 is here now know that we are at a point in the
11 process where we only have panels in opposition.
12 So we can move this a little more expeditiously
13 with your cooperation and willingness. It's up to
14 you. But I do want to note that there are 24
15 people who signed up to speak who have graciously
16 offered to just have their names read into the
17 record in opposition.

18 I'm going to read those now. And
19 then I'm going to call the next panel. If you
20 feel that everything that you were going to say
21 has been said already, please, in the interests of
22 time, if you're willing to forego your
23 opportunity, great, if not then of course we'll
24 take you as a panel. Here are the names of the
25 folks who wished to be read into the record in

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 210
 CONCESSIONS

2 opposition.

3 [All following names are phonetic]

4 Jennie Amaguere, Miladis Arias, Laura Calderon,
5 Orientina Lopez, Tericita Aguilaro, Enneda
6 Ventura, Miriam Duran, Marina Sherry, Helene
7 Libron, Irene Libron, Marcello Ortiz, Angela
8 Jimenez, Rosa Gomez, Martha Rodriguez, Teresa
9 Torebo, Moises Maldonado, Bethany Hartsill, Lydia
10 Ocasio, Isabel Maldonado, Carmen or Gorman Reyes,
11 Angelita Perez, Ramon Baez, Luis Perez, Miguelina
12 Pollan, sorry. Anacellas Castillo, all asked to
13 be noted in opposition. We also have a letter
14 from a group of parents at the Beginning With
15 Children Charter School also expressing their
16 views that the plans are not maximizing potential
17 or resources. Their names are Carina Gonzalez and
18 Elias Taveras, Asenad Gomez and Marcella
19 Rodriguez, Oricileda Castillo, Aristides Garcia,
20 Ingrid Matias, Vincent Shungata, Kenya Fernandez,
21 Jose Picardo, Helen Colon, Alfred Cervantes, Luis
22 Garnecosta and Francis Lucerna, Gino Maldonado,
23 Joe Matunes and Jackie Chang, Hector and Jennifer
24 Calderon, Miriam Duran, Heather Padin, Richard
25 Ortiz and Naomi Vega. Mercedes Narcisso also says

2 she's in opposition and is willing to forego her
3 right to speak. Also...

4 [Pause]

5 CHAIRPERSON GARODNICK: Another one
6 in opposition, Denise Jennings Huston. Okay I
7 think I read her name already. Okay. Next panel
8 and again if you wish to take a pass, please be my
9 guest. You're more than welcome. Ramon Pagero,
10 Mr. Pagero. Jesus Castilla, Mr. Castilla, are you
11 here? Do you want to speak or no? You want to
12 speak, come on down. Leon, I'm sorry, Leonidis
13 Reyes, come on. Gino Maldonado. Mr. Maldonado,
14 is that you? Great. Getsel Gelb. Getsel Gelb,
15 Mr. Gelb, is that you? Okay, great. Thank you.
16 We're going to add a chair. We have a panel in
17 opposition. Gentlemen, welcome. Sir, why don't
18 you go right ahead.

19 MR. RAMON PAGERO: Good afternoon.
20 My name is Ramon Pagero [phonetic]; I'm the Chief
21 Operating Officer for Lo Sures, a housing
22 development organization that has been servicing
23 Williamsburg for the past 37 years. I want to be
24 very short but I find it very interesting that
25 HPD, the Commissioner and the Deputy Commissioners

2 Why do you have 90% of this
3 community in opposition if it's such a great plan?
4 No green space, no new schools and HPD only says
5 we're going to look into it. We're going to think
6 about it. That means that this plan has not been
7 thoroughly discussed and we have to say no to it.
8 Thank you very much.

9 CHAIRPERSON GARODNICK: Thank you.
10 Sir.

11 [Applause]

12 MR. JESUS CASTILLO: [Speaking
13 Spanish]

14 [Applause]

15 CHAIRPERSON GARODNICK: Thank you
16 for your words.

17 MR. JESUS CASTILLO through an
18 interpreter: He said his name is Jesus Castillo.
19 He says that it is unfortunate that HPD has eyes
20 and cannot see; ears and cannot hear. And even
21 when they listen they don't understand. That he
22 has been 45 years in the community.

23 He belongs to an organization
24 called Saving Our Southside and that he
25 understands that there is a very strong politician

2 that has his hands, you know, around HPD and that
3 they are lurking in the shadows. But he believes
4 that the truth and that you guys are working in
5 the light and he expects you guys to do the right
6 thing by us.

7 CHAIRPERSON GARODNICK: Thank you
8 very much. Sir.

9 MR. LEONIDAS REYES: I am Leonidas
10 [phonetic] Reyes and I'm here because I want
11 affordable housing and as a citizen who also wants
12 an open and transparent public process for the
13 Broadway Triangle. Thank you for taking the time
14 to listen to the voices of our community residents
15 on this issue. I have been in Williamsburg all my
16 life and I am here as President of the United
17 Neighbors Organization, UNO, a community-based
18 organization that fights for creation of
19 affordable housing and against displacement in our
20 community and which is a member of the Broadway
21 Triangle Community Coalition.

22 I am here to ask you to vote no on
23 this rezoning action as presented by the City of
24 New York Department of Housing and Preservation
25 for the following reasons.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND²¹⁵
 CONCESSIONS

2 The presenters of this plan claim
3 that the community in general was included in the
4 planning process but the reality is that only
5 members and employees of two organizations were
6 included in this process. To this date the City
7 has not reached out to the many, real stakeholders
8 affected by this rezoning who have asked for a
9 more inclusive, open planning process.

10 They include the Broadway Triangle
11 Community Coalition which represents an historic
12 community together of African Americans, Latinos
13 and Jewish leaders and more than 40 community
14 groups. Over 3,800 residents who wrote letters to
15 HPD and asked that the process be reopened with no
16 response. 200 people attended a Community Board 1
17 meeting on the Broadway Triangle and asked that
18 the process be reopened.

19 If this is an actual plan instead
20 of a narrowly conceived rezoning I believe it
21 would include more affordable housing, more open
22 space and would ask for creation and preservation
23 of jobs. If this was an actual plan it would
24 allow a more transparent process for planning and
25 for land disposition without favoring one or two

2 groups that wouldn't even represent the interest
3 of the community. I believe that you know how
4 desperate we need more affordable housing but I
5 also have confidence that you agree that a good
6 democratic, open and transparent City planning
7 process--

8 CHAIRPERSON GARODNICK:

9 [Interposing] Thank you.

10 MR. REYES: --is vital to the
11 future of our City and our community. Years of
12 work--

13 CHAIRPERSON GARODNICK:

14 [Interposing] Please wrap--please wrap up Sir.

15 MR. REYES: --with our community,
16 okay, thank you.

17 CHAIRPERSON GARODNICK: Okay. All
18 right. Thank you very much. Go ahead.

19 MR. GINO MALDONADO: Good afternoon
20 and thank you for allowing me to be in front of
21 you. As you know I'm the opposition and I agree
22 very much with everything that has been said in
23 terms of opposing this project. But let me tell
24 you something, I live in Lindsay Park. I grew up
25 in Williamsburg.

2 done better. It could be much more of what they
3 just giving us. So we're not going to settle for
4 crumbs. Williamsburg has been settling for crumbs
5 for years. This has to stop. You know. And it
6 needs to stop and government has to be transparent
7 and government has to be accountable to people,
8 you know, and that's where it stands. And I will
9 continue struggling until I'm heard and the
10 community's heard. And that we're sure that the
11 process is done properly and clearly. So let's
12 start the process again.

13 CHAIRPERSON GARODNICK: Okay.
14 Thank you very much Sir. Thank you for your
15 testimony.

16 MR. GETSEL GELB: Hi, my name is
17 Getsel Gelb and I'm here on behalf of my parents,
18 Mr. and Mrs. Gelb, they own two properties on
19 Bartlett Street which is one is a resident house
20 and one is a--which we have a business over there
21 and we rent a 10,000 square foot lot. We--they've
22 been there since 1988 which there was--everything
23 was commercial over there.

24 There was not even--there is no
25 houses over there for the past, I mean, around 3,

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 220
 CONCESSIONS

2 away from there. In order to move that away is
3 just very hard for us. And it's something that
4 we're not against it, we're not--I mean we really
5 don't know what, where to go there and I'm just
6 hoping if you can please take consideration that
7 this company has 19 employees and 18 coaches.

8 If we can please make sure that if
9 this is going to go through if you can make sure
10 that they should get a normal place and we should
11 be able to replace and move over, I mean, even the
12 moving expenses and everything because the
13 building itself, what we need, we put in a lot of
14 money, that building is not just a building we can
15 tell you, okay now it's worth a certain amount of
16 money and we give you \$400,000 and you move away
17 from it. No. It's a lot of things built in there
18 which is customized.

19 CHAIRPERSON GARODNICK: Thank you.
20 Thank you very much for your testimony. And
21 thanks to all of you for your presence here and
22 your testimony today. Moving onto the next panel.
23 Alison Cordero, Diana Torres. And again if you
24 just want to have your name noted as opposition,
25 feel free. Esperanza Luz Rosero, is that you Ms.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND²¹
 CONCESSIONS

2 Rosero? No. Ms. Rosero? She's here, okay great.
3 Alexera Collier. Ms. Collier [phonetic]? Is that
4 you? Okay. Scott Grimlyon [phonetic]. Scott
5 Grimlyon? Are you here? He is here, I'm sorry.
6 Thank you Scott. Okay. So we have a full panel.
7 And let's go right ahead and get started. Hit the
8 button on the microphone.

9 MS. ALISON CORDERO: Is that
10 better?

11 CHAIRPERSON GARODNICK: It is much
12 better.

13 MS. CORDERO: Okay. Thank you.
14 Good afternoon Council Member Garodnick and
15 members of the Council. I'm going to, in the
16 interest of time; hand in my written testimony--

17 CHAIRPERSON GARODNICK:
18 [Interposing] Great.

19 MS. CORDERO: --and just cover a
20 couple of points which I believe have not been
21 covered. One is I was one of the people that did
22 the survey for the original Broadway Triangle
23 Urban Renewal rezoning in 19-I think-86. So I've
24 been looking at this area since then. I agree we
25 need a plan.

3 This is not a plan as Professor
4 Shiffman has pointed out in detail. We need a
5 plan which is inclusive of all of the needs of the
6 community and which includes all of the community
7 in the process. A lot of the details which are in
8 my written testimony have been covered.

9 The other point I wanted to cover
10 is really for Mr. Manuel and son who lives at 194
11 Middleton Street and really is that the prospect
12 of the rezoning has already had an impact in
13 pushing out the mostly Latino low income tenants
14 in some of the affordable housing which is there.
15 Mr. Linzan [phonetic], when we met him, was the
16 last tenant left in his building.

17 He did not want to leave his
18 building. But unfortunately the Buildings
19 Department vacated his building. And he
20 discovered after having been in several community
21 meetings that the rezoning was driving values up
22 in his area. Fortunately he was able to get a
23 lawyer. He has an order which hopefully will
24 allow him to back but our experience with people
25 in vacated buildings has not been good.

So people like Mr. Linzan are

3 don't even work in the area that is being
4 discussed. I'm really concerned about the
5 apartments, the size of the apartments to be
6 proposed to be developed and specifically about
7 the size. It doesn't represent the actual context
8 of families like me. And these also are not
9 affordable. There are not enough affordable
10 apartments created.

11 This plan also doesn't have enough
12 green space for all the people that is supposed to
13 be living there. And I'm asking you Council
14 Members to vote no for this plan. I think the
15 community deserves better and there's a greater
16 chance to do something better for this site.
17 Thank you very much.

18 CHAIRPERSON GARODNICK: Thank you
19 for your testimony now.

20 MS. DIANA TORRES: Good afternoon.
21 My name is Diana Torres. I'm a resident of
22 Community Board 1 for more than 30 years and I'm
23 simply here to ask you to vote no to the plan as
24 it stands because it does not reflect the needs of
25 the community. In favor of a more transparent
process that addresses really the needs of the

2 community which is to maximize the units,
3 affordable and otherwise, of housing.

4 CHAIRPERSON GARODNICK: Great,
5 thank you. Go right ahead.

6 MS. ALEXERA COLLIER: Hi. So many
7 people have said something that I wanted to say
8 just now. But basically I think that--

9 CHAIRPERSON GARODNICK:
10 [Interposing] What's your name?

11 MS. COLLIER: I'm Alexera
12 [phonetic] Collier. I think it's really important
13 that to point out that this whole time that we've
14 been here that everyone seems to agree that we all
15 agree that this area could be--I mean it's a great
16 opportunity for affordable housing and green
17 space, like no one seems to be disagreeing with
18 that.

19 But obviously the process has not
20 been open, has been somewhat exclusionary, at
21 least. I know that Mr. Yassky was speaking about--
22 -and also HPD was thinking about having a
23 conversation with Community Board number 3 and
24 also about having a conversation with Community
25 Board number 3 and about giving all the community

2 members preferential treatment, 50% preferential
3 treatment, but if Community Board 3 is not
4 actually considered a part of the community, I
5 think that moving forward with this plan would
6 detrimentally affect the people who live there and
7 will be affected by it.

8 So I guess I'm just urging as a
9 person who does live in Bedford-Stuyvesant and
10 also has an interest in seeing more affordable
11 housing that we move forward with a plan that
12 maximizes affordable housing and is fair and open
13 to everyone.

14 CHAIRPERSON GARODNICK: Great.
15 Thank you very much. Sir.

16 MR. SCOTT GRIMLION: Good afternoon
17 my name is Scott Grimlion [phonetic]. I'm one of
18 the Pratt Planning students who helped create an
19 alternative plan for the Broadway Triangle. One
20 of the nice things about Pratt is my fellow
21 students and I all have lots of experience aside
22 from just being a student.

23 I worked for a few years as a
24 community organizer for affordable housing. I've
25 done, excuse me, I worked for an international

3 sustainable development organization. I've also
4 interned with the Manhattan Borough President's
5 Office, the Center for Pedagogy and I've even been
6 a site planner for Cornell Cooperative Extension.

7 I want to just point real quick to
8 the quote above your head there. It's says a
9 government of the people, by the people and for
10 the people. And that implies that the people
11 should be included in the process, of the people
12 in particular there.

13 When the community around the
14 Broadway Triangle was excluded from the HPD
15 process, they decided to challenge their
16 disenfranchisement and seek an alternative. They
17 began with a charette, a community visioning, and
18 especially the three distinct communities came
19 together with one sort of vision of three simple
20 goals: maximum affordability, open space and jobs.

21 After the visioning process, Pratt
22 students, myself included, began working with the
23 community as part of our studio coursework. We
24 had multiple meetings with community members and
25 representatives of the various groups. And we
were charged with creating a plan that maximized

3 development potential, set targets for a model
4 sustainable community and was transparent and
5 equitable.

6 One of the first things we realized
7 was that the HPD plan was way too small in scale
8 and in scope. The idea of contextual zoning for
9 low-rise buildings was completely at odds with the
10 neighborhoods as a mix of building typology and
11 heights. And it neglected the opportunity to
12 create density in a space that's framed by two
13 subway lines and intersected by multiple bus
14 routes. Low-rise zoning is certainly not the way
15 to accommodate the projected million plus New
16 Yorkers that we're expecting in the upcoming
17 years.

18 Also the opportunity for Pfizer had
19 been completely overlooked. And it's a once in a
20 generation opportunity that you shouldn't have to
21 forget about. Thank you.

22 CHAIRPERSON GARODNICK: Thank you
23 very much for your testimony. Thanks to all of
24 you for your presence today. We're going to move
25 onto the next panel. And again if you wish to
just be recognized, you can just holler out and I

2 will recognize you. Shaker Krishnan, Shaker, come
3 on down. Martin Needleman. Mr. Needleman, is
4 that you? Okay. Anusha Vankatramen. Okay.

5 [Pause]

6 CHAIRPERSON GARODNICK: Dulce Rio.
7 Dulce Rio? Are you here? No, not here. Mary
8 McAuliffe, Ms. McAuliffe are you here? Katherine
9 Kennedy, Katherine Kennedy, you're here. Come
10 join us. Maximina Garcia, Maximina Garcia are you
11 here? No. Oh, no she's not here, she's left.
12 David Dobos, David Dobos, it feels like jury duty.
13 Okay he's not here. Anita Dunbar. Okay. Come on
14 join us Ms. Dunbar.

15 And before you all start, I'm going
16 to keep going for a moment. Nicole Volz, are you
17 here? Nicole Volz. Sula Panagodemos, Ms.
18 Panagodemos are you here? No. Lucia Plassa,
19 Lineri Alvarez, Lineri Alvarez? Kate--is that
20 you? Ms. Alvarez? It is? Ms. Alvarez? Okay you
21 can sit for a moment, you'll be the next. La
22 proxima, okay?

23 Kate York? I'm trying to sort the
24 next panel, just so you know. Kate York? Kate
25 York is not here, I'll put her at the end. It

2 speak? Okay. All right. I'm going to stop right
3 there. And we have a few more to go and we also
4 have one last short panel in favor as well so
5 we'll put them in somewhere in the middle here.
6 So. With that, why don't we go ahead and get you
7 started. Thank you. Whenever you're ready.

8 MS. ANITA DUNBAR: My name is Anita
9 Dunbar. And I'm sad and confused because I live
10 in Community Board 3 right across the street. I
11 mean I can look, you know, come out of the project
12 and look across the street and see the Broadway
13 Triangle and now I have no part in it even though
14 it is going to--it's going to--I can't even talk
15 I'm so upset.

16 It's going to bother me greatly
17 whatever goes up there, it's going to be part of
18 me. And now you're telling me I have no say-so.
19 All right. Which is kind of strange 'cause I've
20 had no say-so throughout this entire process. The
21 entire process. And I don't understand. All
22 right. My community, because you can't throw me
23 out of the community even though I'm in another
24 Community Board needs the most affordable housing
25 it can get.

3 The maximum maximum. That's how
4 much affordable housing we need. Okay? And we
5 need affordable housing that is going to also take
6 care of those people who would be considered low
7 income. Okay?

8 We need the private ownership, the
9 people who own private property there who are
10 going to benefit from this rezoning to also set
11 aside apartments for affordable housing. It needs
12 to be mandatory. It needs to be something that
13 when they sign that paper they say yes we're going
14 to do this. It can't be oh well maybe we'll think
15 about it. No.

16 That's not going to work in this
17 community because even though you're saying I
18 don't have a part, that I can't get into that 50%,
19 that's okay. I'm only one person. You have
20 others to hear from about that. But this needs to
21 be done to the best of this City's ability and we
22 can do a hell of a lot better than that plan.
23 Thank you.

24 CHAIRPERSON GARODNICK: Thank you
25 very much. Thank you. Please hold your applause.
Go right ahead Shaker.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND²³³
 CONCESSIONS

2 MR. SHAKER KRISHNAN: Good

3 afternoon Chairman Garodnick and Council Members.

4 My name is Shaker Krishnan [phonetic]. I'm a

5 member of the Broadway Triangle Community

6 Coalition. And as part of the coalition we know

7 that much more affordable housing can be built

8 here to meet the critical need in our communities.

9 And we urge you to reject this rezoning proposal

10 currently in front of you.

11 Now I've heard testimony back and

12 forth from HPD and others as to what Community

13 Board is affected, what's not affected? But

14 something is missing in all of this. And I think

15 it's important to really look at the facts. So

16 let's look at this on the merits, specifically the

17 HPD's Environmental Impact Statement, the final

18 version that was certified.

19 In there HPD has said in its

20 statement that this proposal, the purpose of it,

21 is to bridge and unify the communities of

22 Williamsburg, Bedford-Stuyvesant and Bushwick.

23 And that the rezoning area has an effect that

24 extends to a secondary study area that has a

25 radius of 2.25 miles which also extends well below

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND²³⁴
 CONCESSIONS

2 Flushing Avenue into Bedford-Stuyvesant. Now in
3 that area, HPD has gone on its EIS to also say
4 that Woodhull Hospital which is exclusively in
5 Community Board number 3 in Bedford-Stuyvesant
6 would be affected in terms of patient intake and
7 facilities and parking.

8 Also the traffic patterns at
9 Nostrand [phonetic] Avenue in Bed-Sty would also
10 be affected. Additionally School Districts 14 and
11 16 which are both partially and exclusively in
12 Community Board 3 in Bedford-Stuyvesant would also
13 be affected. These are just a few examples of
14 many others where the EIS itself that HPD has
15 looked at with all its data has said all the
16 effects on Bedford-Stuyvesant.

17 Now most shockingly to me in HPD's
18 testimony earlier today, we heard that Federal
19 funding is anticipated and that in the EIS they've
20 said that in anticipation of Federal resources
21 according to Federal law, we must reach out, make
22 a special outreach and target minority communities
23 that are affected. And that in this study area
24 the percentage of the minority population, again
25 in the report, is 76% which is the highest

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 236
 CONCESSIONS

2 religious discrimination as well as has been
3 pointed out since only UJO Allied Hassidic
4 community stands to benefit from this development
5 while the rest of the Hassidic community will not.

6 Its attempt to extend preferential
7 treatment to the politically powerful alliance of
8 UJO and Ridgewood Bushwick, the City has failed to
9 achieve and would permanently prevent creating the
10 maximum amount of affordable housing and other
11 community benefits that can be gotten from this
12 rezoning if done right. At the same time this
13 proposal exacerbates existing patterns of racial
14 and religious discrimination and impacts that can
15 and should not be permitted.

16 By the way, people have said about
17 affordable housing, 900 units, only 150 units of
18 housing in this area are guaranteed to be
19 affordable at the City-owned sites. Everything
20 else is just incentives. There's no mandatory
21 inclusionary housing, unlike for example, the
22 rezoning of the Williamsburg Waterfront which
23 required 20% affordable. These are all tax
24 incentives that may or may not happen and in fact
25 there's been a history of these things not

3 developing. There's no more than 150 units of
4 affordable housing guaranteed as a result of this
5 rezoning plan.

6 For over 40 years now and largely
7 unbeknownst to the public at large, Williamsburg
8 has been the center of comprehensive City-
9 sanctioned racial discrimination with regards to
10 the public and publicly-subsidized housing. And
11 racial quotas, one project 60% Hassidic, 30%
12 Latino, 10% African American, floor by floor,
13 exactly the same patterns.

14 A court order of 1976, you can't do
15 it. 1991, still in effect, New York City Housing
16 Authority, not South Africa, not anywhere else.
17 So if I can just finish--

18 CHAIRPERSON GARODNICK:

19 [Interposing] Yes just--

20 MR. NEEDLEMAN: --with one quick
21 statement.

22 CHAIRPERSON GARODNICK: Please.

23 MR. NEEDLEMAN: The other thing is
24 just in the South Williamsburg Urban Renewal Area
25 11 sites, every single site was given by a sole-
source designation to UJO affiliated

2 organizations. To this date exclusively Hassidic-
3 -

4 CHAIRPERSON GARODNICK:

5 [Interposing] Thank you. Thank you for this--

6 MR. NEEDLEMAN: [Interposing] Let
7 me just say this--

8 CHAIRPERSON GARODNICK: --just a
9 last sentence please.

10 MR. NEEDLEMAN: Okay. Don't allow
11 yourself to become a part of and collaborate with
12 this petty political deal that has major racially
13 and religiously discriminatory intentions and
14 impacts. Thank you--

15 CHAIRPERSON GARODNICK:

16 [Interposing] Thank you. Thank you very much.
17 Please.

18 MS. ANUSHA VANKATRAMEN: Good
19 afternoon. My name is Anusha Vankatramen
20 [phonetic]. I'm a resident of Community Board 3.
21 I'm also a City and Regional Planning Master's
22 Candidate at the Pratt Institute as well as a
23 former educator and advocate for sustainable
24 economic development policy.

25 Since January I have worked with

3 lowest air quality rates and highest child asthma
4 rates.

5 Last, the rezoning pushes viable
6 businesses out of the Triangle. With an
7 unemployment rate of over 9% in New York City, we
8 ought to be generating land use policies that
9 facilitate the creation of additional jobs and new
10 enterprises, not force small employers to move.

11 In line with the vision outlined in
12 Mayor Bloomberg's PlaNYC 2030, the Broadway
13 Triangle has the potential to become a model,
14 sustainable, affordable and equitable neighborhood
15 for all of New York City and its residents. To
16 put it simply the Broadway Triangle represents a
17 huge opportunity that would be squandered if this
18 rezoning passes. So I urge you to vote no for
19 this rezoning.

20 CHAIRPERSON GARODNICK: Great,
21 thank you very much.

22 MS. KATHERINE KENNEDY: hi, my name
23 is Katherine Kennedy. I'm from Community Board 1,
24 a resident of Williamsburg and I volunteer my time
25 with Churches United for Fair Housing.

I'd first like to say I originally

2 Court in Manhattan found that the specific
3 projects we're talking about continue to be
4 impacted by the racial discrimination that we've
5 tolerated.

6 And that in fact the City's
7 selection of UJO and Ridgewood Bushwick at the
8 exclusion of everybody else is outrageous. It has
9 overt religious and racial impacts. And to ignore
10 that and make believe it doesn't exist and say
11 that it's all straight, that we have just
12 mechanical issues involved here, ignores the
13 realities that we must fundamentally acknowledge
14 otherwise we're playing the same game that's
15 happened in other places that we make believe is
16 not us. Topeka, Kansas; Birmingham, Alabama;
17 South Africa--not Williamsburg but it's happening
18 in Williamsburg. We're letting it happen and
19 people have to stand up for it. And you too
20 should be standing up for it and not collaborating
21 in it.

22 [Applause, cheering]

23 [Gavel banging]

24 CHAIRPERSON GARODNICK: Folks, okay
25 we're--

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND²⁴⁴
 CONCESSIONS

2 COUNCIL MEMBER YASSKY:

3 [Interposing] Mr. Chairman if I can just be
4 permitted--

5 CHAIRPERSON GARODNICK:

6 [Interposing] Yes you certain will, Council Member
7 Yassky, I'm going to give you an opportunity.
8 Just a second. I just want to remind the crowd
9 here that's remaining. I know we're at the end
10 and we're getting close but please, you've got to
11 refrain. We have serious issues to deal with
12 here, Council Member Yassky.

13 COUNCIL MEMBER YASSKY: There is a
14 well-documented history of quotas in housing. And
15 that's the--there are pages and pages and pages of
16 court records on the history of racial quotas in
17 allocating housing spaces, yes. You are--to make
18 the leap and I'm kind of dignifying your comments
19 here with a response but I just think when
20 something so serious is raised it's not, it would
21 be a failure on my part to just let it pass.

22 By saying that the United Jewish
23 Organization of Williamsburg or Ridgewood Bushwick
24 Senior Services is--by presuming that they will
25 engage in discrimination in their development of

2 MR. NEEDLEMAN: And it's not an
3 accident.

4 CHAIRPERSON GARODNICK: Okay.
5 Thank you very much. Now we'll move onto the next
6 panel. You know who you are. Charles Hecker, Rob
7 Solano, Beta Coronel, Lineri Alvarez, we know you
8 all are here, so welcome. Join us.

9 And I'm going to check and see the
10 following people, are any of you here? Steve
11 Lynch, Mr. Lynch, you're here? Why don't you come
12 on up and join us on this panel? Enrique Vasquez.
13 Mr. Vasquez? Sylvia Solano. Ms. Solano, are you
14 here? You are here? Do you want to testify?
15 You'll be part of the next panel. Richard Deegan.
16 Mr. Deegan, you're here and wish to testify, we'll
17 put you in the next one. Deborah Medina? You're
18 here and want to testify. Judy Rivera. Ms.
19 Rivera, are you here? Kate York? Kate York?
20 Thank you very much.

21 We only have four people? Deborah
22 Medina, you're here. Why don't you come up and
23 join this panel. And Sir you can go right ahead
24 and get started. Let's move the mic on over.

25 [Pause]

2 rejection of this proposal.

3 CHAIRPERSON GARODNICK: Thank you
4 very much. Please.

5 MR. ROB SOLANO: My name is Rob
6 Solano. I'm the Executive Director for Churches
7 United for Fair Housing. I wanted to make a
8 comment that was made, it seems like 50 hours ago
9 by HPD of how he like mentioned Churches United
10 non-involvement and I just want to clarify that if
11 I may. She is right. Right before the 2007
12 original charette, Churches United pulled out of
13 that charette.

14 We were not happy of the process
15 and the selection of only RBSEC employees and
16 friends and UJO employees and friends. We felt
17 that we needed similar planning as we did in the
18 waterfront rezoning. We were hot on fire what we
19 did at the Waterfront Greenpoint rezoning. We
20 were able to bring all the organizations together,
21 all the residents together. We felt that we could
22 mimic that.

23 That's why we proceeded with the
24 BOA for the Broadway Triangle and that was why we
25 requested between UJO, RBSEC and Churches United

3 to form and complete the Broadway Triangle under
4 the pretext that it would going to be similar to
5 the Waterfront Greenpoint Waterfront rezoning.

6 The reason why we pulled out again
7 was because we felt like it was not happening as
8 we insisted to invite other people. We were told
9 that those people would be argumentative and
10 should not be at the meeting. And that this is a
11 small meeting and don't worry about it, it's not a
12 big deal.

13 As a young Catholic boy I do not
14 know what a charette meant at the time so I did
15 not realize what that meant. I can define Holy
16 Trinity to you but I cannot define a charette at
17 that time.

18 Years later I do know what a
19 charette means now and if I knew what it meant
20 now, we would have bulldozed the doors and we
21 would have brought our people there. We really
22 didn't know it to this day how a charette will be-
23 -over and over again and how much weight that
24 charette had.

25 Further more in 2008 after the HPD
presentation to the community which the Council

2 Member from before was asking about the public
3 hearing, the public process, 500 of our community
4 residents came out and discussed, to express their
5 concerns with the original charette. And from
6 that point on RBSEC, UJO and Churches United, in
7 the summer of that year, were forming a charette
8 for September 3rd. In the last hour RBSEC
9 contacted us to inform us that a charette would
10 not go on. We held the charette later.

11 And I want to make one more
12 comment. I just want to answer that and I'm going
13 too long but I want to make one more comment about
14 David Yassky. He explained that he understood the
15 opposition or understood it in some sense. I
16 would like him to reference the time that he sat
17 down with either myself or the Broadway Triangle
18 Community Coalition and where we had a dialog
19 expressing our concerns. If you can tell me that
20 date--

21 CHAIRPERSON GARODNICK:
22 [Interposing] We'll give him an opportunity to
23 respond if he wishes. Thank you for your
24 testimony. Ma'am go right ahead.

25 MS. MARIA ALVEREZ: [Speaking

2 Spanish].

3 CHAIRPERSON GARODNICK: Gracias.

4 Please.

5 MR. CHARLES HECKER: Yes. My name
6 is Charles Hecker. And pertaining to the - -
7 Constitution of the United States of America,
8 government is to exist thereby protecting the
9 power of man and woman, private land and property
10 from infringement of their current rights.

11 [Pause]

12 MR. HECKER: We are--I lost my
13 train of thought but I -- excuse me.

14 CHAIRPERSON GARODNICK: Okay it
15 happens to me too.

16 MR. HECKER: We are guaranteed a
17 right to property and that eminent domain cannot
18 be used against a sovereign American national or
19 the true American national. To take the property,
20 it must occur with the Secretary of State or you
21 may just lose your property. I, the secure party
22 and - - American national demand that the de facto
23 government vote no on the Broadway Triangle.

24 Thank you very much.

25 CHAIRPERSON GARODNICK: Thank you.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 252
 CONCESSIONS

2 Thanks for your testimony. Please go right ahead.

3 MS. DEBORAH MEDINA: My name is
4 Deborah Medina and I am a member of the SOS, Save
5 Our Southside Committee Against Displacement and
6 an employee of Southside United Housing and a
7 long-time resident of Southside Williamsburg. I
8 was not going to testify today but last night I,
9 when I went to bed I was thinking about this
10 hearing.

11 I've been to every meeting held,
12 every hearing held about the City's plan for the
13 Broadway Triangle from the very beginning. Each
14 and every time someone has testified in favor of
15 this plan it's either been a Ridgewood Bushwick
16 employee or a UJO employee. Not once have I heard
17 a resident from Community Board 1 or Community
18 Board 3 that is not an employee of Ridgewood
19 Bushwick or UJO testify that this is a good plan.

20 Doesn't that have an alert feeling
21 to it? You know something like it's wrong. Well
22 there is something wrong and today I will not
23 repeat what has been said over and over again. I
24 will not. I will not testify about how the City
25 of New York behind closed doors made a plan for

2 obviously graft and corruption. This is obviously
3 has been rigged to benefit a small number of
4 people and if you can't see this then you've been
5 hoodwinked.

6 We've given communities a color;
7 poor people have been through this before. I have
8 dealt with HPD. I was a squatter on 13th Street.
9 I am familiar with their tactics. What they do is
10 they tell you they will give you affordable
11 housing but they use poor people against each
12 other. And there's somebody way above that
13 benefiting from that. And this seems like it's
14 the same old, same old.

15 I urge you and I think you can see
16 this to reject this plan. If you don't reject
17 this, you either have taken a payoff, in my
18 opinion, or you have made a promise to somebody
19 before this. That is my opinion because I have
20 dealt with the police, I have dealt with HPD.

21 I saw how they told us they would
22 give us housing when we got out. They didn't give
23 us anything. They just told us to leave at
24 gunpoint. So I urge the people, you saw the
25 people testifying for it. Obviously they're

2 getting a check in the mail in my opinion, in my
3 First Amendment opinion. And when I tried to
4 bring this sign against the plan, there were goons
5 trying to take it away from us. Please, this
6 sounds like it's rigged. Have the hero and the
7 gumption to vote against it and vote for the
8 people not for the corporations.

9 CHAIRPERSON GARODNICK: Thank you
10 Sir. Tell me, just so I might have missed your
11 name at the beginning, I've got to make sure it
12 lines up--

13 MR. DEEGAN: [Interposing] Richard
14 Deegan.

15 CHAIRPERSON GARODNICK: You're
16 Richard Deegan--

17 MR. DEEGAN: [Interposing] Right.

18 CHAIRPERSON GARODNICK: --okay
19 thank you. I'm very sorry. Okay. Mr. Govin.

20 MR. ANTHONY GOVIN: Yeah hello. I
21 want everybody to look up around the room because
22 these are the things that people stand for today.
23 And they're here to protect us, okay. They're
24 here to protect our communities so that we don't
25 get railroaded by outsiders or individuals that

2 wish to corrupt our neighborhoods, okay. and
3 we're asking them for help, okay.

4 And that they investigate anybody
5 or anybody that might be involved in trying to
6 deal with the community, okay, without giving the
7 community any opposition or any say in the matter,
8 okay. Therefore the people, and they're supposed
9 to be about the people and of the people, okay,
10 and we're asking for help. We're the ones who
11 want them to negotiate and decide what we have to
12 say inside of our communities. And that's what
13 we're asking of them. Thank you.

14 CHAIRPERSON GARODNICK: Go right
15 ahead.

16 MS. SYLVIA SOLANO through an
17 interpreter: Good afternoon members of the
18 Council. My name is Sylvia Solano and I have been
19 a resident of Williamsburg for many years in this
20 community. My children were born in Williamsburg
21 in 57 Bedford Avenue and we're still there.

22 I'm here today to say that I am, as
23 a member of our community, I am in favor of
24 affordable housing but I'm also here today to ask
25 for transparency in the process of planning for

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 258
 CONCESSIONS

2 it.

3 I'm asking Mr. Chairman to vote no
4 to this plan for the following reasons. This plan
5 does not answer the questions of our community
6 members like my family. This plan was made by
7 organizations and individuals that are not part of
8 our community, do not understand our community and
9 do not care about our community. They only care
10 and understand about the dollars.

11 The numbers of apartments and the
12 sizes of apartments are not reflective of the
13 needs of the community as it is based on race and
14 religious. This plan does not have enough
15 affordable housing units and does not have enough
16 green space. We ask you to vote no and we ask for
17 justice from the Council so that you could allow
18 our community to have a voice in this
19 planification so that we could construct and
20 develop a better and just Broadway Triangle. We
21 demand and we ask for an open process for this
22 plan.

23 So on my part I ask God with all my
24 faith and with all love to touch the hearts of
25 those and illuminate your hearts so that you will

2 not oppose us and our people and that you would
3 think of us and vote no to reject this.

4 CHAIRPERSON GARODNICK: Thank you,
5 please sentence, please

6 MS. SOLANO: She has lived in
7 Bedford for what she sees the people that are
8 opposed to the community are those that have the
9 money and have the power.

10 CHAIRPERSON GARODNICK: Thank you.

11 MS. SOLANO: Thank you.

12 CHAIRPERSON GARODNICK: Thank you
13 for this. Thanks to all of you. We have the last
14 panel. Jason Garcia, Pilar Ruiz, are you here?
15 Jason Garcia and Pilar Ruiz, come join us. If
16 there--is there anybody else whose name I have not
17 called who wanted to be heard or recognized in
18 favor or opposition?

19 Seeing none, we'll close the--oh
20 you, Sir, you wanted to testify? You've got to
21 talk to the Sergeant right here. Fill out a slip
22 and you'll come join us. Okay, oh his name was
23 called already. Okay we'll sort that out. Please
24 go right ahead, Mr. Garcia--

25 MS. PILAR RUIZ: [Interposing] Hi

2 my name is Pilar Ruiz--

3 CHAIRPERSON GARODNICK: --I'm
4 sorry, Ms. Ruiz, go ahead.

5 MS. RUIZ: --how are you. Thank
6 you for the opportunity to testify this afternoon.
7 I'm actually a resident of Bushwick and I would
8 like to ask you to please set all politics aside
9 and vote yes. We all know we have heard many
10 different opinions but we have to work on the
11 fact. And the fact is that the process was
12 inclusive.

13 The need is for affordable housing.
14 I am actually a beneficiary of affordable housing.
15 I'm very proud of that. And the reason for that
16 is because Ridgewood Bushwick Senior Citizens
17 Council have been there for the community and they
18 have supported the community, offering them what
19 is needed. We do not need to hear politics.

20 We need to see people in affordable
21 housing. And I have benefited from it as many of
22 the families, member of Council Member Reyna. And
23 I think everyone in the community needs that. And
24 that's why we need to vote yes. Thank you.

25 CHAIRPERSON GARODNICK: Thank you

2 very much. Sir. Hit the button on that
3 microphone.

4 MR. JASON JACK GARCIA: My name is
5 Jason Jack Garcia and I'm a proud constituent of
6 the 34th District and a resident. Generally I just
7 wanted to, you know, reiterate what Pilar
8 Morillo's been saying with regards to, you know,
9 it being about the housing and not the petty
10 politics. I think it's disgraceful that we
11 continue to look for reasons to argue why we
12 couldn't build or why we shouldn't built when if
13 we did build, you know, it would be more
14 progressive than negative.

15 In any event I wanted to thank
16 everyone for voicing their opinions. I think it's
17 very important that we have an open body
18 discussion like this because without this form of
19 communication nothing is ever going to happen. I
20 also wanted to thank the rest of my co-workers and
21 peers that are actually here for supporting, for
22 supporting the actual rezoning and construction of
23 the Broadway Triangle.

24 With great respects to everyone
25 here again, we have to stop focusing on the petty

2 politics and focus on the substance that 800
3 units, 900 units of affordable housing would be
4 open to the public. You would have a 50%
5 preference for people who are within the community
6 zone.

7 And anyone would have--any and
8 everyone would have a fair opportunity through
9 that application process. Again let's put aside
10 the petty differences, the petty politics and
11 let's build because there are too many families
12 out there that are in dire situations that cannot
13 afford to waste the time that we've wasted with
14 regard to the construction of the Broadway
15 Triangle, thank you.

16 CHAIRPERSON GARODNICK: Thank you
17 very much. Thanks to both of you. Mr. Mazry,
18 come join us. You are, you're going to have the
19 final word.

20 [Pause]

21 CHAIRPERSON GARODNICK: Hit the
22 button on that mic.

23 MR. MARCOS MAZRY: Thanks for
24 having me. I come here for affordable housing, of
25 course. I'm a resident of Williamsburg and an

2 activist and I go around with and talking with
3 people, everybody needs affordable housing. The
4 biggest concern is housing.

5 Where--I need a head over my--
6 something where to live, to put my kids, worry
7 about that. And that rezoning we don't see
8 enough. We have seen maybe 150 guaranteed, 50
9 maybe. The other is it's up for grabs. It's for
10 maybe for political interest or for power grabs
11 and they're using eminent domain.

12 And what it's--eminent domain is
13 supposed to be for the interests of the community
14 but using it, we see it, we see it in the
15 waterfront in '05 that didn't accomplish what they
16 have promised too but this is my concern that--and
17 also that plan is to divide the community not to
18 unite the community.

19 That didn't been a lot of
20 community's words have been cut out. A lot from
21 our organizations we've been cut out. They didn't
22 go through the process very well and didn't think--
23 --and with the other peoples' concerns. They're
24 taking only themselves or their allies and that's
25 all about this project.

2 And I reconsider that--we should
3 reconsider the government has to be more
4 transparent and we can see for to reopen the
5 process again.

6 CHAIRPERSON GARODNICK: thank you
7 very much. And as I noted a moment ago Mr. Mazry
8 you will have the last word today. I want to
9 thank everybody who came here to City Hall today
10 to testify on this item. We know that this is a
11 passionate issue and that there are very strongly
12 held views on all sides.

13 We are going to close the hearing
14 on this item today. We're going to lay it over to
15 the next scheduled meeting of the Planning,
16 Dispositions and Concessions Subcommittee of the
17 City Council. And again thank you Council Member
18 Reyna and to our other colleagues who were here
19 today. With that this Subcommittee is adjourned.

20 [Gavel banging]

21 [END 1002.MP3]

22

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 November 30, 2009