

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  
33<sup>rd</sup> 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  
34<sup>th</sup> District

Marcos Mazry  
Resident and activist  
Williamsburg

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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

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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

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

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

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

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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

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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,

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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



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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

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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

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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

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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

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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

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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.

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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

2           this has enabled us to create an additional 2,600  
3           units of housing through this process.  These  
4           awards have been provided to a wide range of  
5           organizations throughout the five Boroughs of the  
6           City.  We have provided these site control  
7           letters, as you mentioned Mr. Chairman, to  
8           Ridgewood Bushwick, and UJO for specific sites  
9           that are in question here.

10                         But we have also provided these  
11           conditional site control letters to Nos Quedamos  
12           [phonetic] in the Bronx and they have been very  
13           successful in securing funding; to the Fifth  
14           Avenue Committee; and Northeast Brooklyn Housing  
15           Development Corporation in the Bronx; Abyssinian  
16           Development Corporation here in Manhattan; and a  
17           wide range of groups across the City through this  
18           process.

19                         In response to the questions and  
20           concerns that have come up, we have agreed, as you  
21           are well aware, to a new process where we will  
22           post the information about these site  
23           authorizations on our website so that people can  
24           know what the process and know what designations  
25           have been made.

1           SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 27  
                  CONCESSIONS

2                   CHAIRPERSON GARODNICK:  Where do we  
3 stand on putting that information up?  Is that  
4 already done?

5                   COMMISSIONER CESTERO:  There's  
6 information on our website right now.

7                   CHAIRPERSON GARODNICK:  Okay.  And  
8 it goes--it satisfies all the stuff that we  
9 discussed back on October 6<sup>th</sup>?

10                  MR. JOSEPH ROSENBERG:  Yes.  And in  
11 response to your request back in October,  
12 everything that we discussed has been posted on  
13 the website for around a week now.

14                  CHAIRPERSON GARODNICK:  That's  
15 great.  And I do want to note Council Member  
16 Ignizio has been a forceful advocate for this and  
17 so we're glad to hear that that change was made  
18 and that information is up there.

19                  COMMISSIONER CESTERO:  If I could  
20 just make one last point on this, I think the key  
21 piece of this is that this process allows us to  
22 bring Federal and State resources to our City to  
23 provide affordable housing.  And it's all--all of  
24 the housing that is provided through this is all  
25 serving low income either families or seniors



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 33  
2           CONCESSIONS

3           units and six small businesses.

4                   CHAIRPERSON GARODNICK:   Have you  
5           resolved any negotiations with any of those two  
6           residential units or six small businesses to date?

7                   MS. LIGHT:   We actually, under the  
8           rules of the Urban Renewal, we cannot actually do  
9           any of the relocation or acquisition until there's  
10          an approved ULURP action, so we've reached out to  
11          the businesses and given them letters and met with  
12          them to let them know what the process is, what  
13          their rights are.   You know, legally there are  
14          compensation and very specific rights about what  
15          that process is.   We can't actually initiate doing  
16          any of that and don't have the capital resources  
17          that can be approved until this ULURP action is  
18          approved.

19                   CHAIRPERSON GARODNICK:   Okay.   Well  
20          let me express my own personal concern about the  
21          subject of using eminent domain in this context.  
22          I can't speak in great detail to where you are in  
23          your negotiations but I think that as a City and a  
24          State we should be very judicious in the way that  
25          we use it.   And certainly small businesses are in  
          the way, somebody who's invested time and

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 9<sup>th</sup>. 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 49  
              CONCESSIONS

2                           COUNCIL MEMBER REYNA: Thank you  
3 Mr. Chair. I'm asking a very simple question.  
4 You said there were 17 publicly owned pieces of  
5 land and 1 was issued a site control letter. For  
6 the 2005 Greenpoint Williamsburg rezoning.  
7 Therefore the success rate of site control letters  
8 authorized to increase the success of affordable  
9 units built was what?

10                           COMMISSIONER CESTERO: It was 100%.  
11 We issued 1 and it was--

12                           COUNCIL MEMBER REYNA:  
13 [Interposing] It was--

14                           COMMISSIONER CESTERO: --completed.

15                           COUNCIL MEMBER REYNA: And so had  
16 we issued further site control to the 16 other  
17 City-owned publicly owned land, would you say that  
18 we would have more or less affordable units in  
19 Greenpoint Williamsburg today? Prior to Broadway  
20 Triangle.

21                           COMMISSIONER CESTERO: I don't,  
22 Council Member, I don't think the question--we  
23 issue site authorization letters under certain  
24 circumstances but--

25                           COUNCIL MEMBER REYNA:

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 58  
                  CONCESSIONS

2       been interest in rezoning this for housing from  
3       various elements of the community for years. This  
4       specific proposal originated in the City and the  
5       City Planning and HPD worked together. There have  
6       been, as the Commissioner stated, a lot of various  
7       public meetings. And there were two charettes and  
8       the AIA and others helped put together different  
9       proposals. But ultimately City Planning and HPD  
10      worked to put together the proposal over the last  
11      several years.

12                    COUNCIL MEMBER REYNA: What were  
13      the dates of these two charettes?

14                    MS. LIGHT: The...

15                    [Pause]

16                    MS. LIGHT: The first was in 2007 in  
17      the fall. And then again there was--and then there  
18      was one that was more--I don't know if you call it  
19      a charette or a community forum that was late last  
20      year.

21                    COUNCIL MEMBER REYNA: I was  
22      wondering because I didn't realize there were two  
23      charettes. I know that the community who was  
24      opposing the plan because of the process that left  
25      them out had called HPD to reconvene this charette

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 64  
                  CONCESSIONS

2           COUNCIL MEMBER REYNA: Why did the  
3 City allocate funding and how much to 100 Throop  
4 Avenue?

5           MS. LIGHT: The City has not  
6 allocated any funding to any of the sites, only  
7 land has been allocated.

8           COUNCIL MEMBER REYNA: And the land  
9 that's being allocated right now is manufacturing  
10 land or zoned manufacturing industrial. There is  
11 a process for the likelihood that if a rezoning to  
12 avoid a spot zoning is not feasible that you would  
13 go to the Board of Standards and Appeals, wouldn't  
14 you agree?

15           MS. LIGHT: That isn't something  
16 that we've contemplated. If this zoning doesn't  
17 go through then obviously those awards will be  
18 mooted.

19           COUNCIL MEMBER REYNA: Was there an  
20 opportunity for other groups to participate for  
21 the charette?

22           MS. LIGHT: There wasn't a non-  
23 opportunity. As you know, you attended--

24           COUNCIL MEMBER REYNA:  
25 [Interposing] Um-hum.



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  
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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  
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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

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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  
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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  
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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 36<sup>th</sup>  
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.



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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?

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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

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              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 36<sup>th</sup> 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

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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.

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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?

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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 36<sup>th</sup> 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



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 36<sup>th</sup> 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.

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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.

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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



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,

3 seriously looking at all aspects of the proposal.

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

11 COMMISSIONER CESTERO: Absolutely.

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

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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



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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

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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

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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

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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

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

4                           COUNCIL MEMBER REYNA:

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

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

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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



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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]

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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

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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 33<sup>rd</sup> 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 33<sup>rd</sup> Council District in  
25      Brooklyn which is the New York City Council

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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

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2           construction of desperately needed affordable  
3           housing units. Across the diverse communities of  
4           North Brooklyn there continues to be a pressing  
5           need for housing that is affordable to working  
6           families and senior citizens.

7                         The plan before you today will  
8           address this need in several ways. First on all  
9           City-owned land within the Broadway Triangle, the  
10          City has given a commitment that all developments  
11          will be 100% affordable to low and moderate income  
12          families. The estimate is that this will produce  
13          650 units of affordable housing.

14                        Secondly, this rezoning implements  
15          an inclusionary housing density bonus which will  
16          incentivize the construction of affordable units  
17          by allowing developers to build additional FAR on  
18          privately owned land if and only if they include  
19          affordable units in their development. The  
20          estimate is that this will produce an additional  
21          250 units of affordable housing bringing the total  
22          in the rezoned area to 900 units of affordable  
23          housing that the communities of North Brooklyn  
24          need now.

25                        And I just want to emphasize that

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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

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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

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2   undveloped 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.

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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

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

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

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

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



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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

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2 CONCESSIONS

3 could be specific as to what is the allegation of  
4 the lawsuit of discrimination?

5 MS. CRUZ: The allegation of the  
6 lawsuit has to do with the fact that--and I--you  
7 will hear from the legal bodies here today. They  
8 are more skilled, more in tune with the actual  
9 law. But it's alleged that the fact that the  
10 class, a large segment of the African American  
11 community that will be impacted environmentally  
12 and through the planning process, they were not  
13 partisans to the planning process at all.

14 There was very little outreach done  
15 by community--by HPD to Community Board 3. In  
16 fact HPD or the City became more proactive in  
17 doing the outreach after the fact that they heard  
18 that there would be an alleged lawsuit filed  
19 against the City. So they have actually stepped  
20 up their efforts to pursue that.

21 But it's more based on if you're  
22 developing housing, then it's got to be fair, it's  
23 got to be input and they've done this throughout  
24 the City of New York, throughout various other  
25 communities, they've been more active in engaging  
the breadth, the full breadth of the community.



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

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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--

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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--

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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--

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

3           COUNCIL MEMBER FIDLER: --I think  
4 you'd find it offensive too--

5           MS. CRUZ: [Interposing] Yes  
6 absolutely.

7           COUNCIL MEMBER FIDLER: --and I  
8 find the allegations--

9           MS. CRUZ: [Interposing] That is  
10 why we are monitoring

11           COUNCIL MEMBER FIDLER: --of the  
12 lawsuit to be offensive.

13           MS. CRUZ: --it. That is why we  
14 are monitoring it. We are not yet a plaintiff to  
15 it. We are reviewing the matter. But the fact  
16 remains is that members and residents of Community  
17 Board 3 were intentionally excluded from the  
18 process from participating. I have attended many  
19 of those hearings and I can assure you that there  
20 was a lack of presence from the community  
21 residents, from Community Board 3--

22           COUNCIL MEMBER FIDLER:  
23 [Interposing] Well was there--were there public  
24 hearings held at Community Board 1?

25           MS. CRUZ: There was a--

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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

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2 included Community Board 3. now what we have is  
3 HPD and the City purposely cutting out Community  
4 Board 3 sections and allowing for Community Board  
5 1 to be--make these decisions when in fact  
6 previous agreements in the past were inclusive of  
7 Community Board 3 as well--

8 COUNCIL MEMBER FIDLER:

9 [Interposing] Well. And--

10 MR. DURAN: --so that's how come  
11 this--

12 COUNCIL MEMBER FIDLER:

13 [Interposing] But this Land Use action doesn't  
14 affect a block of Community 3, number one, and as  
15 you know, and unfortunately as a former Community  
16 Board Chairman, you are a Community Board member,  
17 Community Boards don't decide, they advise. So,  
18 you know, the opportunity for people to  
19 participate in a public hearing, whether it's a  
20 Community Board 1, 3 or 13, still was there during  
21 this process--

22 MR. DURAN: [Interposing] But I  
23 agree, you're definitely right Council Member  
24 Fidler--

25 COUNCIL MEMBER FIDLER: --that's



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;

3 Florangel Vargas, noted in favor; Michael  
4 Kinyones, noted in favor; and Robert Santos, noted  
5 in favor. All of them not speaking but asked to  
6 be noted in favor. So with that we have everybody  
7 here. Ma'am if you could, you could go right  
8 ahead as soon as you're ready, please observe the  
9 two minutes.

10 MS. KAMANDA ANGUSTIA: Okay.

11 CHAIRPERSON GARODNICK: And thank  
12 you for your testimony.

13 MS. ANGUSTIA: Okay. good  
14 afternoon. My name is Kamanda Angustia. And I am  
15 here representing the United Revival Mennonite  
16 Church. I serve under Bishop Nicholas Angustia  
17 who oversees the New York City Mennonite churches.  
18 Our church services thousands of families in  
19 Bushwick and in Williamsburg annually through our  
20 religious and social service programs.

21 In our decades of service to this  
22 community we recognize the most pressing issue  
23 facing our working class families is affordable  
24 housing. The City's proposed rezoning of the  
25 Broadway Triangle is a good, responsible plan that  
will create hundreds of units of affordable

2 housing in our community.

3 I am here to express strong support  
4 for this proposed rezoning and ask the City of New  
5 York to act as quickly as possible so that our  
6 neediest residents will be able to remain in their  
7 communities. Thank you.

8 CHAIRPERSON GARODNICK: Thank you  
9 very much. Please go right ahead.

10 MS. MAY WONG: Good afternoon  
11 everybody, ladies and gentlemen. My name is May  
12 E. Wong. I'm a social worker. I'm working with  
13 the elderly population in the area around the  
14 Broadway Triangle. From my work I know there is a  
15 lot of elderly population, they looking for they  
16 able to pay their housing. So. However the  
17 elderly have to right to receive and to be take  
18 care and have been able to live in a clean and  
19 safe environment, their help and contribution to  
20 this country in their entire life.

21 So ladies and gentlemen, why not is  
22 it our responsibility to take care of them? And  
23 to provide them with affordable housing. This--  
24 that's why I'm here and support this Triangle,  
25 Broadway Triangle plan.

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



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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.





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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:

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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           Assenhel [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

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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?

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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

2 residents of Williamsburg, many against the plan  
3 before you. This is only the second time in the  
4 past 20 years that we have come together as a  
5 truly united community.

6 The representatives here of all the  
7 40 major community organizations and church groups  
8 including leaders of that part of Bedford-  
9 Stuyvesant that was brazenly cut out, even though  
10 that community was always a major part of the  
11 original Urban Renewal Zone, are all here for two  
12 reasons.

13 One, we believe our plan provides  
14 for more affordable housing, more open space and  
15 the possibility of more jobs. But the second  
16 reason is the most important to my organization,  
17 El Puente. El Puente founded among other  
18 initiatives, America's first public high school  
19 for human rights, the A-rated El Puente Academy  
20 for Peace and Justice, whose founding principal,  
21 Francis Ascerna [phonetic], is here with us today.

22 We have the moral responsibility to  
23 teach our young people every day that our  
24 democracy cannot grow, cannot prosper, if we do  
25 not stand up for standard practices of good

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--

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

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

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

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

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

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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.

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2           And the City Council has a right to give us our  
3           voice back and do--

4                           CHAIRPERSON GARODNICK:

5           [Interposing] Thank you.

6                           MR. RAMOS:   --the right thing so we  
7           can believe in--

8                           CHAIRPERSON GARODNICK:

9           [Interposing] Thank you.

10                          MR. RAMOS:   --good government  
11           again.

12                          CHAIRPERSON GARODNICK:   Thank you  
13           for your testimony.  Sir--

14                                   [Applause]

15                          CHAIRPERSON GARODNICK:   --ext up is  
16           Diane Jackson.  You all can stay if you like.  
17           Okay, Ms. Jackson, go ahead.

18                          MS. DIANE JACKSON:   Good afternoon  
19           Council Member Garodnick and members of the  
20           Council.  My name is Diane Jackson.  And I'm proud  
21           to say that I am a member of the constituency  
22           represented by the esteemed Councilwoman Diana  
23           Reyna.  I'm here today to oppose the Broadway  
24           Triangle rezoning.  I'm a resident of Williamsburg  
25           and the President of the Cooper Park Houses for

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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.

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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--



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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

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2           agency we know that a safe, affordable home is one  
3           of the most stabilizing factors in the life of an  
4           person who is facing obstacles and recovering from  
5           drugs. The rezoning of the Broadway Triangle will  
6           create hundreds of units of affordable housing in  
7           an area that is currently vacant and  
8           underutilized. All Williamsburg residents agree  
9           that this is an incredible opportunity for our  
10          neighborhood.

11                                 I have dedicated my life's work to  
12          rehabilitating lives that have become broken,  
13          without hope. Now as a community we have a chance  
14          to rehabilitate an entire area that in many ways  
15          has become broken. I hope the City proceeds with  
16          its rezoning as soon as possible and thank you for  
17          your time.

18                                 CHAIRPERSON GARODNICK: Thank you  
19          very much. Ma'am, please go right ahead.

20                                 MS. VIRGINIA TORRES: Good  
21          afternoon. My name is Virginia Torres and I have  
22          been a resident of Lindsay Park for 28 years.  
23          Before that I lived on Whipple Street which is  
24          right around the corner from the Broadway Triangle  
25          since I was 3 years of age.

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2                       Lindsay Park is a Mitchell-Lama  
3 development right next to the Broadway Triangle.  
4 I know the area very well. I also sit on several  
5 affordable housing committees including one for  
6 the Borough President. I have been involved in  
7 the planning process for the Broadway Triangle for  
8 over three years. And I have attended numerous  
9 community meetings.

10                      I strongly support this rezoning  
11 for the Broadway Triangle. This plan will create  
12 900 units of affordable housing in an area that  
13 badly needs it. All the housing built on City-  
14 owned land will be 100% affordable. All of the  
15 affordable housing will be rented by lottery and  
16 there will be a 50% community preference as is  
17 always the case.

18                      This plan is not for one side of  
19 the community or for the other. It is for all the  
20 people who live there. The rezoning has already  
21 achieved strong support from the Community Board,  
22 the Borough President and City Planning  
23 Commission. And I respectfully urge you to  
24 support it as well. Thank you for your time and  
25 attention.



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2           mention the vacant lots will finally be filled  
3           with much more than just space for our youth to  
4           hang out and be drawn into negative behaviors. So  
5           please do not delay the Broadway Triangle proposal  
6           any longer. Thank you.

7                       CHAIRPERSON GARODNICK: Thank you  
8           very much. Please.

9                       MS. ANNETTE ROQUE: Good afternoon.  
10          My name is Annette Roque [phonetic]. I am the  
11          Executive Director of La Nueva Esperanza, a  
12          Williamsburg-based community organization aimed at  
13          providing new hope as our name implies, to victims  
14          of HIV and prevention and education to individuals  
15          at risk.

16                      It is no secret that the high  
17          incidence of HIV and AIDS in our community is  
18          attributed to intravenous drug and prostitution.  
19          I have devoted my entire professional career to  
20          reducing the incidences of AIDS and substance use  
21          in our community. And I found one of the best  
22          ways to do this is by stabilizing the community  
23          itself.

24                      Vacant buildings, vacant lots and  
25          abandoned buildings as found in the Triangle



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





3 estate. New York City should assist firms that  
4 are dislodged by this action above and beyond what  
5 is set forth in law. In Willets Point for  
6 example, extensive efforts were made to facilitate  
7 business relocation, engaging property swaps and  
8 providing cash settlements. Smoothing the  
9 transition, New York City should take steps to  
10 minimize the impact of relocation on businesses  
11 uprooted by this action. HPD should defer  
12 development on all the business sites until  
13 relocation logistics have been set in place.

14 Finally ensure the long-term  
15 viability of commercial businesses in the area.  
16 I'll wrap. I'm hopeful that a compromise can be  
17 reached that allows for the development of new  
18 affordable housing while retaining valuable  
19 industrial jobs in this community. The  
20 manufacturers that are affected by this have  
21 invested in their employees and facilities for  
22 several decades--

23 CHAIRPERSON GARODNICK:

24 [Interposing] I--

25 MS. ARCHIBALD: --I hope--

CHAIRPERSON GARODNICK:

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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

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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.



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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--

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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.

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, 25<sup>th</sup> 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           sit down and say those four, it's only four or  
3           five people there, you know, who own the places.  
4           And there is 60 people employees, 60 jobs. 50 of  
5           the 60 jobs I don't think want to go to Bedford-  
6           Stuyvesant--

7                           COUNCIL MEMBER FIDLER:

8           [Interposing] That--that... whether those 60 jobs  
9           want to go to Bedford-Stuyvesant or Greenpoint is  
10          not to be discussed here. That part of the  
11          process hasn't happened yet. All right?

12                          MR. ABRAHAM REITEK: Yes.

13                          COUNCIL MEMBER FIDLER: You are  
14          entitled to it. All right? In my view and  
15          hopefully in the view of the City of New York you  
16          will be entitled to it. All right? But that  
17          hasn't happened yet so you can't say, you know,  
18          you can't blame them for not having done it yet  
19          'cause we're not up to that. Because if this plan  
20          doesn't get approved it will never happen. That's  
21          the only point. Thank you Mr. Chairman. Thank  
22          you--

23                          MR. ABRAHAM REITEK: [Interposing]  
24          But if you have--you're going to vote yes and it's  
25          done. It's after--it's finished. You can't talk



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

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

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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.

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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:

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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.

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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

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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



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2       rezoning the hard way. For example, you may have  
3       heard claims that this rezoning process was  
4       exclusionary. I ask you to examine this claim the  
5       hard way. Look at the records from the numerous  
6       meetings that have been held over the past few  
7       years and see who attended. Listen to the voices  
8       of the people who have come here today to tell you  
9       they've been involved. Evaluate the motives of  
10      the people who may be making these claims.

11                    You may have also heard that this  
12      rezoning will benefit one community over another.  
13      Again please look at this claim the hard way. As  
14      is true with every single affordable development  
15      in New York City, any affordable development in  
16      the Broadway Triangle will be rented by lottery  
17      with a community preference. I ask you to  
18      consider what the intended purpose of these claims  
19      may be.

20                    Finally you may have heard that  
21      certain groups have received what has been called  
22      sole-source development. Again, please look at  
23      this the hard way. Letters of conditional site  
24      control are a tool that every housing group in New  
25      York City embraces and supports. I urge you to

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

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

14 CHAIRPERSON GARODNICK: Thank you  
15 very much.

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

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

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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

2 community. Thank you for your time.

3 CHAIRPERSON GARODNICK: Thank you.  
4 Please.

5 Ms. YVETTE PEREZ: Good afternoon.  
6 My name is Yvette Perez and my daughter attends  
7 the Beginning with Children Charter School which  
8 is located in the Broadway Triangle in a building  
9 owned by Pfizer. When Pfizer first donated their  
10 building for the school I thought they were a  
11 great company that was interested in giving back  
12 to the community. That is why I thought that when  
13 Pfizer decided to close its Brooklyn plant and cut  
14 hundreds of jobs they would still somehow give  
15 back to the community.

16 At this time they have shown that  
17 this is not the case because they have continued  
18 to refuse to donate their land for affordable  
19 housing. Instead they put their land for sale to  
20 the highest bidder who wanted to build luxury  
21 housing. Why would we want to give a company like  
22 this a free rezoning?

23 Including them in the Broadway  
24 Triangle rezoning would only allow them to get  
25 more money for their land and to build more

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.

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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  
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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 very first one is that there is a Bushwick  
3 Ridgewood and UJO both are calling for the first  
4 charette. There is nobody there from Community  
5 Board 3. And it was at that very outset that the  
6 dialog began with HPD. And that's why you don't  
7 see Community Board 3 as part of this entire  
8 rezoning action.

9 They were excluded. And if you  
10 continue going through it, at one point you see  
11 Churches United being invited to come in but then  
12 again excluded. There was a charette and the  
13 charette began with Buckhurst Fish that put  
14 together an overall plan that included the  
15 boundaries that included Pfizer. And it,  
16 excluding Pfizer at this point in time is, I  
17 think, the wrong thing to do. To exclude--

18 CHAIRPERSON GARODNICK:

19 [Interposing] Thank you.

20 MR. SHIFFMAN: --the area south of  
21 the community was the wrong thing to do.

22 CHAIRPERSON GARODNICK: Thank you.

23 thank you--

24 MR. SHIFFMAN: [Interposing]

25 Because that would have given us the opportunity

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

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

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

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

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

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3 expressions of interest. We worked as a  
4 specialist with New York to basically build the  
5 New York City green cart. Now you can see that  
6 cart found all over the City.

7 Parenthood is very new to me and  
8 building a new home for my newborn son is as well.  
9 On the same token Shanghai Stainless is a home, my  
10 father, my parents have been building for over 30  
11 years. 18 New York City families depend on jobs  
12 that provides over thousands of mobile food  
13 vendors also, depend on us. Considering these  
14 troubled economic times the mobile food industry  
15 is an irreplaceable source for affordable food,  
16 job stability and tax revenue.

17 Not being able to attend the very  
18 first charette, according to a letter I received  
19 from HPD my property will be acquired for the  
20 redevelopment of the area when the proposed  
21 amendments are approved. My business will be  
22 seriously disrupted when this happens.

23 In 2003 when the URP was geared for  
24 industrial expansion I was not allowed to purchase  
25 vacant lots adjacent to mine. In 2007 I submitted  
building plans to expand my business to

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

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3 zone, you know? Thank you.

4 CHAIRPERSON GARODNICK: Thank you.

5 Please.

6 MS. SARA GELB: Good afternoon.

7 I'm Sara Gelb and I'm representing Excellent Bus  
8 Service. We are, since 1988--

9 CHAIRPERSON GARODNICK:

10 [Interposing] Can you pull that microphone a  
11 little closer to you? Speak up just a little bit.

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

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

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2 COUNCIL MEMBER REYNA: And when did  
3 you first become aware of this issue?

4 MS. GELB: I would say some times  
5 in July. We actually found out from Alney. He  
6 came to me to let me know and that was the first  
7 time that we went to the meeting, to the Community  
8 Board meeting 1.

9 COUNCIL MEMBER REYNA: And that was  
10 when the plan had been certified already.

11 MS. GELB: Correct.

12 COUNCIL MEMBER REYNA: So no input  
13 prior to.

14 MS. GELB: No.

15 COUNCIL MEMBER REYNA: Thank you.  
16 And I just wanted to ask Mr. Shiffman as a planner  
17 in your expert opinion, do you believe that the  
18 rezoning as put forward is optimizing every  
19 opportunity to maximize affordable housing, job  
20 creation, open space, with the narrow scope of an  
21 Urban Renewal Area that has been decreased from  
22 its original boundaries?

23 MR. SHIFFMAN: Absolutely not. I  
24 think one of the major reasons for including the  
25 Pfizer site is you begin to get the flexibility by

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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 42<sup>nd</sup> 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.



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3 Councilman Yassky as to the manner in which  
4 businesses that have to be relocated are  
5 compensated. I think that was the point I was  
6 trying to make. And Mr. Shiffman, you kind of,  
7 you know, took my question away by saying I would  
8 know better. But you served on the City Planning  
9 Commission for six years--

10 MR. SHIFFMAN: [Interposing] Right.

11 COUNCIL MEMBER FIDLER: --and I  
12 just wonder whether or not you can recall a single  
13 instance when a Map Zoning change that was--with  
14 the streets on the map were exclusively within one  
15 Community Board when they were ever ULURPed in  
16 another Community Board.

17 MR. SHIFFMAN: There were a number  
18 of cases.

19 COUNCIL MEMBER FIDLER: Can you  
20 recall one?

21 MR. SHIFFMAN: I can't recall them  
22 specifically but when they had an impact and sat  
23 on the boundary, there is a part of the Charter  
24 that allows you to convene both Boards. But  
25 that's not the case here. The case here is that  
the Urban Renewal Area--

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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.



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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--



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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

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

11                           COUNCIL MEMBER FIDLER:

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

14                           MR. SHIFFMAN: [Interposing] Okay.

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

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

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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

2       [phonetic] Duran and I supervise the program in  
3       the North Brooklyn area that provides education  
4       and job training and placement services.

5                       From my experience with our clients  
6       I have found that inadequate housing is the  
7       biggest obstacle to obtaining a GED or finding  
8       permanent employment. A safe, stable and most of  
9       all affordable homes is the first step in building  
10      a better life. That is why I support the Broadway  
11      Triangle rezoning. This rezoning will provide  
12      over 900 units of affordable housing in a matter  
13      of a few years. Delaying this rezoning or  
14      opposing this rezoning based on political  
15      interests will delay a better life for hundreds of  
16      families. Thank you.

17                      CHAIRPERSON GARODNICK: Thank you.

18                      MS. MARIA VIEIRA: Good afternoon.  
19      My name is Maria Vieira. I'm a Williamsburg  
20      resident and member of the Broadway Triangle Task  
21      Force, I'm sorry, whose work led to the proposal  
22      here before you today. In addition, I'm a  
23      resident of a 4-bedroom apartment in the Shafer  
24      Landing Housing Development, an apartment that my  
25      family was chosen for by the same lottery system

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--

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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 2<sup>nd</sup> 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

1           SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND<sup>2</sup>12  
              CONCESSIONS

2           came before the Subcommittee and stated they did  
3           not start this. They stated we did not reach out  
4           to anyone. We allow Ridgewood Bushwick Senior  
5           Citizens Council and UJO, those same two entities  
6           that are going to get sole-source privileges to  
7           actually motivate other organizations that are not  
8           going to be included to participate.

9                                 In addition Ridgewood Bushwick  
10          Senior Citizens Council has historically been  
11          servicing Community Board 4. I don't know for the  
12          life of me why a Community Board 4 organization is  
13          being allowed by HPD to make decisions in a  
14          Community Board 1 site.

15                                37 years of Los Sures we have  
16          probably in the Broadway Triangle, Council Member  
17          Vann, earlier asked if there was ever an instance  
18          where there was a coalition, the answer is yes.  
19          In 1987 we started, in the 1990s we developed over  
20          130 affordable housing including Bedford-  
21          Stuyvesant churches, include St. Nicholas, it  
22          included Los Sures. So it has been done before  
23          where we together, come together to work it out.  
24          If it smells like a rat, if it looks like a rat,  
25          it must be a rat.

1           SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS 213

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 AND 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.



1           SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND<sup>217</sup>  
              CONCESSIONS

2                           I'm part of the organization, Los  
3       Sures, and I've have been involved in housing  
4       practically all my life. You know. Williamsburg  
5       has been a place where we have to be--we have to  
6       take in the plans that they had to court.  
7       Clemente Plaza ended up in court. Public housing  
8       ended up in court. Krause [phonetic] ended up in  
9       court. And those seeking for the benefit that  
10      should have been given to the community and that's  
11      how we were able to obtain the piece of the pie.  
12      People talking about affordable housing which I  
13      agree with, but I don't agree with crumbs.

14                           What they are offering us is crumbs  
15      of the pie, 900 units for a community that is  
16      being gentrified and that is suffering from  
17      displacement and thousands of people have been  
18      displaced, almost daily. And we're talking about  
19      900 units? And in a place where we could build  
20      much more housing? I'm part of the Broadway  
21      Triangle Community Coalition and we have been  
22      working hard to demonstrate that it could be done  
23      better.

24                           We have consulted an expert and the  
25      expert tells us there's resources and it can be



2 4 blocks, and it was a perfect place to be able to  
3 work over there with the diesel engines. It's a  
4 big, it's a big bus company, I mean big busses.  
5 And it's very hard to move it to a different place  
6 because it's very hard to find a place where they  
7 should be able to come in at night and go out at  
8 night. It's basically a 24-hour business  
9 operation. I've been going around looking for  
10 another place which we don't even know what's  
11 going to happen if they're going to be changing  
12 it.

13 We just find out that we're going  
14 to have to move from there because basically it's  
15 going to become a residential area. When we tried  
16 to ask what are we going to get in order to move  
17 from here, everybody's telling us that basically  
18 we can't tell you anything until it's not done and  
19 then we're going to be able to let you know what  
20 we're going to be doing with you.

21 Basically which is unfair, two  
22 people who are putting away their life into this  
23 business for 22 years, hustling basically I mean  
24 every--almost--it was a 24 hour job. I live in  
25 Williamsburg and we work next--I mean 6 blocks

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 AND 21  
              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.

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              CONCESSIONS

2                           This is not a plan as Professor  
3       Shiffman has pointed out in detail. We need a  
4       plan which is inclusive of all of the needs of the  
5       community and which includes all of the community  
6       in the process. A lot of the details which are in  
7       my written testimony have been covered.

8                           The other point I wanted to cover  
9       is really for Mr. Manuel and son who lives at 194  
10      Middleton Street and really is that the prospect  
11      of the rezoning has already had an impact in  
12      pushing out the mostly Latino low income tenants  
13      in some of the affordable housing which is there.  
14      Mr. Linzan [phonetic], when we met him, was the  
15      last tenant left in his building.

16                          He did not want to leave his  
17      building. But unfortunately the Buildings  
18      Department vacated his building. And he  
19      discovered after having been in several community  
20      meetings that the rezoning was driving values up  
21      in his area. Fortunately he was able to get a  
22      lawyer. He has an order which hopefully will  
23      allow him to back but our experience with people  
24      in vacated buildings has not been good.

25                          So people like Mr. Linzan are

3 already being impacted by this rezoning even  
4 before the Council has passed it and there is no  
5 protection for them. Thank you.

6 CHAIRPERSON GARODNICK: Thank you  
7 and before you completely conclude, tell us your  
8 name.

9 MS. CORDERO: Alison Cordero. Okay  
10 thank you very much. And let's go to your left,  
11 our right. I'm sorry, this lady is going to speak  
12 in Spanish and Mr. Guzman will translate.

13 CHAIRPERSON GARODNICK: Go right  
14 ahead. Por favor.

15 MS. LUZ ROSERO through a  
16 translator: Good afternoon. My name is Luz  
17 Rosero. I live on 98 Mistral [phonetic] Street in  
18 Williamsburg Brooklyn. I'm a resident I've been  
19 in my community for all my life and I'm here  
20 asking also for affordable housing but I'm also  
21 asking for transparency and good government.

22 I'm asking members of City Council  
23 to vote no on this plan for the following reasons.  
24 First this plan, it doesn't represent the actual  
25 needs of our community. People like me. Second  
this plan was created by organizations that they

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

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2           sustainable development organization. I've also  
3           interned with the Manhattan Borough President's  
4           Office, the Center for Pedagogy and I've even been  
5           a site planner for Cornell Cooperative Extension.

6                        I want to just point real quick to  
7           the quote above your head there. It's says a  
8           government of the people, by the people and for  
9           the people. And that implies that the people  
10          should be included in the process, of the people  
11          in particular there.

12                       When the community around the  
13          Broadway Triangle was excluded from the HPD  
14          process, they decided to challenge their  
15          disenfranchisement and seek an alternative. They  
16          began with a charette, a community visioning, and  
17          especially the three distinct communities came  
18          together with one sort of vision of three simple  
19          goals: maximum affordability, open space and jobs.

20                       After the visioning process, Pratt  
21          students, myself included, began working with the  
22          community as part of our studio coursework. We  
23          had multiple meetings with community members and  
24          representatives of the various groups. And we  
25          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.

2 The maximum maximum. That's how  
3 much affordable housing we need. Okay? And we  
4 need affordable housing that is going to also take  
5 care of those people who would be considered low  
6 income. Okay?

7 We need the private ownership, the  
8 people who own private property there who are  
9 going to benefit from this rezoning to also set  
10 aside apartments for affordable housing. It needs  
11 to be mandatory. It needs to be something that  
12 when they sign that paper they say yes we're going  
13 to do this. It can't be oh well maybe we'll think  
14 about it. No.

15 That's not going to work in this  
16 community because even though you're saying I  
17 don't have a part, that I can't get into that 50%,  
18 that's okay. I'm only one person. You have  
19 others to hear from about that. But this needs to  
20 be done to the best of this City's ability and we  
21 can do a hell of a lot better than that plan.  
22 Thank you.

23 CHAIRPERSON GARODNICK: Thank you  
24 very much. Thank you. Please hold your applause.  
25 Go right ahead Shaker.



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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



2           percentage-wise population of minorities in Kings  
3           County and in New York City. Those are the  
4           numbers. Those are the facts in the report.

5                           And if I could just finish, I would  
6           encourage you and urge the Council Members to vote  
7           no on this and really look at the rhetoric and  
8           compare it to the facts because they really  
9           project two vastly different pictures. Thank you.

10                           CHAIRPERSON GARODNICK: Thank you  
11           for your testimony. Sir.

12                           MR. MARTIN NEEDLEMAN: My name is  
13           Marty Needleman. I'm counsel for the Broadway  
14           Triangle Community Coalition which is, as you've  
15           heard, is made up of virtually every major housing  
16           and community organization concerned with the  
17           rezoning of the Broadway Triangle Urban Renewal  
18           Area.

19                           The Broadway Triangle rezoning  
20           proposal, and I left copies of my entire statement  
21           so I'll try to be short and do it fast. The  
22           Broadway Triangle rezoning proposal is not some  
23           isolated rezoning gone wrong. It's an extension  
24           of a long-standing history and pattern of racial  
25           discrimination against non-Whites and involves

3 religious discrimination as well as has been  
4 pointed out since only UJO Allied Hassidic  
5 community stands to benefit from this development  
6 while the rest of the Hassidic community will not.

7 Its attempt to extend preferential  
8 treatment to the politically powerful alliance of  
9 UJO and Ridgewood Bushwick, the City has failed to  
10 achieve and would permanently prevent creating the  
11 maximum amount of affordable housing and other  
12 community benefits that can be gotten from this  
13 rezoning if done right. At the same time this  
14 proposal exacerbates existing patterns of racial  
15 and religious discrimination and impacts that can  
16 and should not be permitted.

17 By the way, people have said about  
18 affordable housing, 900 units, only 150 units of  
19 housing in this area are guaranteed to be  
20 affordable at the City-owned sites. Everything  
21 else is just incentives. There's no mandatory  
22 inclusionary housing, unlike for example, the  
23 rezoning of the Williamsburg Waterfront which  
24 required 20% affordable. These are all tax  
25 incentives that may or may not happen and in fact  
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

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2           the Broadway Triangle Community Coalition. At  
3           first, part of a studio at Pratt with Ron Shiffman  
4           and then on my own time after that, as part of a  
5           process that truly represents the diverse assets  
6           that North Brooklyn has to offer in the Broadway  
7           Triangle Community Coalition.

8                         We were tasked with developing an  
9           alternative vision for the Broadway Triangle  
10          through an open, transparent planning process to  
11          develop a real plan, not simply an ad hoc zoning  
12          action that would meet the needs of all  
13          stakeholders including the residents of Bedford-  
14          Stuyvesant, Williamsburg and Bushwick. We found  
15          this rezoning to be inadequate on a number of  
16          fronts that have been mentioned but I'll  
17          emphasize.

18                        The rezoning does not ensure that  
19          permanently affordable housing will be built at  
20          levels that are affordable to the income levels of  
21          current residents. It does not guarantee the  
22          creation of new parks, open space or community  
23          facilities for new and existing residents. It  
24          does not address the environmental quality of the  
25          neighborhood in an area that suffers one of the

2 lowest air quality rates and highest child asthma  
3 rates.

4 Last, the rezoning pushes viable  
5 businesses out of the Triangle. With an  
6 unemployment rate of over 9% in New York City, we  
7 ought to be generating land use policies that  
8 facilitate the creation of additional jobs and new  
9 enterprises, not force small employers to move.

10 In line with the vision outlined in  
11 Mayor Bloomberg's PlaNYC 2030, the Broadway  
12 Triangle has the potential to become a model,  
13 sustainable, affordable and equitable neighborhood  
14 for all of New York City and its residents. To  
15 put it simply the Broadway Triangle represents a  
16 huge opportunity that would be squandered if this  
17 rezoning passes. So I urge you to vote no for  
18 this rezoning.

19 CHAIRPERSON GARODNICK: Great,  
20 thank you very much.

21 MS. KATHERINE KENNEDY: hi, my name  
22 is Katherine Kennedy. I'm from Community Board 1,  
23 a resident of Williamsburg and I volunteer my time  
24 with Churches United for Fair Housing.

25 I'd first like to say I originally





2                           But I was offended Mr. Needleman by  
3 your dragging--and a true history of racial  
4 discrimination into this. What is--I am  
5 completely baffled I have to say and upset that  
6 you are seeking to characterize this rezoning in  
7 those racial terms. I don't understand what the  
8 basis for it is. And I think you do a disservice  
9 to the community that you are here purporting to  
10 represent by bringing only what can be a hurtful  
11 issue to bear. I just did not want your comments  
12 to go unanswered.

13                           MR. NEEDLEMAN: May I reply  
14 briefly?

15   [Applause]

16                           CHAIRPERSON GARODNICK: Sure. Go  
17 ahead.

18                           SERGEANT AR ARMS: Quiet down  
19 please.

20                           MR. NEEDLEMAN: Just briefly, I--  
21 someone else said that they were outraged by this  
22 stuff. I think we have to be more outraged by the  
23 fact that there's been strict mathematical racial  
24 discrimination that's been tolerated and in fact  
25 this year Judge Sweet from the Federal District

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--

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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   affordable housing, I think that's--there's no  
3   foundation for it. It is offensive. It stokes  
4   peoples' fears. And I know you disagree and I've  
5   heard you, I'm sure, if the Chairman wishes, I can  
6   allow you to repeat what you said before, but I  
7   just wanted to say for my part there is zero  
8   foundation for that. And I think--

9                   CHAIRPERSON GARODNICK:

10   [Interposing] I think--lets--

11                   COUNCIL MEMBER YASSKY: --you do a  
12   disservice.

13                   CHAIRPERSON GARODNICK: Let's leave  
14   it. Let's leave it there. Gentlemen and ladies,  
15   thank you. We have more people who want to  
16   testify.

17                   MR. NEEDLEMAN: Can I give a one  
18   sentence response?

19                   CHAIRPERSON GARODNICK: I--go ahead  
20   and say your sentence--

21                   MR. NEEDLEMAN: [Interposing]  
22   Minimizing the one and two bedroom apartments and  
23   minimizing the density of this development  
24   excludes minority people again.

25                   CHAIRPERSON GARODNICK: Okay.

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





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 3<sup>rd</sup>. 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.

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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 applause. Thanks to the panel for being here  
3 today. The next panel is Richard Deegan, Sylvia  
4 Solano, Enrique Vasquez, Anthony Gorin, Govin, I'm  
5 sorry Mr. Govin, come on up, and Beta Coronel.

6 [Pause]

7 CHAIRPERSON GARODNICK: Everybody  
8 here? Anthony Govin is here, Enrique Vasquez? Is  
9 that Mr. Vasquez? No Enrique Vasquez? He's not  
10 here. Sylvia Solano, that is you Ma'am, great.  
11 Richard Deegan. Okay, great and Beta Coronel, Ms.  
12 Coronel are you here? No. Okay all right with  
13 that Sir please go right ahead.

14 MR. RICHARD DEEGAN: Hi, how are  
15 you? I only heard about this issue because my  
16 friend asked me to come. He's an activist from  
17 Brooklyn and lives in Brooklyn. And I am a  
18 housing activist so I was interested in what this  
19 is about. So I've been here since the beginning  
20 and Malcolm X once said, you've been bamboozled,  
21 you've been hoodwinked.

22 They have just pointed out, the  
23 person that was just here before me; the only  
24 people testifying for this have apparently have an  
25 interest, a money interest in this. That is

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 13<sup>th</sup> 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





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 34<sup>th</sup> 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