

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUB COMMITTEE ON PLANNING, DISPOSITIONS AND
CONCESSIONS

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December 2, 2009

Start: 1:25 pm

Recess: 1:29 pm

HELD AT: Council Chambers
City Hall

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

COUNCIL MEMBERS:
Sara M. Gonzalez
Inez E. Dickens

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

Carol Clarke
Assistant Commissioner
Department of Housing Preservation and Development

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2 CHAIRPERSON GARODNICK: Good
3 afternoon everybody and welcome to the sub
4 committee on Planning, Dispositions and
5 Concessions. Today's date is Wednesday December
6 2nd. My name is Dan Garodnick and I have
7 privilege of chairing the sub committee. I'm
8 joined today by committee members Sara Gonzalez of
9 Brooklyn and Inez Dickens of Manhattan and we're
10 ready to get right into it. We have a short
11 agenda today.

12 We're going to open the hearing on
13 Land Use number 1269, Cypress Village, Brooklyn
14 Community Board 5, C100014HAK in the district of
15 Council Member Erik Dilan. The applicant here is
16 the city's Department of Housing Preservation and
17 Development. We're joined by their
18 representatives. I'll ask them to introduce
19 themselves and go right ahead and introduce this
20 item as well.

21 CAROL CLARKE: Thank you Mr.
22 Chairman and members of the committee. My name is
23 Carol Clarke, I'm an Assistant Commissioner at
24 HPD. I'm here to testify in favor of LU 1269. It
25 consists of the proposed disposition of a vacant

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2 city owned lot, which is located at 371 Van
3 Sickland Avenue for development under HPD's New
4 Foundations program. The proposed developer,
5 Cypress Hills LDC, will construct a four-story,
6 eight-unit condominium building for sale to
7 eligible purchasers. Council Member Dilan has
8 reviewed the project and indicated his support.
9 Thank you.

10 CHAIRPERSON GARODNICK: Do you want
11 to anticipate my questions here? Cypress Hills is
12 the developer. Selected how?

13 MS. CLARKE: Through a competitive
14 process, New Foundations RFP.

15 CHAIRPERSON GARODNICK: Thank you
16 and the eight units you said are for sale?

17 MS. CLARKE: That's correct; it's
18 home ownership. And the estimated income targets
19 for all eight units are up to 80% of the area
20 median income, which is \$69,500 a year for a
21 family of six.

22 CHAIRPERSON GARODNICK: And today
23 it's a vacant lot, no development at all?

24 MS. CLARKE: That's correct. It's
25 a vacant lot.

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2 CHAIRPERSON GARODNICK: Being no
3 members of the public wishing to testify on this
4 item. We will close the hearing on Land Use
5 number 1269, the Cypress Village C100014HAK. And
6 we will lay over the other items on today's agenda
7 at the request of the individual Council Members
8 in whose districts the properties sit. I know
9 there's been some interest on the subject of
10 Broadway Triangle. We are laying that item over.
11 This is Land Use numbers 1227 through 1230,
12 related items at the request of the Speaker.

13 And we will stand in recess today
14 until 9:30 tomorrow morning after we take our vote
15 on this one item, Land Use number 1269. With
16 that, the Chair will recommend an aye vote on Land
17 Use 1269 and ask the counsel to call the roll.

18 COUNSEL: Chair Garodnick.

19 CHAIRPERSON GARODNICK: I vote aye.

20 COUNSEL: Council Member Gonzalez.

21 COUNCIL MEMBER GONZALEZ: Aye.

22 COUNSEL: Council Member Dickens

23 COUNCIL MEMBER DICKENS: Aye.

24 COUNSEL: The vote stands at three
25 in the affirmative, none in the negative and no

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2 abstentions.

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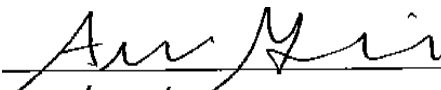
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CHAIRPERSON GARODNICK: Thank you and I'm going to ask the counsel to hold the roll open for about ten minutes. I'm expecting one more committee member that wishes to be able to vote. At which time we will be in recess. So thank you and thanks everybody for their cooperation.

C E R T I F I C A T E

I, Amber Gibson, certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature



Date

December 11, 2009