

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS, AND
DISPOSITIONS

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September 10, 2020
Start: 2:11 p.m.
Recess: 3:48 p.m.

HELD AT: Remote Hearing (Virtual Room 2)

B E F O R E: Adrienne Adams
Chairperson

COUNCIL MEMBERS: Adrienne Adams
Inez D. Barron
Peter A. Koo
I. Daneek Miller
Mark Treyger
Alicka Ampry-Samuel
Robert E. Cornegy, Jr.

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

Lenny Siff
HPD

Sarah Mallory
HPD

Ann Zi
HPD

Drew Vanderberg
RiseBoro Community Partnership

Michael Gabry
Settlement Housing Fund

Alexa Sowell
Settlement Housing Fund

Abraham Gross

Tio Chino

Tim Frye
Landmarks Preservation Commission

Kate Lemos McHale
Landmarks Preservation Commission

2 SERGEANT AT ARMS: Good afternoon.

3 Welcome to the committee, ah, Subcommittee on
4 Landmarks. Will council members and staff please
5 turn on their videos at this time? Please place your
6 cell phones and electronic devices on vibrate. Any
7 testimony can be sent to
8 landusetestimony@council.nyc.gov. That's
9 landusetestimony@council.nyc.gov. We are ready to
10 begin.

11 CHAIRPERSON ADAMS: [gavel] Good

12 afternoon. I'm Council Member Adrienne Adams, chair
13 of the Subcommittee on Landmarks, Public Sitings, and
14 Dispositions. I'm joined remotely today by Council
15 Members Barron, Treyger, Koo, and Miller. Today we
16 will be holding public hearings on four affordable
17 housing projects, a rescission of a prior landmark
18 designation, and amendments of two prior landmark
19 designations. But first, a quorum being present, we
20 will vote to approve LUs 663, an application related
21 to the 2274 Adam Clayton Powell Boulevard project,
22 submitted by HPD pursuant to Article 16 of the
23 General Municipal Law and Article 11 of the Private
24 Housing Finance Law for approval of an Urban
25 Development Action Area Projects, waiver of the area

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2 designation requirement, waiver of the requirements
3 of Sections 197-C and 197-D of the New York City
4 Charter, and approval of a real property tax
5 exemption for property located at 24 West 132nd
6 Street, 37 West 138th Street, 202 West 133rd Street,
7 2274 Adam Clayton Powell Jr. Boulevard in Council
8 Member Perkins' district in Manhattan. The
9 subcommittee held a hearing on this application on
10 May 27 and Council Member Perkins is supportive of
11 this project. Counsel, please call the roll.

12 SUBCOMMITTEE COUNSEL: Adams.

13 CHAIRPERSON ADAMS: : I vote aye.

14 SUBCOMMITTEE COUNSEL: Koo. Council
15 Member Koo, you're on mute.

16 COUNCIL MEMBER KOO: Oh, OK. I vote aye.

17 SUBCOMMITTEE COUNSEL: Barron.

18 COUNCIL MEMBER BARRON: Ah, I have a
19 question before I vote. Madam Chair?

20 CHAIRPERSON ADAMS: [inaudible] Barron,
21 yes.

22 COUNCIL MEMBER BARRON: Yes, thank you.

23 Ah, my question is of the 36 residents that presently
24 live in this development, ah, will they be guaranteed
25 or allowed to remain as renters if they don't want to

2 purchase? Or might there be some chance that if they
3 don't purchase they would be evicted?

4 SUBCOMMITTEE COUNSEL: Chair Adams, we
5 can, we can obtain that information for Council
6 Member Barron.

7 COUNCIL MEMBER BARRON: Thank you.

8 SUBCOMMITTEE COUNSEL: Um, do, do you
9 require this information to proceed with the vote?

10 COUNCIL MEMBER BARRON: Ah, not having
11 it, ah, I would abstain. Thank you.

12 SUBCOMMITTEE COUNSEL: We, we can proceed
13 with the vote and you can pass and we'll leave the
14 vote open until we get this information.

15 COUNCIL MEMBER BARRON: Thank you. Then
16 I'll pass.

17 SUBCOMMITTEE COUNSEL: Council Member
18 Miller.

19 COUNCIL MEMBER MILLER: Um, I, I think
20 that information is pertinent to vote as well, so
21 I'll be passing until the information becomes
22 available.

23 SUBCOMMITTEE COUNSEL: Council Member
24 Treyger.

2 COUNCIL MEMBER TREYGER: I, also request
3 that information, please.

4 SUBCOMMITTEE COUNSEL: All right. We
5 will obtain that information. Ah, Chair Adams, do
6 you request that the vote be left open?

7 CHAIRPERSON ADAMS: The vote will be left
8 open. Thank you. Before we begin today's public
9 hearings, I again recognize the subcommittee counsel
10 to review the remote hearing procedures.

11 SUBCOMMITTEE COUNSEL: Thank you, Chair
12 Adams. I'm Jeffrey Campagna, counsel to this
13 subcommittee. Members of the public who wish to
14 testify were asked to register for today's hearing.
15 If you wish to testify and have not registered,
16 please go to www.council.nyc.gov to sign up now. If
17 you are a member of the public who wants to watch
18 this hearing, please watch the hearing on the New
19 York City Council website. All people testifying
20 before the subcommittee will be on mute until they
21 are recognized by the chair to testify. Each
22 applicant panel will be recognized as a group.
23 Members of the public will be recognized one at a
24 time. When the chair recognizes you your mic will be
25 unmuted. Please confirm that your mic is unmuted

2 before you begin speaking. Public testimony will be
3 limited to two minutes per witness. If you have any,
4 if you have additional testimony you would like the
5 subcommittee to consider or if you have written
6 testimony you would like to submit in lieu of
7 appearing before the subcommittee, you can email it
8 to landusetestimony@council.nyc.gov. Please indicate
9 the LU number or project name in the subject line of
10 the email. During the hearing council members who
11 would like to ask questions should use the Zoom raise
12 hand function. The raise hand button should appear
13 on the bottom of the participate panel. I will
14 announce council members who have questions in the
15 order they raise their hands. Chair Adams will then
16 recognize members to speak. Witnesses are reminded
17 to remain in the meeting until they are excused by
18 the chair. Council members may have questions.
19 Lastly, there may be extended pauses if we encounter
20 technical problems. We ask you please be patient as
21 we work through these issues. Chair Adams will now
22 continue with today's agenda items.

23 CHAIRPERSON ADAMS: Thank you, Counsel.

24 I now open the public hearings on four affordable
25 housing projects submitted for our consideration by

2 HPD. LU 666, Weeksville NCP, LU 667 and 668, Old
3 Stanley, 641 Chauncey, LU 669 Old Stanley 2, and LU
4 670, Open Door, Bed-Sty Central and North 1. LU 666,
5 Weeksville NCP is an application submitted by the
6 Department of Housing Preservation and Development
7 pursuant to Article 16 of the General Municipal Law
8 of New York State [inaudible] of the New York City
9 Charter for the designated of an urban development
10 action area and urban development action area project
11 for such area and the disposition of such property to
12 a developer to be selected by HPD for property
13 located at 1559 through 1563 Prospect Place, borough
14 of Brooklyn, Community District 8, in the council
15 district represented by Council Member Ampry-Samuel.
16 This application states that it will facilitate the
17 construction of 44 residential units for low-income,
18 moderate-income, and middle-income families and that
19 up to 30% of the units may be rented to formerly
20 homeless families, subject to project underwriting.
21 I now recognize my colleague, Council Member Ampry-
22 Samuel, to offer remarks on this subject.

23 COUNCIL MEMBER AMPRY-SAMUEL: Thank you
24 Chair Adams for the opportunity to share a few words
25 on the proposed Weeksville NCP development at 1559-

2 1563 Prospect Place in my district. As noted, this 8
3 story building with 44 units of affordable housing
4 will include a much-needed 26 apartment exclusively
5 for seniors which is 60%. And a set aside for
6 formerly homeless at 30% AMI with rent ranging from
7 \$377 to \$683 and family units that will range from
8 \$1070-\$1623 for two bedrooms with a 40 year
9 regulatory agreement. At a time when we see heated
10 debates causing great division across our city
11 because of the use of hotels as shelters and in fact
12 we have a LaQuinton Hotel being used as a shelter
13 just five blocks down the street from this very
14 location. I'm pleased to see we are moving forward
15 with this highly anticipated development. This lot
16 has been vacant for quite some time and we currently
17 have NYPD flood lights steps away. Clearly it's a
18 much needed development. Although I'm pleased this
19 is moving forward I always have the same three
20 concerns with all developments in my district,
21 Ensuring that it remains affordable based on what my
22 constituents can actually afford, ensuring that there
23 is adequate outreach and a reflection of my district,
24 in particular Community Board 8 residents are the
25 ones that would move into this shiny new building and

2 third, that the jobs during the construction phases
3 will actually employ local hires. Everyone talks a
4 good game in the beginning when we are going through
5 zoning approvals and council hearings, but when the
6 shovel is in the ground we hear a million excuses as
7 to why deals can't be completed without an increase
8 in costs and why local residents cannot work at the
9 site. At this critical time we are all experiences,
10 this project has to be different. I look forward to
11 working with the chosen developer and HPD in the
12 months to come to ensure this building is for us and
13 constructed by us.

14 CHAIRPERSON ADAMS: Thank you so much,
15 Council Member. We will also hear three items on two
16 different phases of the Old Stanley Affordable Home
17 Ownership Project. LU 667 and 668 both concern the
18 641 Chauncey Phase of the Old Stanley. Both
19 applications were submitted by HPD. LU 668 was
20 submitted pursuant to Article 16 of the General
21 Municipal Law and Section 197-C of the New York City
22 Charter for the designation of an Urban Development
23 Action Area, an Urban Development Action Area Project
24 for such area, and for the disposition of such
25 property to a developer, to be selected by HPD. LU

2 667 was submitted pursuant to Article 11 of the
3 Private Housing Finance Law, requesting an exemption
4 from real property taxes for the disposition area.
5 Both items relate to property located at 641 Chauncey
6 Street, Borough of Brooklyn, Community District 4,
7 Council District 37. Council District 37 is
8 presently vacant. We will also hear LU 669 on Old
9 Stanley 2, submitted by the Department of Housing
10 Preservation and Development pursuant to Article 16
11 of the General Municipal Law, and Article 11 of the
12 Private Housing Finance Law requesting the approval
13 of an Urban Development Action Area Project, waiver
14 of the designation requirements of Sections 197-C and
15 197-D of the Charter, and an exemption from real
16 property taxes from property located at 676 Central
17 Avenue and 1277 DeKalb Avenue, Borough of Brooklyn,
18 in Council District 34, which is represented by
19 Council Member Reynoso, and Council District 37,
20 which is vacant. I don't think that Council Member
21 Reynoso is here at this hearing to testify today. So
22 we will continue. The last HPD item we will hear is
23 LU 670, Open Door Bed-Sty Central in North 1,
24 submitted by the Department of Housing Preservation
25 and Development pursuant to Article 16 of the General

2 Municipal Law and Article 11 of the Private Housing
3 Finance Law, requesting the approval of an Urban
4 Development Action Area Project, waiver of the
5 designation requirements of Sections 197-C and 197-D
6 of the Charter, and an exemption from real property
7 taxes for 16 properties located in Brooklyn Community
8 Districts 3 and 8, and the Council District
9 represented by Council Member Cornegy. I now
10 recognize Council Member Cornegy for his opening
11 statement and welcome. Council Member, you're muted.

12 COUNCIL MEMBER CORNEGY: Good afternoon.

13 So, ah, I want to thank Council Member Adams and all
14 the subcommittee members, Council Member Salamanca,
15 and all the many agency and council staff and
16 community members who worked on this Open Door Bed-
17 Sty Central and North 1 project. I'm supportive of
18 the project Land Use 0670-2020 because it ties into a
19 long-standing concern I've had with housing and
20 affordable rentals [inaudible] housing and affordable
21 rentals are incredibly important, but too often
22 providing a pathway for affordable home ownership is
23 overlooked. Providing home ownership opportunities
24 and providing households in our shared communities
25 with a pathway to building wealth from home ownership

2 is a part of housing policy we need to continue to
3 focus on. We need the opportunities for
4 intergenerational wealth. Building home ownership
5 provides home ownership also links with flexibility
6 and starting a small business and pursuing
7 entrepreneurship, higher education, and serving as
8 engaged stakeholders in the community. I'm also
9 grateful for the work the developer and their team
10 have done with respect to community engagement,
11 gaining the unanimous support of the community board
12 and the Landmarks Preservation Commission were
13 important in my support of this. Also important have
14 had, also important the engagement they have had with
15 my office, meeting with me and my staff, answering
16 questions, and really actively helping us all
17 understand the mission and vision and how that fits
18 into the future of our community. Thanks again to
19 the subcommittee for hearing this important land use
20 item this afternoon, and I really look forward to the
21 important project proceeding. Ah, thank you, thank
22 you again, ah, Council Members, ah, Adrienne Adams
23 and Rafael Salamanca for leading this.

2 CHAIRPERSON ADAMS: Thank you so much,
3 Council Member Cornegy, for your remarks today, and
4 good to see you.

5 COUNCIL MEMBER CORNEGY: You, too.

6 CHAIRPERSON ADAMS: Counsel, please call
7 the first panel for this item.

8 SUBCOMMITTEE COUNSEL: The first panel
9 will be [inaudible] and Lenny Siff on behalf of HPD,
10 [inaudible] of RiseBoro Community Partnership will
11 present on LU 667, 668, and 669 from both Old Stanley
12 projects, Michael Gabray and Alexa [inaudible] will
13 present on LU 666, the Weeksville NCP project, and
14 [inaudible], hope I've got that right, of Heritage
15 [inaudible] LLC, who is available to answer questions
16 about LU [inaudible] for Bed-Sty Central North 1
17 project. Please unmute the panelists.

18 CHAIRPERSON ADAMS: Have all of the
19 panelists been unmuted?

20 SUBCOMMITTEE COUNSEL: They have not been
21 unmute. If you have not been unmute and you are on
22 this panel please unmute yourself.

23 LENNY SIFF: I had, I'm unmute now, Lenny
24 Siff.

25 UNIDENTIFIED: Yes, you're unmuted, Lenny.

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2 LENNY SIFF: OK.

3 SUBCOMMITTEE COUNSEL: [inaudible]

4 panelists [inaudible]. Do you all have your video
5 turned on as well? All panelists should [inaudible]
6 unmute [inaudible]. I believe [inaudible], Chair
7 Adams.

8 CHAIRPERSON ADAMS: OK. Thank you.

9 Counsel, please administer the affirmation.

10 SUBCOMMITTEE COUNSEL: Panelists, raise
11 your right hands, state your names in some semblance
12 of order.

13 SARAH MALLORY: Ah, Sarah Mallory from
14 HPD.

15 ANN ZI: Ann Zi from HPD.

16 LENNY SIFF: Lenny Siff from HPD.

17 UNIDENTIFIED: [inaudible]

18 DREW VANDERBERG: Drew Vanderberg,
19 RiseBoro Community Partnership.

20 MICHAEL GABRY: Michael Gabry, Settlement
21 Housing Fund.

22 ALEXA SOWELL: Alexa Sowell, Settlement
23 Housing Fund.

24 SUBCOMMITTEE COUNSEL: Thank you. Please
25 keep your right hands raised. Do you affirm to tell

2 the truth, the whole truth, and nothing but the truth
3 in your testimony before this subcommittee in answer
4 all council members questions?

5 UNIDENTIFIED: I do.

6 UNIDENTIFIED: Yes.

7 UNIDENTIFIED: Yes.

8 UNIDENTIFIED: Yes.

9 CHAIRPERSON ADAMS: OK, thank you. I'm
10 going to ask HPD to present all four projects, after
11 which council members will be able to ask questions
12 of the panel. We are in receipt of your PowerPoint
13 presentations for Weeksville NCP and the Old Stanley
14 items. When you're ready for the presentations they
15 will be displayed. The presentations will advance to
16 the next slide when you [inaudible]. Finally, before
17 you begin please state your name and affiliation for
18 the record and then you may begin.

19 SARAH MALLORY: Um, thank you, my name is
20 Sarah Mallory with HPD. And I will start by talking
21 to the, ah, Weeksville project first. All right.
22 Land Use item number C200, ah, sorry, everything just
23 disappeared from my screen 'cause we're sharing. Ah,
24 give me one second. OK. Ah, Land Use item number
25 C200106HAK is related to the Urban Land Use Review

2 Process, or ULURP application, seeking Urban
3 Development Action Area designation, disposition, and
4 project approval for three vacant city-owned lots,
5 located at 1559-156 Prospect Avenue, lot 1363, lots
6 90, 91, and 92. The project is known as Weeksville
7 NCP at Prospect Place, Brooklyn, in Council District
8 41. The sponsors of the project, the Beechwood
9 Organization and Settlement Housing Fund, were
10 selected through a comprehensive process and have
11 proposed to develop these city-owned sites under
12 HPD's new construction program, or NCP. Under NCPs
13 sponsors purchase city-owned or privately owned land
14 or vacant buildings and construct multifamily
15 buildings in order to create up to 45 units of rental
16 housing on infill sites affordable to families
17 earning up to 80% area median income.

18 Programmatically, up to 30% of the units may be set
19 aside for homeless families and individuals referred
20 from the Department of Homeless Services. The
21 proposed development will consist of one newly
22 constructed eight-story residential building with
23 approximately 44 affordable rental units and one
24 superintendent's unit. Of the 45 units, 26 will be
25 made available for seniors. The proposed development

2 will include a mix of 22 studio, eight one-bedroom,
3 and 15 two-bedroom apartments. Income tiers include
4 0% for homeless, 30%, 40%, 50%, 60%, and 70% of AMI,
5 and rents will range from up \$388 for a studio at the
6 lowest AMI tier to \$1606 for a two-bedroom unit at
7 the highest AMI tier. Built to exceed Enterprise
8 Green Communities standards for their healthy and
9 energy-efficient building, it will also include a
10 community room, laundry room, bike storage, and
11 recreational area. Today HPD is before the
12 subcommittee seeking approval of the Weeksville NCP
13 project in order to facilitate construction of this
14 affordable residential building. With that, I defer,
15 ah, to the folks who are working on this project to
16 tell a little bit more on the development team.

17 SUBCOMMITTEE COUNSEL: Applicant, please
18 accept the unmute request when you receive it. Who
19 else is speaking on this, on this project?

20 UNIDENTIFIED: Michael Gabry.

21 UNIDENTIFIED: Michael Gabry.

22 SUBCOMMITTEE COUNSEL: OK, please unmute
23 Michael Gabry.

24 MICHAEL GABRY: Thank you very much. And
25 I think we can, sorry, I'm just looking at the

2 presentation here. So, so good afternoon, ah,
3 Chairperson Adams and members of the subcommittee.
4 I'm Michael Gabry. I'm the deputy director of
5 housing development in Settlement Housing Fund and
6 I'm grateful for the opportunity to present our
7 Weeksville Place project to you today. And I also
8 want to thank Council Member Ampry-Samuel for her
9 opening remarks, ah, and comments and support of the
10 project. Ah, so I think, if we can go to the next
11 slide, please. I'm trying to see if this is the
12 same, this looks like this might be a different
13 presentation than we had, flip to the next slide
14 please.

15 SUBCOMMITTEE COUNSEL: Just having a
16 technical issue for a moment, sorry.

17 MICHAEL GABRY: Oh, no problem. OK, and
18 then actually we can go one more slide. Great,
19 great, thank you very much. So I'd like to introduce
20 the development team. Ah, Settlement Housing Fund is
21 the lead developer for this project. We are a
22 citywide nonprofit affordable housing developer and
23 we currently own and operate around 2000 units of
24 affordable housing. We also operate a community
25 center on Jerome Avenue, overseeing numerous

2 community programs. Around half of our portfolio is
3 in the South Bronx, but we have concentrations of
4 investment in upper and lower Manhattan, and in the
5 Crown Heights neighborhood of Brooklyn. We were
6 thrilled to be awarded the site in Weeksville as it
7 only a couple of blocks from our buildings and
8 programs on St. John's Place. There we own and
9 operate a 97-bed tier 2 homeless shelter, which
10 includes daycare, infant care, afterschool
11 programming, and a [inaudible] computer training lab.
12 We have two permanent affordable housing developments
13 and oversee a community garden on the same block.
14 We've had a presence in Crown Heights since 1990 and
15 the imperative for affordable housing in and around
16 the neighborhood has only intensified over time. So
17 we are looking forward to getting started on this
18 project. Our co-developer and general contractor is
19 the Beechwood Organization, a builder with over 35
20 years of experience in the New York metropolitan
21 area. They have a record of building high-quality
22 housing on time and on budget. Our architect is
23 Edelman Sultan Knox Wood, a highly regarded firm with
24 substantial experience designing affordable housing
25 projects. We have worked with them on a number of

2 our developments. Next slide, please. So the next
3 slide is our site location in context. The site,
4 which is currently vacant, and you can see, ah, is
5 framed in red. Ah, the site, ah, is located on the
6 north side of Prospect Place between [inaudible] and
7 Buffalo Avenues. The lots total about 8342 square
8 feet and are zoned R6. Our project requires no
9 change to the zoning so the development is as-of-
10 right. The immediate surrounding area of the project
11 is primarily residential in nature with some
12 community facility and institutional uses. For
13 example, the Weeksville Heritage Center is 0.1 miles
14 away. Next slide, please. All right. This slide is
15 the rendering of our proposed building. As
16 previously mentioned, the building is eight stories,
17 comprising 45 units, inclusive of super's unit. Its
18 massing comprises two parts, an elevated volume with
19 a taller massing set, set back and wrapping
20 underneath to serve as a base. The eight, the taller
21 eight-story mass will be clad in brick, which matches
22 the surrounding buildings. Meanwhile, the elevated
23 volume will be clad in cement panels arranged in a
24 herringbone pattern that takes inspiration from the
25 intricate detailing in the existing brick of the

3 neighboring buildings. There will be extensive glass
4 at the first floor, which will animate the façade and
5 open the building up to the street in an inviting.

6 Under the elevated piece we have the lobby and on the
7 right we have the community room. We changed, um, I

8 would like to point out a design change from the time
9 of this rendering. We changed from window ACS to

10 through-wall ACs, which eliminates the protruding

11 boxes on the façade. There will now only be louvers

12 flush with the façade. Lastly due to the perspective

13 of the rendering the building appears to protrude

14 from the street line. However, this is not the case.

15 It is set back, and this is depicted on the next

16 slide of the, ah, of the site plan. So if we can

17 switch to the next slide, please, that would be

18 great. So this is the site plan. So, as you can see

19 more clearly, the building is set further back from

20 the street line compared to the neighboring

21 buildings. This helps to soften the boundary between

22 the building and the street. The site plan also

23 shows the rear yard, which will be landscaped and

24 offer recreational space for the tenants. Next

25 slide, please. The next slide is the ground floor

plan. So, as you can see, there will be landscaping

2 along the street line, and in addition as we enter
3 the building there will be a generous lobby and an
4 adjacent community room and warming pantry available
5 for the tenants to use. Ah, next slide please. The
6 next slide summarizes our proposed unit mix and, as
7 previously stated, we have 26 of this units will be
8 designated for seniors, 19 will be designated for
9 families and individuals, ah, inclusive of the
10 super's unit, and then, as you can see, the project
11 offers a range of affordability from 30% AMI to 70%
12 AMI. Next slide please. So this is our development
13 summary. So in addition to what's noted on the
14 slide, I'd like to highlight our Weeksville Place
15 project presents incredibly productive use for this
16 long underutilized land. In addition, other
17 highlights are we're very proud that this is a
18 nonprofit-led development team. Ah, again, 45 units
19 serving seniors, families, individuals, and formerly
20 homeless. Ah, we have an attractive contextual
21 design and we offer a range of affordability. And,
22 um, next slide please. It's just our, our
23 development timeline. So, as you can see, we hope to
24 have ULURP approval by this fall and are working
25 closely with HPD to close next year and the summer/

2 fall of 2021. With that, thank you for the privilege
3 of allowing me to present today. And if you want to
4 flip to the next slide, we can open it up for
5 questions.

6 SUBCOMMITTEE COUNSEL: Questions are
7 actually going to come at the end of this.

8 MICHAEL GABRY: Oh, fine, thank you.

9 SUBCOMMITTEE COUNSEL: HPD, you may
10 proceed with the next picture presentation.

11 SARAH MALLORY: Great, OK. I'm Sarah
12 Mallory with HPD, and I will go ahead and just
13 discuss, ah, Old Stanley 1 and 2. Land Use items
14 number 668 and 669 are related to ULURP application
15 number C200188HAK and UDAAP application for a project
16 known as Old Stanley. The land use applications seek
17 UDAAP designation, disposition, and project approval,
18 as well as Article 11 tax exemptions for three vacant
19 city-owned lots. Land Use number 668 is related to
20 the application for Old Stanley BID 1, located at 641
21 Chauncey Street, Block 34-44, Lot 18, in Brooklyn
22 Council District 37, and Land Use item number 669 is
23 related to the application for Old Stanley 2, DeKalb
24 Central, Block 3440, Lot 35, Block 3232, Lot 63, in
25 Brooklyn Council Districts 34 and 37. The city-owned

3 properties are slated for development under HPD's
4 Open Door Program, along with privately owned
5 property located on Block 3389, Lot 45, and Block
6 3401, Lots 37 and 38. Under Open Door sponsors
7 purchase city-owned land and construction of
8 cooperative or condominium and where lot size permits
9 the program may also fund the construction of one- to
10 three-family homes, affordable to moderate- and
11 middle-income households. The selective development
12 time, RiseBoro Community Partnerships, will develop
13 the disposition area with an eight-unit co-op
14 building and two two-family homes. More
15 specifically, Old Stanley 1 will include four one-
16 bedroom units, two two-bedroom, and two three-bedroom
17 units that will be affordable to households earning
18 between 80% and 100% of the AMI. The projected sales
19 prices are roughly \$201,400 to \$266,900 for a one-
20 bedroom, \$299,500 to \$309,700 for a two-bedroom, and
21 \$287,800 to \$317,700 dollars for a three-bedroom
22 unit. Old Stanley 2 will include two two-family
23 homes with estimated sale prices ranging between
24 \$630,800 to \$650,200. Each home contains a rental
25 unit project rental income of approximately \$1944 to
\$2300. In total, including development on the

2 private sites, RiseBoro proposes to construct 23 home
3 ownership units affordable to households earning
4 incomes between 80% and 110% AMI as part of the Old
5 Stanley Project. The homes will be built to meet
6 Enterprise Green housing standards. It should be
7 noted that once completed the cooperative will sell
8 the units to households who agree to owner occupy
9 their homes for the length of the regulatory period.
10 As part of the open door program producers are
11 required to abide by resell restrictions. If a
12 homeowner sells or refinances during the regulatory
13 period the homeowner may realize up to 2%
14 appreciation on the original purchase per year of
15 owner occupancy. Additionally, homeowners
16 [inaudible] to sell to a household earning no more
17 than the project's income limit. In addition to
18 disposition approval, HPD seeks approval of tax
19 benefits for both land use items. For Old Stanley 1
20 HPD seeks approval of Article 11 tax benefits in
21 order to help maintain affordability for these home
22 ownership units. The term of the tax exemption will
23 be 40 years. That will be coterminous with the
24 regulatory agreement. For Old Stanley 2, following
25 the date of the conveyance from sponsor to the

2 purchasing home ownership , the article of tax
3 exemption will cease and each home will receive tax
4 benefits under the UDAAP statutes for a period of 20
5 years, the first 10 years at full exemption, followed
6 by 10 years of decreasing amounts in 10 equal
7 allotments on an annual basis. In order to
8 facilitate construction of the Old Stanley project,
9 as well as maintain affordability, HPD is before the
10 subcommittee requesting approval of Land Use numbers
11 668 and 669. And that concludes HPD's testimony on
12 this project, and I turn it over to others.

13 SUBCOMMITTEE COUNSEL: Is there a
14 presentation with this application, and who is
15 presenting the presentation? Please unmute Drew
16 Vanderberg.

17 DREW VANDERBERG: Hello, all. Can you
18 hear me? This is Drew Vanderberg from RiseBoro
19 Community Partnership. Thank you so much for having
20 us here today to speak on the Old Stanley project,
21 Chairperson Adams, subcommittee members, and everyone
22 out there. So, um, I'll just tell you a little bit
23 more about the project, which we're very excited to
24 bring, having been working on this project with HPD
25 and our design team for many years. So you can

2 advance to the next slide please. So here is a map
3 of this scattered site project. As mentioned, there
4 are four buildings, ah, sorry, I meant to say five
5 buildings across six different tax lots in the
6 project, and what we are discussing today is the
7 ULURP on 641 Chauncey Street and the accelerated
8 UDAAP on the two other HPD sites, 1277 DeKalb and 676
9 Central. And then RiseBoro, along with Neighborhood
10 Restore, has brought two additional sites to the
11 project to create this home ownership opportunity for
12 the citizens of Bushwick and New York City as a
13 whole. Um, I also just want to draw attention to
14 Council Member Cornegy's testimony at the beginning,
15 um, where he laid out clearly the imperative for home
16 ownership and the opportunities that provides for our
17 communities and so that is a big part of HPD's
18 Housing 2.0 plan, and we would like to see this
19 project move forward to provide this. So, um, the,
20 the red dots represent the other sites and the blue
21 dots are the sites that we're discussing today. We
22 can look at the next slide now please. So this is
23 the current state of the sites in Bushwick. 641
24 Chauncey is rather larger, grassy site, and then
25 these two, um, narrow infill lots, um, represent Old

2 Stanley 2. Next slide please. So to start with Old
3 Stanley 1, this is the building that is proposed for
4 641 Chauncey Street. It will be an eight-unit
5 building which we are proposing to make a co-op
6 building, so the occupants will be homeowners, will
7 also be joined together in a cooperative manner,
8 which has additional agency for residents to, um, own
9 their, it's not just condos, but they're all a part
10 of the ownership structured building. Ah, the AMIs
11 are 80% to 100%, um, and this is, with RiseBoro as a
12 nonprofit who also does a lot of rental projects and,
13 ah, special needs housing, um, I acknowledge that
14 those AMIs are a little bit higher than what RiseBoro
15 tends to do. But we want to serve all different
16 income ranges across New Yorkers and, ah, we'll
17 continue to do what we can to keep these AMIs as low
18 as possible as we finalize the underwriting of the
19 project. But as currently envisioned, you can see,
20 ah, the qualifying incomes of residents between 64K
21 and 110K a year, and sales prices between 201K and
22 317K. So still for the property market in New York
23 City this is an extremely affordable ownership
24 opportunity. Um, also this building will have, um,
25 amenities such as in-unit washer and dryers, bicycle

3 storage, and access to a rear yard. Ah, you can also
4 see that, ah, in the front of the rendering there's a
5 bit of a flower planting area to separate from the
6 sidewalk to the, ah, unit on the first floor. And,
7 um, we'll be designing the building to Enterprise
8 Green Community standards for heightened energy
9 sustainability and, ah, different air tightness.
10 We're also looking at potential rooftop amenities
11 such as a green roof or solar panels in the long run
12 because RiseBoro does value energy sustainability and
13 energy performance to add additional affordability to
14 all of our buildings. So, very excited about this
15 one. Let's move to the next slide. You can just see
16 a quick view of the siting for the project where the
17 yard is visible in the back and the ground floor,
18 floor plan there, just to show you that there's going
19 to be substantial space for families to live and two-
20 and three-bedroom units, as well as one bedrooms
21 throughout the building. Go on to the next slide
22 please. So for Old Stanley 2 we have these smaller
23 two-unit buildings, um, and so in this case you will
24 have, um, duplexes on the ground floor and then up
25 above smaller units, and the people who choose to
purchase these homes will be able to sublease the

2 smaller units at an affordable, ah, income to sub-
3 renters. So these are [inaudible] homes and you can
4 see the qualifying incomes at about \$118,000 a year
5 and sales prices around 675 average, um, for these
6 buildings. So also quite affordable for the Bushwick
7 area. Same amenities as the previous building and
8 same emphasis on, ah, green energy standards as
9 required by HPD and beyond. So let's keep on moving
10 through. Just some floor plans. For this, I know
11 it's a little hard to see, but just wanted to show,
12 once again, there's the yard and then you can see how
13 an average floor is laid out with, ah, several
14 bedrooms, two bathrooms in some of the units, so
15 it's, it's a great opportunity for folks to raise
16 families. The ground floor also has access directly
17 to the back yard from the living quarters. So, I
18 think they're really great designs. You can keep
19 moving. So it was mentioned that RiseBoro is
20 bringing a few other sites to the project. These
21 were provided through the TPT Program in partnership
22 with Neighborhood Restore. They're also vacant lots
23 right now. So in addition to the three buildings
24 we're discussing today these are the other two
25 buildings that will be provided at affordable incomes

3 as well. And the other eight-unit one is also a co-
4 op, so, um, just so you know. Just keep going. This
5 is a summary of everything we've discussed. Um, five
6 new buildings and, just to be clear, there are 23
7 total units, 19 home ownership units, and then four
8 of them which are subrental units within the cluster.
9 Affordability is between 80% to 110% of AMI. And,
10 ah, 78% of the 23 are two- and three-bedroom units.
11 To be precise, there are 12 three-bedroom units. So
12 it's just important to us to do larger, ah, units
13 with more bedrooms so that folks can stay for the
14 long haul and raise families in these properties.
15 There's the amenities again, and then all of the
16 requirements of the HPD Open Door Program. Also,
17 just to quickly highlight our team here. Um, this is
18 a public asset with city land, which is why we're
19 here today. Um, RiseBoro is a long-time nonprofit
20 organization in Bushwick. We've been around since
21 the Seventies and we do not only housing but many
22 other services, which I'll show on the next slide.
23 And then, um, our architect, Stat Architecture, is an
24 M/WBE firm, meaning minority- and women-owned
25 business enterprise. So we are glad to make sure
that city funds are going for those types of

2 businesses. We can move on to the next, please.

3 This is just an overview of RiseBoro's resources in

4 Bushwick because, um, I like to emphasize that

5 residents of the housing that we develop will also

6 receive upstream services to all of the rest of the

7 things we provide in the neighborhood. So we own

8 1845 units and we manage even more, um, and we also

9 have 132 operating affordable housing buildings in

10 the neighborhood with social services, legal aid, and

11 benefits assistance available to our residents at our

12 housing office right there. Ah, but then we also

13 have four other divisions, which is our empowerment

14 division, the folks design work force development,

15 make sure that we're doing local hiring and M/WBE,

16 and a lot of work with anti-eviction work and racial

17 equity in recent times. So we're continuing to build

18 out our empowerment division in the neighborhood. We

19 also have a health division with a Wellness Rising

20 program, farmers' markets, have also been doing a lot

21 of great work, um, related to the COVID-19 pandemic,

22 keeping our folks safe in our buildings and

23 throughout the neighborhood. We have a seniors'

24 division. So if anybody who moves into these

25 buildings becomes senior citizen they will also have

2 access to potential, ah, all the programs that we run
3 out of our nine senior centers in the neighborhood
4 and also the Meals on Wheels program and home health
5 aides, which will be available in the long run. And
6 also, of course, they can move into other sites. It
7 just so happens that the 641 Chauncey building is
8 next door to another RiseBoro senior center. So
9 there are services available literally next door to
10 that building. And lastly, of course, there will be
11 families in these buildings. We run a youth center
12 at 1474 Gates with tons of afterschool programming
13 and, ah, cultural activities, as well as a Summer
14 Youth Employment program. So glad to be able to
15 provide all these services. That's the end of it.
16 Questions, please, and you can also contact me at
17 the, ah, address below if you have any additional
18 questions after these presentation.

19 CHAIRPERSON ADAMS: Thank you very much.
20 I believe we have one more presentation. Ah, Council
21 Member Barron has a question before we go on.
22 Council Member Barron, just unmute. Council Member,
23 you're still muted. OK.

24 COUNCIL MEMBER BARRON: Now it's off?
25 OK. I need to double click with my mouse. Ah, thank

2 you for the presentation. I have some questions on
3 this project. Ah, this is located in Council
4 District, ah, for the projects on DeKalb and Central
5 Avenue, that's on Council District 37, I believe, and
6 perhaps 34.

7 DREW VANDERBERG: Yes. Can you hear me?

8 COUNCIL MEMBER BARRON: Yes, I can.

9 DREW VANDERBERG: Yes, um, two of them
10 are in 37 and then the 1277 DeKalb is in Reynoso's
11 district, ah, 34.

12 COUNCIL MEMBER BARRON: OK. Um, I have
13 some concerns and I'm gonna speak, ah, as, as, ah,
14 concerned about my neighboring district because they
15 do not have a representative speaking on their behalf
16 at this time. I believe you said that the price of
17 the homes, the income requirement is \$118,000 and the
18 price of the home would be \$675,000?

19 DREW VANDERBERG: That was true for the
20 two fee-simple homes, the small buildings, yes.

21 COUNCIL MEMBER BARRON: OK. Those are
22 the two fee-simple homes, you said?

23 DREW VANDERBERG: Yes.

24 COUNCIL MEMBER BARRON: And that's a two-
25 family home?

2 DREW VANDERBERG: Yes.

3 COUNCIL MEMBER BARRON: And one unit
4 would be rental?

5 DREW VANDERBERG: Correct.

6 COUNCIL MEMBER BARRON: But do you think,
7 you're calling these affordable at \$675,000 and the,
8 looking at the New York City general that might be
9 within the range of what a home would cost, but for
10 the income level of District 37 and \$118,000, which
11 is more than 100% of the AMI, is not reflective of
12 the people who live in this community.

13 DREW VANDERBERG: I understand that and I
14 agree with you. And, ah, I want to emphasize that we
15 are working with HPD to try to build these buildings
16 as affordable as possible. So the Open Door term
17 sheet, the program under which we're developing, um,
18 it, it makes it that the way that the financing goes
19 we've come to the 80% to 110% AMI level to be able to
20 construct these buildings and, um, sell them and
21 still have them be able to operate feasibly. I would
22 love to be able to get that number lower and we're
23 still gonna have a lot of work to do between now and
24 the time that we are successful in financing these
25 projects, because we have a lot of folks in Bushwick

2 and when I presented this to the, ah, community board
3 in Bushwick as well, um, they, they said the same
4 thing. You know, we have other projects where we get
5 AMIs as low as 30% or lower. Um, there's, there's
6 not necessarily a mechanism to welcome homeless folks
7 into this project. So, ah, this is admittedly a
8 slightly higher, maybe middle income project for
9 folks who wanted to purchase those two buildings.

10 COUNCIL MEMBER BARRON: So that's a
11 concern that I have, which, ah, would really have to
12 be addressed if we're going to, if I'm going to move
13 forward with support for this project, because what
14 would then happen is that we would bring in new
15 owners that do not look like or have not been a part
16 of the community because they're not reflected in
17 this income band and what we're talking about then is
18 displacement and pushing people out and
19 gentrification. So I have concerns about that.

20 DREW VANDERBERG: I understand. I, I
21 would just like to add that the market in the
22 neighborhood does include similar buildings, two-unit
23 fee-simple homes that are between \$800,000 to 1.5
24 million to purchase and so, ah, the point of the Open
25 Door Program is to try to lower that. But I don't

2 know if HPD is able to finance it if we go even
3 lower, but I'm trying to make that happen.

4 COUNCIL MEMBER BARRON: Ah, thank you,
5 and I think that, um, the community is at a
6 disadvantage because they don't have a representative
7 who can stand and definitively say on behalf of that
8 community, ah, whether or not it's reflective and
9 represents what the community wants, although I did
10 hear you say that you spoke to the community board
11 and I heard you say that they also had the same kind
12 of concerns. So it is an issue. They don't have a
13 dedicated or designated representative, and I have
14 concerns about that as well. Thank you.

15 CHAIRPERSON ADAMS: Thank you, Council
16 Member. We're gonna go ahead and ask HPD to proceed
17 and, um, any other questions, um, about any project
18 we're gonna go back and revisit after that
19 presentation.

20 SARAH MALLORY: Again, Sarah Mallory with
21 HPD, and testify on Bed-Sty Central and North 1.
22 Land Use item number 670 consists of the proposed
23 disposition approval and Article 11 tax benefits for
24 our project known as Bed-Sty Central and North Phase
25 1. The project area comprises 13 city-owned vacant

2 lots located on Block 1686, Lot 48, Block 1356, Lot
3 6, Block 1589, Lot 58, Block 1651, Lot 52, Block
4 1657, Lot 59, Block 1687, lots 47, 73, 173, and 80,
5 Block 1708, Lot 67, Block 1710, Lots 49, 51, and 52,
6 in Brooklyn Council District 36. A portion of the
7 project area is made up of urban renewal sites that
8 were designated for residential uses as part of the
9 Fulton Park Urban Renewal Plan, sites 1921-A, 22-A,
10 23-B, and 42, which was approved on September 11,
11 1985, and has since been amended twice, once on
12 November 16, 1992, and again on September 24, 2003.
13 The Fulton Park Urban Renewal Plan is currently
14 active and will expire in 2028. The city-owned lots
15 were included in a prior solicitation in 2005 and
16 were to be disposed of under a former home ownership
17 program known as New Foundations. However, the
18 project was stalled for a few reasons. First, the
19 economic downturn at the time and, second, it was
20 discovered that the then-development team engaged in
21 construction practices that resulted in unacceptable
22 [inaudible] conditions in their previous projects.
23 Therefore, HPD issued a Termination of Negotiations
24 letter on July 29, 2014. In 2015 HPD issued a new
25 request for a proposal and selected Shelter Rock

2 Builders LLC to develop a project under HPD's Open
3 Door Program. Under the Open Door Program the city-
4 owned parcels will be conveyed to restore homes
5 having development [inaudible] corporation, HDFC will
6 partner with Heritage Five LLC, the sponsor, to
7 complete the construction. The sponsor proposes to
8 construct two two-family and nine three-family homes.
9 Each home will contain rental units providing a
10 combined total of 31 [inaudible]. The homes will be
11 built to meet Enterprise Green housing standards. Upon
12 construction completion homes will be marketed to
13 families with [inaudible] household incomes between
14 80% and 130% of AMI. It is anticipated that homes
15 will average \$672,000 to \$783,600 for a two-family
16 and \$640,500 to \$838,900 for a three-family home. It
17 should be noted that as part of the Open Door Program
18 purchasers are required abide by resell restrictions.
19 If the homeowner sells or refinances during the
20 regulatory period the home ownership may realize up
21 to [inaudible] appreciation on the original purchase
22 price per year of owner occupancy. Additionally,
23 homeowners will also be required to sell to a
24 household earning no more than the project's income
25 limit. In addition to disposition approval, HPD

2 seeks approval of an Article 11 tax exemption for
3 Block 1686, Lot 48, Block 1356, Lot 6, Block 1589,
4 Lot 58, Block 1651, Lot 52, Block 1657, Lot 59, Block
5 1687, Lots 47, 73, 173, and 80, Block 1708, Lot 67,
6 Block 1710, Lots 49, 51, and 52. The value of the
7 Article 11 tax benefit is estimated to be \$251,000
8 and the term of the benefits will be five years,
9 which is the length of the estimated construction
10 phase and marketing timeline. Following the data
11 [inaudible] from the sponsor to the purchasing
12 homeowner, each homeowner will receive tax benefits
13 under the Urban Development Action Area procedure.
14 UDAAP statutes covers a 20-year period, the first 10
15 years at full exemption, followed by 10 years of
16 decreasing amounts in 10 equal allotments on an
17 annual basis. In order to facilitate construction at
18 the Bed-Sty Central and North Phase 1 project and
19 maintain affordability HPD is before the subcommittee
20 requesting approval of Land Use item number 670. And
21 that concludes HPD's testimony.

22 CHAIRPERSON ADAMS: Thank you very much.

23 I will now recognize, ah, any questions, any other
24 questions from my colleagues. I see Council Member
25 Ampry-Samuel on mute. You have to unmute. Oh, you

2 can't unmute. Someone please unmute Council Member
3 Ampry-Samuel.

4 COUNCIL MEMBER AMPRY-SAMUEL: OK, can you
5 hear me now? OK, great. Um, I just wanted to ask a
6 couple of questions, um, for clarity. Um, one is
7 related to the AMI. During our presentation I heard
8 both up to 80% AMI and I also heard 70% AMI, and the
9 slide itself referenced 70%. And so I just wanted to
10 get a little clarity around that. Um, and then also
11 can you provide me with a little more detail about
12 the breakdown of the senior units and the set-aside
13 for the formerly homeless, because it's hard to
14 distinguish between, um, you know, exactly if the
15 senior units are actually part of or could be part of
16 the homeless set-asides. Um, and the last question I
17 had is will you be working at all, this is for
18 Settlement Houses, with the, ah, young people that's
19 part of that youth build program, that's on, um, St.
20 John's within your buildings, um, with this
21 particular development.

22 MICHAEL GABRY: Sorry. I can respond to
23 the, ah, couple of questions. One specifically, it's
24 a good question about the, the seniors breakout, ah,
25 and I just want to me sure, can folks hear me? This

2 is Michael Gabry. Yes? So, um, so in regard to the
3 question, so six of the, so there's a total of eight
4 homeless units and of that eight six of them will be,
5 ah, designated for seniors. And those eight units,
6 we anticipate that they will all receive project-
7 based Section 8 vouchers. And then, ah, ah, so then
8 in addition to the six units that are for homeless,
9 ah, formerly homeless seniors, then we'll have senior
10 units, ah, 10 at 30% AMI and then we'll have another
11 10 at, ah, 40% AMI. I think, does that answer your
12 question, Council Member Ampry-Samuel, in regard to
13 the senior units?

14 CHAIRPERSON ADAMS: Please unmute Council
15 Member Ampry-Samuel. Thank you.

16 COUNCIL MEMBER AMPRY-SAMUEL: OK, thank
17 you. Um, so it does help because now I'm clear with
18 the, um, the 26, six of the 26 is for formerly
19 homeless seniors.

20 MICHAEL GABRY: That's right.

21 COUNCIL MEMBER AMPRY-SAMUEL: So that is
22 helpful. So with the remaining 20, I go back to, so
23 can you tell me what the 40, with 40% AMI is?

24 MICHAEL GABRY: Sure. So the, the income
25 range, um, for the 40% AMI would be from

2 approximately \$25,271, the annual income, to, ah,
3 \$37,800 and, ah, actually, excuse me, because we only
4 have studios and one-bedrooms, so from \$25,271 to
5 \$31,561. And I think, um, just to clarify, I know,
6 ah, when you were speaking in the beginning, ah, I
7 believe you were referencing the 29, excuse me, the
8 2019 income limits, and so the numbers that I'm
9 referencing are the 2020, ah, income, ah, limits. So
10 that's why I think our numbers were, are a little
11 different.

12 COUNCIL MEMBER AMPRY-SAMUEL: Um-hmm, um-
13 hmm, OK, and so, um, and, and I've mentioned this
14 before in the past when we talked about the, um,
15 senior breakouts. Um, I know HPD has heard this a
16 million times from me, um, that when we're talking
17 about set-asides for seniors, um, and when you get
18 into that 40% AMI range, you know, what seniors are
19 we actually talking about? We, we may not talking
20 about the seniors in that particular area, um,
21 because when you look at the other 202 buildings, um,
22 and even in NYCHA, um, senior buildings, um, we have
23 seniors that have Social Security and, um, and then
24 even the ones that have retired and they might have a
25 pension and Social Security, it doesn't rise to the

2 \$35,000, um, range for seniors. And so, you know, I,
3 I always question is there a way we can figure out
4 how to get more subsidy to make that a little more
5 affordable for the seniors in this particular
6 community, because that 40% AMI just does not at all,
7 um, speak to the seniors that live in, in the
8 community. Um, so I, I just wanted to, to say that.
9 I've, I've mentioned this before.

10 MICHAEL GABRY: Yes, and one thing in,
11 um, I know when Alexa speaks she might be able to
12 talk about this because, ah, we definitely, your,
13 your point is very well taken and we talked about,
14 you know, one of the things I think Settlement
15 Housing Fund has been successful at is helping, ah,
16 tenants find tenant-based rental subsidies so that
17 they are able to fit into some of those income
18 brackets, and that's one thing that we had, ah,
19 talked about in regard to this building is, you know,
20 that's something that we could hopefully help bridge
21 that through helping people identify potential
22 tenant-based subsidies to help, um, to help with
23 those higher income tiers.

24 COUNCIL MEMBER AMPRY-SAMUEL: OK. The
25 other question about the, um, youth build?

2 MICHAEL GABRY: Yes. So on the youth
3 build I'm gonna defer to, um, Alexa to, to touch on.

4 COUNCIL MEMBER AMPRY-SAMUEL: [inaudible]
5 and your [inaudible].

6 ALEXA SOWELL: Hi. Um, can you, could
7 you ask the question again? Are you asking about the
8 programming that we have on St. John's Place?

9 COUNCIL MEMBER AMPRY-SAMUEL: I'm asking
10 about the opportunities for, um, for community
11 [inaudible] to be able to work the actual site itself
12 and to be able to have an upfront conversation to
13 ensure some kind of agreement that the local hires is
14 actually a priority, and because Settlement House
15 already has a relationship with organizations right
16 there within the St. John's buildings, um, I think
17 that's low-hanging fruit. That's, there's a
18 relationship there already, a program in place, um,
19 and so is that something that has already been
20 flushed out and discussed?

21 ALEXA SOWELL: So we, the answer is yes.
22 We are very committed to local hiring. Um, we, ah,
23 when we engaged with Beechwood Organization, they're
24 our general contractor, they will be the ones that
25 are responsible for doing the hiring. But one of the

2 things that we've talked to them about and asked them
3 to commit to before joining the partnership was to
4 hire, ah, students from our local youth build program
5 to work on the site. Um, and we always, ah, work
6 with our general contractors to make sure that they
7 abide by, um, the requirements around local hiring.
8 So that is something that Beechwood has committed to.
9 Um, I can't speak to exactly how they, they go about
10 doing that, because, um, you know, that's something
11 that they do and they're not on the Zoom. But, you
12 know, I can certainly follow up with a written
13 response on our process for that.

14 COUNCIL MEMBER AMPRY-SAMUEL: That would
15 be helpful. Thank you. Thank you, Chair, thank you,
16 Madam Chair.

17 CHAIRPERSON ADAMS: You're very welcome.
18 Council Member Barron has her hand raised. Please
19 unmute Council Member Barron. Council Member Barron?

20 COUNCIL MEMBER BARRON: Can you hear me?
21 Can you hear me?

22 CHAIRPERSON ADAMS: Yes, we can hear you.

23 COUNCIL MEMBER BARRON: Thank you. Ah, I
24 support the comments from my colleague, ah, Alicka
25 Ampry-Samuel. I think that's very important. And I

2 have a question about the prices of the homes. Ah, I
3 believe that you said the homes would range from
4 \$637,000 up to \$839,000. Is that what you said?

5 ALEXA SOWELL: That's on the, um, the
6 RiseBoro project, I think.

7 UNIDENTIFIED: Um, I think that's on the
8 Bed-Sty Central North.

9 ALEXA SOWELL: Bed-Sty Central, yeah.

10 COUNCIL MEMBER BARRON: \$839,000? And
11 where, where, what is the location? I know you said
12 13 lots and, ah, but I didn't get any of the
13 locations or the addresses, but particularly for the
14 homes.

15 ALEXA SOWELL: Yep, yeah, we can
16 definitely get back to you on that. Ah, that's, you
17 know, for the, the three-family homes. They're the
18 largest of the options. Um, and we can get back to
19 you on [inaudible].

20 COUNCIL MEMBER BARRON: And, and the
21 income, annual income requirement for that \$839,000?
22 Do we have the income requirement?

23 ALEXA SOWELL: Yep. So the entire
24 program is between, so I can get the specifics on it,
25 but the, you know, the entire program is between 800

2 and, 80% AMI and 130% AMI overall. Um, but this one
3 is going to be specifically between 83% and 123% AMI.

4 COUNCIL MEMBER BARRON: That, that's very
5 high, particularly in a community that feels that
6 they're being gentrified. But thank you very much.

7 ALEXA SOWELL: Yeah, and, you know, one
8 of the things that, ah, we were talking about is that
9 the, um, district is a high district. It is, just
10 some of the areas within it do have very high market
11 rate, ah, amounts for what the homes are selling for.
12 So this is below, below the market rate for the
13 neighborhood, definitely.

14 COUNCIL MEMBER BARRON: And one last
15 question. What is the exterior, because you're
16 talking about Bed-Sty, you're talking about
17 brownstones, you're talking about bricks. So what is
18 the exterior?

19 ALEXA SOWELL: Um, Ben, Ben can speak a
20 little bit more to it, but they're, they're all
21 brick.

22 COUNCIL MEMBER BARRON: They're brick?
23 OK, thank you.

24 CHAIRPERSON ADAMS: Thank you very much,
25 Council Member. Ah, at this time, ah, we don't see

2 questions. We're going to, ah, excuse this panel and
3 resume our vote on LU 663. Thank you all very much
4 for your presentations.

5 UNIDENTIFIED: Thank you.

6 UNIDENTIFIED: Thank you.

7 UNIDENTIFIED: Thank you.

8 UNIDENTIFIED: Thank you.

9 UNIDENTIFIED: Thank you.

10 UNIDENTIFIED: Thank you all.

11 SUBCOMMITTEE COUNSEL: On LU 663, the
12 Adam Clayton Boulevard project, Council Member Barron
13 how do you vote?

14 COUNCIL MEMBER BARRON: Permission to
15 explain my vote?

16 CHAIRPERSON ADAMS: The chair recognizes
17 Council Member Barron.

18 COUNCIL MEMBER BARRON: Thank you. Ah, I
19 asked for information about whether or not the
20 tenants would be displaced and I got the answer no,
21 they do not have to, they won't be forced into
22 purchasing. They have the option, but they do not
23 have to purchase, and they can remain as tenants, and
24 I said great. And then the question came to me
25 tenants paying what rent, and I was told that they

2 could remain as tenants but they would have to pay
3 40% AMI for rentals. If this is a building where the
4 average, ah, AMI presently is 30% of the AMI and if
5 we're now saying that these tenants would be required
6 to pay 40% of the AMI, and if we know that housing
7 advocates say that 30% of your income is what is a
8 good gauge for rentals, then this 40% is way above
9 and would increase the existing tenants, ah, rental
10 responsibility double or perhaps even more. So for
11 that reason I'm voting no. Thank you, Madam Chair.

12 SUBCOMMITTEE COUNSEL: Council Member
13 Miller. Council Member Treyger.

14 COUNCIL MEMBER TREYGER: Aye.

15 SUBCOMMITTEE COUNSEL: I have a vote of 4
16 in the affirmative, 1 in the negative, and no
17 abstentions. The item is recommended for approval.

18 CHAIRPERSON ADAMS: Thank you, Counsel.

19 Ah, we will resume, ah, to the, to the former subject
20 matter. Are there any members of the public who wish
21 to testify on the previous items?

22 SUBCOMMITTEE COUNSEL: Chair Adams, there
23 is a member of the public who wishes to testify on
24 this item. Ah, Abraham Gross is here to testify.

25

2 CHAIRPERSON ADAMS: OK. Is Mr. Gross
3 over, and we'll see. Members of the public will be
4 given two minutes to speak. Please do not begin
5 until the Sergeant at Arms has started the clock, and
6 please remain in the meeting until after all council
7 member questions.

8 SUBCOMMITTEE COUNSEL: We are still
9 waiting for, ah, Avi Gross to be moved into the
10 panelist view.

11 ABRAHAM GROSS: Can you hear me?

12 CHAIRPERSON ADAMS: Yes, we can hear you.
13 Before you begin please state your name and
14 affiliation, the LU number and name of the project on
15 which you'd like to testify. I recognize Mr. Gross.

16 ABRAHAM GROSS: Right. Thank you,
17 honorable members of the council. My name is Abraham
18 Gross and I'd like to testify on behalf of all the
19 projects that were mentioned, um, and respectfully,
20 if you feel so inclined, I might need a little bit
21 more than two minutes. I mean, four minutes or even
22 five minutes would be great. As an aggrieved law-
23 abiding New York...

24 SERGEANT AT ARMS: Starting time.

2 ABRAHAM GROSS: Sorry? As an aggrieved
3 law-abiding New York citizen whose life has been
4 destroyed by a sickening scam that is also called
5 affordable housing, I am begging you as public
6 officials of integrity not to approve any of these
7 projects before, at the very least, you listen to
8 what I have to say and you see the evidence that I
9 have obtained. Respectfully, you are all here by the
10 power of the public. You represent the public's
11 interest. The public is being aggrieved and
12 betrayed, not only by these deals, but by the entire,
13 um, scam that is called affordable housing.
14 Respectfully, these aren't my words. These are what
15 multiple whistleblowers with inside HPD has said that
16 the entire process is tainted with corruption, fraud,
17 embezzlement, and racial discrimination. Carina
18 Rodriguez and Ricarte Chavera are two credible HPD
19 whistleblower employers who recently went in, in a
20 sworn affidavit in court detailed the horrors that
21 HPD has engaged in. Affordable housing is a scam and
22 the more that this is denied by honorable members of
23 the public the more the scam will be allowed to go
24 on. In my case, just to give you a couple of
25 examples, from the very first day of the application

2 process I was already pressured to withdraw my
3 application. I was then threatened that my
4 application would be rejected if I redacted my Social
5 Security number, and, critically, because of the
6 pressure we applied HPD was forced to admit that out
7 of 74,000 applicants to this project they had
8 rejected 73,773. So 99% of the applicants got
9 rejected. This is what happens in any new
10 construction affordable housing project. Of the
11 apartments that were awarded, of the 246...

12 SERGEANT AT ARMS: Time's expired.

13 ABRAHAM GROSS: ...well, I'm ask...

14 CHAIRPERSON ADAMS: Mr. Gross, I'm going
15 to ask you to, ah, wrap as quickly as possible.

16 ABRAHAM GROSS: OK. I'm just asking for
17 60 seconds, OK?

18 CHAIRPERSON ADAMS: You got it.

19 ABRAHAM GROSS: These aren't the
20 allegations of a crazy person. This is, these are
21 allegations that are proven by hard evidence, which I
22 have. If you're wondering where DOI is in all this,
23 unfortunately that is a huge part of the program.
24 Many affordable, ah, housing luxury apartments have
25 gone to DOI investigators, have gone to the HPD

2 decision-makers, ah, have gone to the marketing
3 agents. I am happy to share this evidence with you.
4 But what I implore you to understand is that no one
5 is watching. So I heard all these presentations and
6 it sounds great. Affordable housing, um, they have a
7 gym, it's all nice to present it like that, but when
8 it comes down to it the application process is so
9 corrupt that these apartments are not going to
10 affordable housing. Rightfully, rightful applicants,
11 a small percentage is, just enough that no one asks
12 any questions. And my, my last point is that the
13 public, which you represent, is being aggrieved to
14 the tune of billions of dollars and it's going to
15 take an honest public official of integrity to say
16 wait a minute, this guy's not speaking crazy
17 language, he actually has evidence, and I'm gonna
18 take a look at his evidence. Thank you so much for
19 your consideration.

20 CHAIRPERSON ADAMS: Thank you so much for
21 being here and your testimony. We appreciate it. I
22 believe we have, ah, Counsel, I'll take your
23 direction at this point.

24

25

2 SUBCOMMITTEE COUNSEL: Ah, the next
3 witness testifying on these items is Tio Chino. Tio
4 Chino is now able to talk.

5 SERGEANT AT ARMS: Starting time.

6 SUBCOMMITTEE COUNSEL: We can't see him.
7 I think he's [inaudible].

8 TIO CHINO: Hello, can you hear me?
9 Hello, can you hear me?

10 CHAIRPERSON ADAMS: We can hear you.

11 TIO CHINO: Oh, sorry, because I was
12 coming from the phone, my computer doesn't work.
13 Thank you very much, ah, council. My name is Tio
14 Chino. I live at 640 Riverside Drive, a building
15 that was passed in Title 11 in 2003. I am a witness
16 of what Mr. Gross said before and I would like to ask
17 the, I would like to ask, sorry, I'm bringing my
18 camera on, so sorry. Ah, I would like to ask the
19 council to look at every building that is passing
20 Title 11 because there was gross mismanagement of the
21 fund that are allocated by HPD to all those Title 11.
22 Our building has 46 million of dollar of debt that is
23 passed upon us, the tenant of the building where I
24 live at 640 Riverside Drive. So I would like to ask,
25 because I saw several property in there that are in

2 my city council, my city councilman has not, Mark
3 Levine, has not participated in the investigation and
4 older allegation. The reason, another building, for
5 example, 544 East 13th Street who was in the
6 Resolution 0374, in 2002 that building, one of the
7 person who worked so hard to get into that building
8 is today homeless and she has reached to the mayor,
9 she has reached to different people, and every time
10 we go through the same thing. So I'm requesting the
11 council to look and to do a deep investigation in HPD
12 and the department who handle all those property in
13 Title 11, because once they go in Title 11 it
14 disappear and all of us, the tenant, are branded as
15 lunatic, crazy people, and things like that. And
16 that thing has happened so long that you could see at
17 the last order of [inaudible] they were taken from
18 black and, and, people of color, and that was
19 something. So please, Council, look at all those
20 Title 11 in detail, look at the tenant, ask
21 questions. Thank you very much for your time.
22 Thanks.

23 CHAIRPERSON ADAMS: Thank you very much
24 for being here. Thank you for your testimony. We
25 appreciate it.

2 SUBCOMMITTEE COUNSEL: Before, before you
3 leave, are you also dialed in? We see an unknown
4 caller. Is that you also? That's somebody else?
5 All right, thank you. It appears there's another
6 witness, ah, unidentified at this point. Um, unknown
7 caller 9968. Is unknown caller 9968, ah, unmuted?
8 Maybe there is not another caller. If there are any
9 other members of the public who wish to testify on
10 these items please raise your hand now. The
11 committee will stand at ease while we resolve a
12 technical issue.

13 ABRAHAM GROSS: Um, sorry, can, can I,
14 respectfully again, council members, I just wanted to
15 ask if anyone had any questions for me, for Mr. Chin,
16 because we're speaking on behalf of a lot of
17 aggrieved people. Ah, aggrieved New Yorkers who have
18 abused by affordable housing programs.

19 SUBCOMMITTEE COUNSEL: Who is talking
20 right now?

21 ABRAHAM GROSS: Sorry. Ah, this was
22 Abraham Gross just asking permission, um, to ask if
23 any of the honorable council members had any
24 questions for me or Mr. Chin.

2 SUBCOMMITTEE COUNSEL: I see no other
3 members of the public waiting to testify on this
4 item, these items. Chair Adams, can you hear me?

5 CHAIRPERSON ADAMS: I can hear you,
6 Counsel. Thank you very much.

7 SUBCOMMITTEE COUNSEL: There are no other
8 members of the public who wish to testify on LU 666,
9 667, 668, 669, or 670.

10 CHAIRPERSON ADAMS: Thank you very much.
11 Bear with me. Next, I believe, we're ready to hear
12 from LPC.

13 SUBCOMMITTEE COUNSEL: You could close
14 the public hearings at this time.

15 CHAIRPERSON ADAMS: OK. Seeing no
16 further, ah, members of the public wishing to testify
17 or council member questions, we will close, we will
18 close the, ah, items on the, ah, HPD calendar at this
19 time. And we'll move into the presentation by LPC.

20 We'll hear from the applications. I'm gonna name the
21 numbers of what we just closed. The public hearings
22 on LU 666, 667, 668, 669, and 670 are now closed.

23 Next we will hear three applications submitted by the
24 Landmarks Preservation Commission. Pursuant to
25 Section 3020 of the Charter of the City of New York

2 and Section 25-303 of the Administrative Code of the
3 City of New York, proposing the rescission and
4 amendment of prior landmark designations. LU 671 is
5 an application proposing the rescission of the
6 landmark designation of Beth Hamedrash Hagodol
7 Synagogue, originally the Norfolk Street Baptist
8 Church, and a landmark site of 60-64 Norfolk Street
9 in Council Member Chin's district in Manhattan. LU
10 672 is an application amending the landmark
11 designation of the Alexander Hamilton House, AKA
12 Hamilton George, to make its landmark site, 414 West
13 140st Street in Council Member Perkins' district in
14 Manhattan, and LU 673 is an application amending the
15 landmark designation of the Kingsland Homestead to
16 make its landmark site, 143-35 37th Avenue in the
17 district represented by Council Member Koo in Queens.
18 Counsel, please announce the LPC panel.

19 SUBCOMMITTEE COUNSEL: One moment. Ah,
20 Tim Frye and Kate Lemos McHale will be testifying on
21 all three applications on behalf of the Landmarks
22 Preservation Commission.

23 CHAIRPERSON ADAMS: OK. Thank you.
24 Counsel, please administer the affirmation.

2 SUBCOMMITTEE COUNSEL: Panelists, please
3 raise your right hands and state your names.

4 TIM FRYE: Tim Frye.

5 KATE LEMOS MCHALE: Kate Lemos McHale.

6 SUBCOMMITTEE COUNSEL: Do you affirm to
7 tell the truth, the whole truth, and nothing but the
8 truth in your testimony before this subcommittee and
9 in answer to all council member questions?

10 TIME FRYE: I do.

11 KATE LEMOS MCHALE: [inaudible]

12 CHAIRPERSON ADAMS: Thank you. The
13 PowerPoint presentation you provided to the
14 subcommittee will be loaded into Zoom when you're
15 ready and will be advanced when you say next. Before
16 you begin, please state your name and affiliation for
17 the record. You may begin.

18 TIM FRYE: Good afternoon Chair Adams and
19 members of the Landmarks Committee. I'm Tim Frye,
20 the director of special projects at the Landmarks
21 Preservation Commission and I'm joined by the
22 director of research, Kate Lemos McHale. I'm here to
23 present to you, ah, three housekeeping items, the
24 first being the rescission of the landmark
25 designation for 60-64 Norfolk Street on June 30,

2 2020. May I have the presentation please? And the
3 next slide. And the next slide please. And that is
4 the historic photo at time and designation. Ah, next
5 slide please. Ah, 60 Norfolk Street was vacated in
6 2007 due to serious structural issues and in 2017
7 suffered a catastrophic fire that, as you see from
8 the photo on the left, severely damaged the building.
9 In a series of votes beginning in 2017, LPC
10 eventually approved demolition of the entire site due
11 to hazardous conditions. In its June 2019 to approve
12 full demolition LPC found that the loss of historic
13 fabric due to the fire, structural issues, and
14 partial demolition of unstable masonry had resulted
15 in a building and site that no longer conveyed
16 significance or integrity as an individual landmark.
17 The synagogue is working with developers to
18 incorporate remnants of the historic synagogue and
19 sacred objects into the, the design of a new building
20 and synagogue at the vacant site. At the public
21 hearing on the rescission of the landmark site on
22 June 30, 2020, the commission received testimony from
23 one individual lamenting the loss of the landmark.
24 Next slide please. The commission voted to rescind
25 the landmark designation because the designated

3 building has been demolished and nothing of
4 architectural, historic, or culture significance
5 remains on the landmark site. LPC recommends that
6 you uphold this action, and thank you. I'm happy to
7 take any questions on this item. Next slide. And
8 next slide. Ah, the Kingsland Homestead is one of
9 the oldest buildings in Queens. The Kingsland
10 Homestead was named after Captain Joseph King, son-
11 in-law of Charles Doughty, who constructed the
12 property around 1785 in the Dutch Colonial style.
13 The landmark was moved shortly after its designation
14 and amendment of the landmark designation reflects
15 its relocation to Weeping Beech Park in Queens. Next
16 slide. Kingsland Homestead was designated in 1965 at
17 40-25 155th Street, Block 5270, Lot 14, and in an
18 early decision LPC approved certificate of
19 appropriateness number 9 to relocate the landmark to
20 its current site at 143-35 37th Avenue, Block 5012,
21 Lot 60, which is also the site of the landmark the
22 Weeping Beech Tree, indicated here on the right hand,
23 ah, right part of the slide. Next slide. The former
24 lot was subdivided into seven lots for the
25 construction of a series of brick row houses in 1970.
Tax Lot 5275 included lots 1, 111, 112, 115, 117,

2 119, and 120. The landmark in its new location, as
3 seen here on the right, operates as the headquarters
4 of the Queens Historical Society. It is maintained
5 by NYC Parks, which acquired the park site in 1925
6 and expanded the park to its current size in 1976.

7 Next slide. At the public hearing on the amendment,
8 or the rescission of the landmark site. On June 30,
9 2020, the commission received testimony from

10 representatives of the Historic House Trust of New
11 York City and Queens Historical Society and Queens
12 Kingsland Homestead House Museum all in support of
13 the amendment. The commission voted to amend the
14 landmark designation of Kingsland Homestead to
15 reflect its current location in Weeping Beech Park,
16 and this entailed rescinding the designation of its
17 former site and designating the land beneath its
18 current location as its landmark site. Next slide.

19 And the next. The Alexander Hamilton House, which is
20 also known The Grange, is a Federal-style house named
21 after the Scottish home of Alexander Hamilton's
22 paternal grandfather. The landmark was moved after
23 its designation and the proposal was to amend the
24 landmark designation to reflect its current location
25 in St. Nicholas Park. Next slide. Over its lifetime

2 the building has been moved three times. Alexander
3 Hamilton erected the house as a country retreat on 35
4 acres in 1801, seen at the center of this map. In
5 1889 the house was moved 500 feet and operated as a
6 chapel and later a rectory for the adjacent St.
7 Luke's Church. Next slide. In 1960 the Department
8 of the Interior designated Hamilton Grange as a
9 national historic landmark. In 1966 LPC designated
10 the property as a New York City landmark. And in
11 1976 Congress passed legislation establishing
12 Hamilton Grange as a national memorial. And it was
13 at this time that funds were appropriated for its
14 relocation and restoration. Next slide. In November
15 of 1974 LPC designated the Hamilton Heights Historic
16 District, which includes St. Luke's Church and the
17 former site of the Grange. The amendment applied
18 only to the individual landmark designation. St.
19 Luke's Church and its entire site remains in the
20 Hamilton Heights Historic District and within LPC's
21 jurisdiction. Next slide. In 1993 LPC issued a
22 certificate of appropriateness, approving the
23 schematic proposal to move Hamilton Grange from 287
24 Convent Avenue, Block 2050, Lot 4, to its current
25 site at 414 141st Street, Block 1957, Lot 140, in St.

2 Nicholas Park. In 2008 the National Park Service
3 completed relocation of the property to St. Nicholas
4 Park. Next slide. And that relocation is reflected
5 in these photos here. Next slide. After completion
6 restoration the landmark reopened to the public on
7 September 17, 2011. At the public hearing on the
8 rescission of the landmark site on June 30, 2020, the
9 commission received no testimony regarding the item.
10 The commission voted to amend the landmark
11 designation of the Grange to reflect its current
12 location in St. Nicholas Park and this entailed
13 rescinding the designation of its former site and
14 designating the land beneath its current location as
15 its landmark site in St. Nicholas Park. And this
16 concludes my presentation and I'm available for
17 questions. Thank you.

18 CHAIRPERSON ADAMS: Thank you very much.
19 I now invite my colleagues to ask questions of the
20 panel. If you have questions for the panel please
21 click the raise hand button on the participate panel.
22 Counsel, are there any questions from my colleagues
23 at this time? I don't see any. Council Member
24 Barron, I see you. Please unmute Council Member
25 Barron. Thank you. Yes.

2 COUNCIL MEMBER BARRON: Ah, no questions,
3 I just wanted to say that was a very interesting
4 history and, ah, just hope that as, as that
5 historical piece is being presented we might have
6 some references also to some of the social conditions
7 that existed at that time, particularly now in light
8 of all of the demonstrations and protests. So just
9 to help to put it in context. But I found it very
10 informative. Thank you very much.

11 TIM FRYE: Thank you.

12 CHAIRPERSON ADAMS: Thank you, Council
13 Member Barron. I agree. OK. There being no more
14 questions for this panel, the panel is excused.
15 Counsel, are there any members of the public wishing
16 to testify on any of these landmark items?

17 SUBCOMMITTEE COUNSEL: There are. Ah,
18 Tio Chino is here to testify on these items as well.

19 CHAIRPERSON ADAMS: OK. Members of the
20 public, you're going to be given two minutes to
21 speak. Please do not begin until the Sergeant at
22 Arms has started the clock. We are taking your
23 testimony on any of these three landmark items at
24 this time. Thank you.

25 SERGEANT AT ARMS: Starting time.

2 SUBCOMMITTEE COUNSEL: Mr. Chino.

3 TIO CHINO: Yeah, hi there, council.

4 This is Tio Chino again. Ah, I live at 640 Riverside
5 Drive, which is on 141st and Riverside, and the
6 Hamilton Grange is part of our historical district.
7 Whatever change they have been trying to [inaudible]
8 through the land use, whatever the change are going
9 to be, there is a space where the land, the Grange
10 used to be that is empty and is a park administered
11 by the US Park Service. I would like before any of
12 that space be given to the City of New York or HPD
13 that HPD be completely and 100% investigated for the
14 same reason as previous testimony. It has been,
15 there has been mismanagement of fund and I would not
16 want to see a piece of the history of my neighborhood
17 be given to real estate developer that will use that
18 space to build something that will not be for what it
19 was. So right now the space is used as a public
20 garden. It should be made for the community to be
21 remembered what was there and to be part of the
22 historical history of the Hamilton Grange, of the
23 Hamilton Height neighborhood, which I live in. I see
24 the, I see because of all those Title 11 things, I
25 have seen the devastation that has happened and I

2 really hope the council member will investigate HPD
3 and all the people that have to deal with HPD and
4 keeping all those, um, all those assets that belongs
5 to the people back to the city, back to the council
6 where the council can say yes, something went wrong,
7 so please do not give the space, that little space,
8 to the, to the developer of the City of New York.
9 Um, 23 seconds, I'll hand my time back to the council
10 with no explicit like happen in Los Angeles. Thank
11 you very much for your time. Have a nice, ah, nice
12 afternoon. Thank you.

13 CHAIRPERSON ADAMS: Thank you, sir. We
14 appreciate you being here with us today. Thank you
15 once again for your testimony.

16 SUBCOMMITTEE COUNSEL: The next witness
17 here to testify on LU 671 is Avi Gross.

18 SERGEANT AT ARMS: Starting time.

19 ABRAHAM GROSS: Council members, ah,
20 thank you [inaudible] and thank you for, ah, to Ms.
21 Kelly and everyone managing this on the technical
22 side. Ah, respectfully, council members, um, being
23 homeless during the pandemic and watching how the
24 only opportunity you ever were approved for before
25 being rejected four times based on four different

2 reasons while watching so many other applicants who
3 own million-dollar apartments in California, this was
4 proven, this was substantiated by the DOI. That's
5 who the apartments are going to. You know, it's
6 no...

7 CHAIRPERSON ADAMS: Mr. Gross, I'm going
8 to interrupt you at this time. We are taking
9 testimony and comments on the three items that we
10 have just reviewed by LPC for landmarks. Do you have
11 anything to add?

12 ABRAHAM GROSS: Yes, respectfully. Can
13 you hear me?

14 CHAIRPERSON ADAMS: Yes we can.

15 ABRAHAM GROSS: Um, my, my specific
16 comment about these specific projects is who is
17 monitoring to make sure that the people within HPD
18 that are, um, filing the applications or, you're
19 saying...

20 CHAIRPERSON ADAMS: OK, Mr. Gross, I'm
21 going to interrupt because HPD did not present on the
22 landmark items today. So we're gonna thank you for
23 your testimony and we're gonna move on. Thank you
24 very much for being here today. Counsel, are there
25 any other members of the public wishing to testify?

2 SUBCOMMITTEE COUNSEL: If there are any
3 other members of the public who wish to testify on LU
4 671, 672, or 673 please raise your hand now. Seeing
5 none, there are no members of the public here to
6 testify.

7 CHAIRPERSON ADAMS: OK, thank you very
8 much. There being no other members of the public who
9 wish to testify, um, the public hearings on LUs
10 number 671, 672, and 673 are now closed. And this
11 does conclude today's business. All of today's items
12 are laid over. I remind you that if you have written
13 testimony on any of today's items you may submit to
14 landusetestimony@council.nyc.gov. Please indicate
15 the LU number or the project name in the subject
16 heading. I'd like to thank the applicants, all
17 members of the public, my colleagues, of course,
18 subcommittee counsel, land use staff, and the
19 Sergeant at Arms for participating in today's
20 hearing. This meeting is hereby adjourned. [gavel]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date September 20, 2020