

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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November 5, 2020
Start: 2:00 p.m.
Recess: 3:32 p.m.

HELD AT: Remote Hearing

B E F O R E: Adrienne E. Adams
Chairperson

COUNCIL MEMBERS: Adrienne E. Adams
Inez D. Barron
Peter A. Koo
I. Daneek Miller
Mark Treyger
Costa G. Constantinides
Jimmy Van Bramer

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

Ricky Ng
Administrative Architect
DSNY

Gregory Anderson
Assistant Commissioner
Policy and External Affairs
Department of Sanitation

Steven Brautigam
Assistant Commissioner
Environmental Affairs
Department of Sanitation

Alana Davis
Assistant Commissioner
Real Estate

Jason Ortiz
Assistant Director
Real Estate Services
DCAS

Avi Gross

Theo Chino

@

2 SERGEANT AT ARMS: Sergeant Leonardo, you
3 may begin the cloud recording.

4 SERGEANT AT ARMS LEONARDO: Cloud is
5 going.

6 SERGEANT AT ARMS: All right. Sergeant
7 Polite, it's all yours.

8 SERGEANT AT ARMS POLITE: Thank you.
9 Good morning, and welcome to the remote hearing on
10 Landmarks, Public Sitings, and Dispositions. Will
11 all members and staff please turn on their videos at
12 this time? Again, will all members of the staff
13 please turn on their videos at this time. Thank you.
14 To minimize disruptions, please place all cell phones
15 and electronics to vibrate. You may send your
16 testimony at landusetestimony@council.nyc.gov. Once
17 again, that's landusetestimony@council.nyc.gov.
18 Chair, we are ready to begin.

19 CHAIRPERSON ADAMS: [gavel] Good
20 afternoon. I'm Council Member Adrienne Adams, chair
21 of the Subcommittee on Landmarks, Public Sitings, and
22 Dispositions. I'm joined remotely today by Council
23 Members Koo, Barron, and Treyger. Today we will be
24 voting on LU 688, the 505 West 134th Street cluster.
25 The subcommittee held a public hearing on this item

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2 on October 8. Today we will also hold a public
3 meeting, a public hearing, on the public siting of a
4 Department of Sanitation garage and salt shed
5 facility in Queens. Before we begin I recognize the
6 subcommittee counsel to review today's hearing
7 procedures.

8 COMMITTEE COUNSEL: Thank you, Chair
9 Adams. I am Jeffrey Campagna, counsel to the
10 subcommittee. Members of the public who wish to
11 testify were ask to register for today's hearing. If
12 you wish to testify and have not registered please go
13 to www.council.nyc.gov to sign up now. If you are a
14 member of the public who wants to watch this hearing,
15 please watch the hearing on the New York City Council
16 website. All people testifying before the
17 subcommittee will be on mute until they are
18 recognized by the chair to testify. When the chair
19 recognizes you, your mic will be unmuted. Please
20 confirm that your mic is unmuted before you begin
21 speaking. Public testimony will be limited to two
22 minutes per witness. If you have additional
23 testimony or written testimony you would like to
24 submit to the subcommittee to consider, please submit
25 it to landusetestimony@council.nyc.gov. Please

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2 [inaudible] LU number or project name in the subject
3 line of the email. During the hearing, council
4 members who would like to ask questions should use
5 the Zoom raise hand function. The raise hand button
6 should appear at the bottom of the participant panel.
7 I will announce council members who have questions in
8 the order that they raise their hands. Chair Adams
9 will then recognize members to speak. Witness are
10 reminded to remain in the meeting until they are
11 excused by the chair. Council members may have
12 questions. Lastly, there may be extended pauses if
13 we encounter technical problems. We ask that you
14 please be patient as we work through these issues.
15 Chair Adams will now continue with today's agenda
16 items.

17 CHAIRPERSON ADAMS: Thank you, Counselor.
18 We've also been joined by Council Member Costa
19 Constantinides. We will now vote to approve
20 preconsidered LU 688, the 505 West 134th Street
21 cluster. This application was submitted by HPD
22 pursuant to Article 16 of the General Municipal Law
23 and Article 11 of the Private Housing Finance Law,
24 requesting the approval of an Urban Development
25 Action Area Project, waiver of the designation

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2 requirements of Sections 197-C and 197-D of the
3 charter, and an exemption from real property taxes
4 for three city-owned five-story residential buildings
5 located at 505, 523, and 527 West 134th Street,
6 Borough of Manhattan, together called the 505 West
7 134th Street cluster, in Council District 7, which is
8 represented by Council Member Levin. This
9 application will facilitate the preservation of 69
10 units of affordable home ownership. Counsel, please
11 call the roll.

12 COMMITTEE COUNSEL: The subcommittee will
13 now vote to approve LU 688. Chair Adams.

14 CHAIRPERSON ADAMS: I vote aye.

15 COMMITTEE COUNSEL: Koo.

16 COUNCIL MEMBER KOO: I vote aye.

17 COMMITTEE COUNSEL: Barron.

18 COUNCIL MEMBER BARRON: Permission to
19 explain my vote?

20 CHAIRPERSON ADAMS: Permission granted.

21 COUNCIL MEMBER BARRON: Thank you. Yes,
22 I just want to thank the chair and the staff, because
23 I did have several questions when this item was up at
24 our hearing and those questions were answered. And I
25 think this is a great opportunity for people to be

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2 able to have home ownership at a reasonable rate, and
3 those who are being challenged will in fact be
4 assisted in getting Section 8. So I vote aye on this
5 project. Thank you very much.

6 COMMITTEE COUNSEL: Treyger.

7 COUNCIL MEMBER TREYGER: I vote aye.

8 COMMITTEE COUNSEL: By a vote of 4 in the
9 affirmative with zero in the negative and zero
10 abstentions the item is approved and recommended for
11 referral to the full Land Use Committee. However,
12 the vote is held open.

13 CHAIRPERSON ADAMS: OK, thank you,
14 Counselor. We now move on to today's public hearing
15 on LU 691, relating to the DSNY Queens sanitation
16 garage one. This application was submitted by the
17 Department of Sanitation and the Department of
18 Citywide Administrative Services, pursuant to Section
19 197-C of the charter, for the site selection and
20 acquisition of property for a sanitation garage and
21 salt shed facility to be located at 31-11 20th Avenue
22 and 19th Avenue in Queens Community District 1, in
23 the Council District represented by Council Member
24 Constantinides. The existing DSNY facility is
25 located in Council Member Van Bramer's district. We

2 are joined, or will be joined, by both members today.

3 I now recognize Council Member Constantinides to
4 offer an opening statement.

5 COUNCIL MEMBER CONSTANTINIDES: Hi, good
6 afternoon Chair Adams. Thank you so much for the
7 opportunity to address, ah, the committee today, and
8 thank you to my colleagues for allowing me to speak
9 as well. I hope everyone is staying safe. Ah, you
10 know, the garage on 21st Street has been situated
11 next to public housing for a generation. And it has
12 gone on way too long. This is an environmental
13 justice crisis, and the fact that we're able to move
14 this sanitation garage, which has been an EJ
15 contributor for so long and finally move it to a
16 location that is industrial, that is safe, and that
17 will allow for still Community Board 1 to get plowed
18 and, and, you know, have the sanitation services that
19 they need is a big, ah, win for our community.

20 However, there are some things that still need to
21 happen. Ah, they're moving the garage to northern
22 Astoria. Ah, the waterfront there is in desperate
23 need of revitalization. We've had conversations with
24 the administration around the need to finally let
25 Luyster Creek become a living water body again. It's

2 been a brownfield for way too long. There was a
3 visioning session 10 years ago for it to become a
4 kayak launch. Well, right now if you put a kayak in
5 that, in that particular water body it would melt.
6 Um, so we need to make sure that as part of this that
7 we're on a path to revitalizing Luyster Creek. In
8 addition, um, we've talked to the sanitation
9 department and the administration around upgrades to
10 northern Astoria where the sanitation garages are
11 going. I recognize the deep financial hardship that
12 the city is going through. But I also recognize that
13 in community benefit agreements in good times and bad
14 times are not out of the question. I, you know, was
15 a staffer prior to being a council member. I was
16 here for lots of bad budgets, where we still were
17 able to do community benefit agreements. There needs
18 to be, ah, a revitalization of the, some of the
19 playgrounds and the areas around northern Astoria to
20 ensure that the community there is getting what they
21 need. Ah, but it, also looking at 21st Street and,
22 you know, we need Department of Transportation to
23 come through, you know, and look at and, and really
24 take a hard look at 21st Street and ensure that 21st
25 Street is, you know, reimagined in the manner in

2 which we hoped to for so long. This removal of the
3 sanitation garage gives us an opportunity to
4 reimagine this street, and also gives us an
5 opportunity to reimagine the site in which this
6 garage has stood for the last generation. We need to
7 have public use for public land. This land cannot
8 end up in the hands of developers. This land needs
9 to be affordable housing. This land needs to be
10 something, truly affordable housing. Truly
11 affordable, not, you know, AMIs that are beyond the
12 neighborhood, but really integrated into the
13 community. There's been a robust process in the
14 Community Land Trust of western Queens and Ravenswood
15 Tenants' Association, and many residents on 21st
16 Street, in and around there, have had a robust, ah, a
17 process already to reimagine this site. We need to
18 continue with that, and we need to guarantee. This
19 council, we may be term limited out. I know my
20 colleague, I've been working closely with Council
21 Member Van Bramer on this, and we may not be council
22 members when this garage gets tore down and something
23 happens there. However, we need to ensure the legacy
24 on 21st Street is not one where the city can sell
25 this property in the long term and ends up being a

2 private development. This needs to ensure that we
3 have public land for public use, preferably with a
4 land trust. I look forward to working with HPD on
5 all of these issues to ensure that the new site and
6 the areas around it are given the love that they
7 need, while we reimagine 21st Street and ensure real
8 community participation and a reimagining of 21st
9 Street in and around where this garage has stood. So
10 I thank you again, Chair Adams, for, ah, your
11 partnership. I look forward to my continued
12 partnership with the administration on this, and with
13 Council Member Van Bramer as we ensure the legacy
14 here moving forward is not one that we look back on
15 10 years from now and are ashamed of, but one that we
16 are proud that this garage finally moved away from
17 public housing and that we put something and
18 guaranteed something for our community that will have
19 a long-lasting impact. Thank you.

20 CHAIRPERSON ADAMS: Thank you very much,
21 Council Member. So glad you're here today. I now
22 recognize Council Member Van Bramer to offer remarks.

23 COUNCIL MEMBER VAN BRAMER: Thank you
24 very much, ah, Chair Adams, for, ah, the opportunity
25 to speak, and thank you to Council Member

2 Constantinides, ah, for all the work that he has
3 been, ah, doing and, ah, for the exemplary example,
4 ah, that, ah, he set in working with us to site a new
5 depot in his district. Ah, I represent the
6 Ravenswood, ah, community and have for 11 years. But
7 for decades the existing 1939 outdated sanitation
8 depot has been a source to real problems for the
9 local community. Ah, it's an environmental justice
10 issue, it's a racial justice issue, and it's, ah, a
11 public housing justice issue for me, and I know that
12 Carol Wilkins, our president of the Ravenswood, ah,
13 Residents Association, and generations before her
14 have fought, ah, to, to move this depot and to bring
15 some justice to the local community. For decades
16 garbage trucks have, ah, parked double and triple
17 parked, ah, all over the sidewalks and streets
18 surrounding the Ravenswood Houses. Ah, the stench
19 has been, ah, ah, awful. Ah, it's been dangerous for
20 the residents and they have been fighting this fight
21 for a long time. Ah, it is certainly not the
22 Department of Sanitation's, ah, fault that a depot
23 was built there in 1939. Ah, but it has been way
24 past time for the site, ah, to be retired, and so it
25 is a great development that a new state-of-the-art

2 facility will be built in western Queens. It is also
3 a great development that this site will be retired.

4 And as Council Member Constantinides was just saying,
5 what happens to the site now is of incredible

6 importance, ah, and I share Council Member

7 Constantinides's vision that this is public land that
8 must be, ah, for public use. It must be for the

9 people of, ah, the local community. It cannot be,

10 ah, sold to private developers. We cannot have

11 luxury housing. We must see, ah, what the community

12 envisions for itself, ah, be built one day on this

13 site, even if we are no longer, ah, the [inaudible],

14 ah, representing this particular portion of our

15 district. So, ah, I want to say what a great, ah,

16 success story this is. A long time coming for so

17 many people in Ravenswood and Queensview, ah, the

18 borderline of our districts. It runs right through

19 this and so, ah, I just want to, ah, be here, weigh

20 in, and share Council Member Constantinides's, ah,

21 vision for what happens, ah, in the future, which I

22 believe, ah, follows the community's vision and

23 making certain that, ah, this land, ah, isn't sold to

24 private developers, ah, but we do not see market, ah,

25 rate housing here, that we see public land for public

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2 use, ah, and the people in this community have
3 suffered for so long, ah, are rewarded with their
4 fight, ah, with the site being made, ah, into what
5 they want it to be. With that, I thank, ah, Council
6 Member Constantinides and especially the chair for
7 allowing me the opportunity to say a few words.

8 CHAIRPERSON ADAMS: Thank you so much,
9 Council Member Van Bramer, for being here. Really,
10 really appreciate the presence of both of you, um, to
11 offer your remarks. I concur with both of you and
12 your vision for that location as well. So thank you
13 again for being here. Really, really appreciate
14 that. Counsel, please call the applicant panel.

15 COMMITTEE COUNSEL: [inaudible] Chair
16 Adams, my connection dropped for a second so I missed
17 the last piece.

18 CHAIRPERSON ADAMS: Nope, you're fine,
19 Jeff. I just need for you to call the applicant
20 panel.

21 COMMITTEE COUNSEL: Very good. The
22 applicant panel for the Department of Sanitation and
23 DCAS is Gregory Anderson, Steve Brautigam, Alana
24 Davis, and Jason Ortiz.

25

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2 CHAIRPERSON ADAMS: OK, if everyone is
3 in, Counsel, please administer the affirmation.

4 COMMITTEE COUNSEL: Panelists, please
5 raise your right hands. Please turn on your vide and
6 please raise your right hands and state your names.

7 RICKY NG: Ricky Ng.

8 GREGORY ANDERSON: Gregory Anderson.

9 STEVEN BRAUTIGAM: Steven Brautigam.
10 Steven Brautigam.

11 ALANA DAVIS: Alana Davis.

12 JASON ORTIZ: Jason Ortiz.

13 COMMITTEE COUNSEL: Do you affirm to tell
14 the truth, the whole truth, and nothing but the truth
15 before this subcommittee and in answer to council
16 member questions?

17 UNIDENTIFIED: I do.

18 ALANA DAVIS: Yes.

19 UNIDENTIFIED: I do.

20 UNIDENTIFIED: I do.

21 CHAIRPERSON ADAMS: OK. Thank you very
22 much. Ah, you may begin, but I ask that whoever is
23 speaking that you please state your name once again
24 for the record. You may begin.

25

2 GREGORY ANDERSON: Great. Um, and is
3 there a way we can pull the presentation up as well?
4 Aha, great. Um, good afternoon, Chair Adams. Um,
5 I'm Gregory Anderson, assistant commissioner for
6 policy and external affairs at the Department of
7 Sanitation. Um, also good afternoon to, ah, Council
8 Member Constantinides, Council Member Van Bramer, um,
9 and the members of the Subcommittee on Landmarks,
10 Public Siting, and Dispositions. Um, I joined here
11 today by, ah, Steve Brautigam, assistant commissioner
12 for environmental affairs at the Department of
13 Sanitation, Alana Davis, assistant commissioner for
14 real estate, and Ricky Ng, administrative architect
15 at DSNY. And we're also joined by Jason Ortiz,
16 assistant director for real estate services at DCAS.
17 Thank you for your opportunity to testify on the
18 proposed relocation of the department's Queens West
19 One sanitation garage and salt shed to 31-11 20th
20 Avenue, also know as the Luyster Creek site in Queens
21 Community District 1. Um, at DSNY our mission is to
22 keep New York City healthy, safe, and clean by
23 collecting, recycling, and disposing of waste,
24 cleaning streets and vacant lots, and clearing snow
25 and ICE. And to accomplish this mission, like, ah,

2 the department, like the police department and fire
3 departments, relies on a network of district garages
4 embedded in our city's communities, um, and each of
5 our 59, ah, districts are coterminous with the 59
6 community districts across the five boroughs. And,
7 as we've learned during the COVID-19 pandemic,
8 sanitation services are critical to the health and
9 well-being of our city. Um, the men and women who
10 work at this department are among the most essential
11 workers, ah, we have in our city, and we have an
12 obligation to provide them with clean, safe, and
13 appropriate facilities. Um, if you could go to slide
14 two. So, ah, DSNY's current District 1 garage, as
15 the council members mentioned, is located at 3438
16 21st Street in Astoria. It's undersized and
17 structurally deficit. The garage consists of
18 approximately 37,000 square foot building built in
19 1931 on a 62,000 square foot lot. Um, it's much
20 smaller than our average, ah, district sanitation
21 garage, which is around 80,000 square feet of
22 combined indoor and outdoor space, ah, for personnel
23 and equipment parking, and, ah, this facility simply
24 is already overtaxed, um, and will not be able to
25 meet the needs of a growing community in western

2 Queens. Ah, to accommodate our operations we already
3 use a small one-acre overflow parking lot, located
4 about 2 miles away, adjacent to the proposed site of
5 the Queens, the new Queens District 1 garage, um, and
6 this project also includes the relocation of a salt
7 lot from the bed of an unbuilt street on 43rd Avenue,
8 ah, west of Vernon Boulevard along the East River.

9 Ah, the current sanitation garage is old, it's
10 outdated, and far too small to properly serve our
11 employees and the surrounding community. Um, and
12 previously the size of the rear yard forced DSNY to
13 park more than a dozen trucks on 21st Street and 35th
14 Avenue. Ah, this was regularly, ah, a frustration,
15 ah, to surrounding neighbors. Um, it was, you know,
16 something that, that we at Sanitation struggled with
17 and, you know, luckily we were able to eliminate the
18 on-street parking several years ago by acquiring the
19 overflow, um, parking lot adjacent to Luyster Creek.

20 Um, but there's no guarantee that we will be able to,
21 to continue using that site, ah, for the long term.

22 So, um, if we, if we were to lose that auxiliary
23 parking we would be forced to return those trucks to
24 the streets of this community, ah, which is something
25 that no one wants to see. Ah, next slide. So the

2 current facility, as I mentioned, is in increasingly
3 poor structural condition. Um, these photos
4 illustrate, um, some of the structural issues at the
5 garage. I want to assure everyone that we have taken
6 steps, ah, to keep the, ah, facility safe for our
7 employees. Um, we have added reinforcement to the
8 façade. Um, we've done some additional work but, um,
9 these are interim measures that will not suffice in
10 the long term. And a full rehabilitation of the
11 garage would be very costly and would certainly
12 disrupt operations and services to the surrounding
13 community. Um, as we are forced to take additional
14 interim measures, ah, to ensure the safety of the
15 facility it's like that less and less of the floor
16 area and rear yard will be usable for operations as
17 we have to cordon off space, um, where the roof is
18 unstable, etcetera, and that would further limit our
19 flexibility and effectiveness. Ah, next slide. So I
20 think this, this really illustrates what, ah, Council
21 Members Constantinides and, ah, Van Bramer mentioned
22 earlier. Um, the garage is currently sited in an R-5
23 zone and it's nonconforming use, obviously. Um, when
24 it operated in 1931 none of these adjacent uses
25 existed. It was, ah, in a relatively undeveloped

2 part of, ah, of Astoria, and with the development of
3 western Queens over the past century, ah,
4 particularly the Ravenswood Houses in the 1950s, this
5 use has become, ah, totally incompatible with the
6 surrounding neighborhood. And today the garage is
7 surrounded on all four sides by public housing and
8 playgrounds, and it's just a block away from the
9 Queensviews Co-op, ah, in Council Member
10 Constantinides's district. And particularly because
11 of the small size, um, cramped quarters, and
12 unenclosed parking area, this facility has been the
13 subject of a number of community complaints regarding
14 safety, noise, air emissions, and odors, and by
15 vacating this property upon the successful
16 compensation of the new community, or the new Queens
17 Community District 1 garage, we have the opportunity
18 to pursue a community-driven conversation about
19 potential redevelopment for a more appropriate and
20 suitable use on this, ah, site. Ah, next slide. So
21 now, ah, turning to the proposed project, ah, DSNY
22 and DCAS, um, seek to acquire approximately 9.8 acres
23 of undeveloped industrial property, as well as
24 easements for vehicular and utility access adjacent
25 to Luyster Creek in the Astoria industrial business

2 zone, um, which is also located in Community District

3 1. The proposed project area includes block 826, ah,

4 lot 42, and part of block 850, lot 350, and would

5 facilitate the development of an approximately 94,000

6 square footage sanitation garage and a 20,000 square

7 footage salt shed. The proposed site is surrounded

8 on three sides by industrial uses, including the

9 expansive Con Ed facility, um, and related, ah,

10 energy facilities north of 20th Avenue and the site

11 is ideally suited for a sanitation garage. It is

12 located far away from the nearest residential uses,

13 provides adequate space for on-site parking of all of

14 the equipment that would be, ah, dispatched from this

15 location, as well as salt storage, and the project

16 provides, ah, DSNY's Queens District 1 work force

17 with a proper facility, ah, of adequate size to store

18 and maintain equipment, provide personnel support

19 space, men's and women's locker rooms, and enable

20 DSNY to continue providing, ah, this community

21 district with refuse recycling, hopefully one day

22 organics collection, um, cleaning, and winter

23 emergency service. Um, so if you could go to the

24 next slide, please. So this is a slightly closer

25 view of the site plan, um, that shows that, ah, that

2 north is to the right-hand side of this photo, um, it
3 shows the location of the garage, ah, on the far
4 northern side of the parcel, furthest away from the
5 nearest residential use, which is on the far left
6 side of this, um, photograph. It also shows the, ah,
7 entrance driveway coming off of 19th Avenue. Um, the
8 is a driveway illustrated here going to 20th Avenue.
9 That's for emergency use only, um, and also for
10 utility easement. Um, so all of the, all of the
11 access to and from the site would be off of 19th
12 Avenue. That's something that the community has made
13 very clear that there is a priority for them, um, and
14 we fully intend to, ah, to keep that. Next slide.
15 So this just shows another a, ah, view of the
16 proposed facility, again showing that it is, ah, set
17 back in the far northern part of, ah, the property
18 and really shows the surrounding uses very well. Um,
19 to the west you have a large yard used for Con Ed,
20 ah, for storage and, um, all sorts of different
21 things. You have energy generation to the east, to
22 the north, um, you have fossil fuel storage to the
23 north. Um, so, really, you know, can't, can't think
24 of a better place to put a sanitation garage, um,
25 than an industrial neighborhood like this. Next

2 slide. Um, so the proposed garage would incorporate,
3 um, state-of-the-art energy efficiency and
4 environmental features, ah, incorporates sustainable
5 design features, including low-flow water fixtures,
6 um, recycled materials, and, particularly as you can
7 see in this image, ah, rooftop solar panels that can
8 provide, ah, 390 kW of electricity. Um, that would
9 be enough, ah, for pretty much all of the facility's
10 lighting needs, um, potentially, ah, some other needs
11 as well. Ah, it would feature advance storm water
12 collection, storage, and treatment system, ah,
13 preventing direct run-off from the site into Luyster
14 Creek. Ah, that's illustrated here by the, ah,
15 yellowish, ah, oval in the foreground, and really I
16 think what we're, what we are committed to there is,
17 um, you know, by putting another industrial use along
18 this water body we don't want to contribute to the
19 further degradation of the water body, and in fact
20 actually help clean it up, um, and discharge only
21 clean water, ah, into the, into the creek. Um, and
22 we would, ah, pursue at least lead silver
23 accreditation as we're required to, similar to our
24 other recently completed facilities, and if anyone
25 has been to, um, the Spring Street garage, for

2 example, on the, on the west side of Manhattan you,
3 you can really see what a modern sanitation facility
4 looks like. It is, ah, so unbelievably different
5 from, from what the 21st Street, ah, garage looks
6 like. Um, you know, green roof, ah, modern, ah,
7 facilities for our employees, um, windows which, ah,
8 shockingly most of our older facilities don't have,
9 um, but it's really important for, you know, the, the
10 well-being of our employees to have, um, those kinds
11 of accommodations. Ah, next slide. And one more
12 actually. Um, so, ah, as the site does directly
13 abut, ah, Luyster Creek, the proposed site layout and
14 design accommodates the potential for future, ah,
15 public waterfront access. Um, at this time, given
16 the city's dire financial situation, ah, related to
17 the COVID-19 pandemic, it's not in scope for us to,
18 ah, build out this waterfront esplanade as part of
19 this project. Um, however, we plan to, ah, design
20 the project to, ah, not only accommodate but also
21 embrace, um, that proposed development in the future.
22 Um, we understand the community's desire to improve
23 access to the waterfront. Um, this is a, a part of,
24 ah, western Queens that, um, you know, desperately
25 needs access to its waterfront. Um, it has been

2 blocked off for far too long by energy generation
3 and, and industrial uses, and wastewater treatment
4 plants, and airports, and, um, all other sorts of
5 things and, you know, we, we firmly are committed to
6 advancing this in the future. Um, and we look
7 forward to working with members of the community
8 with, um, some surrounding proposed developments that
9 are in the works, um, to really pursue this goal in
10 the future. Um, next slide. So this is, ah, is an
11 image that shows what the, ah, shoreline of Luyster
12 Creek looks like in the vicinity of the proposed
13 garage today, and the next slide shows, um, what we
14 had envisioned it to look like in the future. So,
15 um, a nice, ah, walking path, um, vegetation,
16 landscaping, ah, potential for some seating areas, a
17 pavilion, um, you know, definitely a passive space,
18 um, but one where, ah, community members really could
19 interact with, ah, the waterfront. As Council Member
20 Constantinides mentioned, I think there's definitely
21 a need, um, to do some, ah, some work on the water
22 body itself before we could put in a kayak launch.
23 Um, but definitely open to something like that as
24 well in the future. Ah, next slide. So, um, just
25 to, ah, wrap up here, um, DSNY also conducted a

2 detailed environmental review for this application.

3 Um, we found that the facility will not have any
4 significant adverse traffic noise, air, or odor
5 impacts, and in fact we're really proud that we have,

6 um, state-of-the-art trucks, ah, we use ultra-low
7 sulfur, um, B20 biodiesel fuel. We have advanced

8 particulate filters, um, emissions controls, and we

9 really have one of the cleanest, um, heavy-duty

10 fleets in the country. Um, we're also in the process

11 of testing, ah, one of the nation's first fully

12 electric garbage trucks and, you know, hope to expand

13 that program, um, as those become more cost-

14 effective, ah, in the future. Um, since we started

15 pursuing the site, um, we've met with, we've met

16 numerous times with local elected officials,

17 community board members, civic leaders, and they've

18 unanimously expressed support for the goal of moving

19 the garage from its current site, and we strongly

20 believe that the proposed site at Luyster Creek is

21 the best place, ah, for this garage to move. Um,

22 this new state-of-the-art facility will ensure that

23 we are able to provide efficient, high-quality

24 sanitation services to Community District 1 well into

2 the future. Um, thank you for your consideration
3 today and we're happy to answer any questions.

4 CHAIRPERSON ADAMS: Thank you very much.

5 Ah, I do have a few questions, but I will defer to my
6 colleagues, ah, first, and I do see that Council
7 Member Constantinides has a question.

8 COUNCIL MEMBER CONSTANTINIDES: Thank
9 you, Chair Adams. Could I have more than one?

10 CHAIRPERSON ADAMS: Absolutely.

11 COUNCIL MEMBER CONSTANTINIDES: [laughs]

12 Thank you. It's always good to see you, Chair Adams.

13 Thank you. Um, so I have a number of questions for

14 Sanitation. Ah, but, so, number one, ah, you already

15 covered the issue around Luyster Creek. Ah, how long

16 do you think the remediation of the water body would

17 take? Ah, what do you believe, how do you think it

18 will improve the resiliency of northern Astoria,

19 'cause when you improve a wetland you also improve

20 resiliency. So what are the thoughts around, you

21 know, resiliency and improving this water body in the

22 long term and how long would that take?

23 ASSISTANT COMMISSIONER ANDERSON: Ah,

24 thank you, ah, Council Member, for that question.

25 Um, I think this is the, the full-fledged

2 revitalization of this water body is something that
3 definitely needs more, ah, investigation, ah, more
4 planning, um, and I think we'd have to, to bring in
5 our, our partners at the Department of Environmental
6 Protection, the Department of, um, ah, the Mayor's
7 Office of Resiliency, to really fully answer those.
8 Um, I know there, there is a CSO, ah, outfall, for
9 example, at the head of the creek, um, and so part of
10 their work to, um, to reduce CSOs citywide I think
11 would go into, um, revitalizing this water body, but
12 we are certainly, um, and I know this is something
13 that we, we talked about, ah, when we met a few weeks
14 ago, but we're certainly, ah, committed to working
15 with those agencies to, to figure out what the long-
16 term plan could be.

17 COUNCIL MEMBER CONSTANTINIDES: And how,
18 what do we put into language here to ensure that it
19 happens, right? Because, again, you know, you'll,
20 you'll be here, Greg, um, and you've done a great job
21 and been a great, ah, um, assistant commissioner for
22 a long time. But, you know, I have a colleague, ah,
23 a friend here in western Queens who said if it's not
24 in ink it stinks, ah, Bishop Keller from Urban
25 Upbound, and, you know, what can we put in ink to

2 ensure that once this mayor, you know, moves, you
3 know, to the next thing and whatever happens and I
4 move on to not being a council member anymore, that
5 this doesn't become an empty promise to the
6 community, but this actually is going to become a
7 revitalized water body? And I'm gonna harp on this
8 like guarantee language a lot in, in my questions
9 that I, because I just don't want there to be
10 promises, you, it's, like I really want, well, I
11 don't want to say this anymore because after COVID I
12 lost all the weight and now I want it back. Um, but
13 I can like hope to lose 20 pounds but, you know,
14 unless I'm actually doing something about it, it's
15 just like a nice dream. So how do we make sure these
16 aren't just dreams but actually like some things that
17 are going to be coming to reality?

18 ASSISTANT COMMISSIONER ANDERSON: Yeah,
19 I, I absolutely understand, um, where you're coming
20 from there, particularly given, you know, the timing
21 and, um, you know, the, the term lapsing in 13, 14
22 short months. Um, so, you know, I think those
23 conversations are still, are still in the works.
24 There are some things that we've talked about that I
25 think are, are, um, much clearer in terms of a firm

2 commitment, something like, ah, the long-term, ah,
3 revitalization of Luyster Creek is a little bit more
4 complicated and, and one where really there's a lot
5 of, ah, a lot of overlapping stakeholders. Um, you
6 know, I'm sure that some of the, the impairment to
7 this water body was caused by Con Ed and, and other,
8 you know, industrial uses that can take a long time
9 to sort of work through. So I think what we're, what
10 we're really committed to is, um, is bringing the
11 agencies together, um, potentially bringing private
12 stakeholders together as well, and, ah, exploring
13 what that timeline would look like, um, and, you
14 know, for our site in particular we're planning to do
15 all of the remediation that's necessary. Um, we're
16 planning to restore the shoreline, um, and make it,
17 um, make it more resilient, you know, bring back
18 native plantings, ah, for example, rather than, you
19 know, these invasive, ah, weeds that are growing
20 there now. So I think, you know, those are things
21 that we can do, ah, very quickly on our timeframe,
22 ah, and then there are, there are other things that,
23 that, you know, have a longer sort of discussion
24 that's necessary.

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2 COUNCIL MEMBER CONSTANTINIDES: Can you
3 go back rather quickly to your slide? I know
4 there's, there's lot 350 that you talked about, if
5 you can put that back up while we're talking, if
6 that's possible?

7 ASSISTANT COMMISSIONER ANDERSON: I don't
8 know who controls that.

9 COUNCIL MEMBER CONSTANTINIDES: Or maybe
10 it's not [laughs].

11 COMMITTEE COUNSEL: Brian, could you put
12 the slides back up?

13 COUNCIL MEMBER CONSTANTINIDES: I
14 apologize for that. I just want to make, ah, as I'm
15 talking this through I want to make sure that we're
16 all sort of seeing the same thing.

17 ASSISTANT COMMISSIONER ANDERSON: Yeah,
18 the, the slide with the site plan, is that the one
19 you're looking for?

20 COUNCIL MEMBER CONSTANTINIDES: Yes, um-
21 hmm.

22 ASSISTANT COMMISSIONER ANDERSON: OK, I
23 think it's, it's the sixth, ah, slide, sixth page.

24 COUNCIL MEMBER CONSTANTINIDES: Keep
25 going, there you go, almost.

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2 ASSISTANT COMMISSIONER ANDERSON: There
3 we go.

4 COUNCIL MEMBER CONSTANTINIDES: OK, so in
5 that lot 350 that adjoins, that's also going to be
6 used, as you said, you're, you're taking part of that
7 lot as well?

8 ASSISTANT COMMISSIONER ANDERSON: Ah, so
9 we, we would be using, ah, the access drive, um, and
10 utility easement that are both laid out here. Um,
11 the remainder of that site, ah, is not part of this,
12 um, proposal...

13 COUNCIL MEMBER CONSTANTINIDES: OK.

14 ASSISTANT COMMISSIONER ANDERSON: ... and
15 that, it's, it's a privately owned property at this
16 point.

17 COUNCIL MEMBER CONSTANTINIDES: OK. Um,
18 so on the property that you have I do see that this
19 solar that's gonna be installed on top of the garage,
20 correct?

21 ASSISTANT COMMISSIONER ANDERSON:
22 Correct.

23 COUNCIL MEMBER CONSTANTINIDES: How much
24 of the garage will it power?
25

2 ASSISTANT COMMISSIONER ANDERSON: So it's
3 390 kW of solar. Um, it is sufficient for, ah, most
4 of the on-site lighting requirements, um, which is
5 the, the biggest component of electricity use on
6 site.

7 COUNCIL MEMBER CONSTANTINIDES: OK. Um,
8 have we thought about installing a battery on this
9 site and, and, you know, to facilitate more renewable
10 energy? If you think about the future of Riker's
11 Island and the possibility of a renewable Riker's,
12 the opportunities for wind energy to plug into
13 Astoria, the opportunities for, you know, trading.
14 You know, right now we trade 55% of the city's power.
15 Um, and for that, you know, we don't want that to
16 continue unless it's renewable power. So is there a
17 possibility here of building battery storage on this
18 site to help facilitate, um, the storage and, ah,
19 facilitation of renewable energy here in western
20 Queens?

21 ASSISTANT COMMISSIONER ANDERSON: So on
22 the sanitation, ah, part of the site, um, just to be
23 frank, probably not, because we have, we have
24 programmed to try to take the smallest footprint
25 necessary for our operations.

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2 COUNCIL MEMBER CONSTANTINIDES: OK.

3 ASSISTANT COMMISSIONER ANDERSON: Um, I
4 think there's, there's clearly an opportunity on the
5 rest of the site. We'd, we'd be happy to live next
6 to a, a battery storage facility or, um, I think wind
7 power might be a little complicated by the nearby
8 airport, but, ah [inaudible].

9 COUNCIL MEMBER CONSTANTINIDES: Well,
10 they want to plug in.

11 ASSISTANT COMMISSIONER ANDERSON: Yeah.

12 COUNCIL MEMBER CONSTANTINIDES: They'd be
13 out in the ocean, but they'd want to plug in here,
14 right?

15 ASSISTANT COMMISSIONER ANDERSON: Yeah,
16 I, I think we'd be, we as Sanitation would be happy
17 to, to think through those possible uses, but it is a
18 private site, um, and, and one for which we will not
19 have control.

20 COUNCIL MEMBER CONSTANTINIDES: And for
21 the solar do we envision children from the local
22 community once COVID is over and this thing is built
23 come in to learn about renewable energy and solar,
24 how this garage works and so on, composting, you
25 know, organics, all that, we sort of facilitate this

2 site as a, as potential for some of the local schools
3 to take, ah, an opportunity to educate them about
4 what's going on there?

5 ASSISTANT COMMISSIONER ANDERSON: Yeah,
6 I, I think, you know, we have to obviously balance
7 the operational needs of the site with, um, with
8 public access. But, you know, we've been one of the,
9 the, um, most popular partners for Open House New
10 York, for example, where we every year open up our
11 marine transfer stations, our garages, our central
12 repair shop, um, to public access. I think that's
13 the kind of thing that we can certainly pursue on a
14 limited basis. Um, I don't know that we should,
15 that, that we can have, um, school-aged kids coming
16 in here, you know, every day. But, um, ah, to sort
17 of...

18 COUNCIL MEMBER CONSTANTINIDES: Ah, there
19 aren't that many schools in, in, there are not that
20 many schools...

21 ASSISTANT COMMISSIONER ANDERSON: Sure.

22 COUNCIL MEMBER CONSTANTINIDES: ...and I
23 don't think we would be [inaudible]. But, you know,
24 the occasional school trip...

25 ASSISTANT COMMISSIONER ANDERSON: Yeah.

2 COUNCIL MEMBER CONSTANTINIDES: I mean,
3 we'd want them in the classroom learning, you know,
4 when, when, you know, remote learn is over. But we,
5 we definitely want the opportunity to have them learn
6 about renewable energy in a safe environment.

7 ASSISTANT COMMISSIONER ANDERSON: Of
8 course.

9 COUNCIL MEMBER CONSTANTINIDES: Um, and
10 then on 21st Street, um, I think we've talked about
11 the reimagining of the street, ah, the, you know,
12 making it a more traffic safety, you know,
13 pedestrian-friendly area. I mean, we've had the
14 trucks there for generations. I know Council Member
15 Rivera talked about it since 1951. You know, there
16 was the idea of the BQX that, ah, is now not as
17 possible, and I think this gives us a real
18 opportunity to reimagine this street, um, and, you
19 know, we have commitments to DOT, I hope to sort of
20 take a hard look at that, correct?

21 ASSISTANT COMMISSIONER ANDERSON: Yeah, I
22 think we still have to finalize the exact language of
23 the commitments. Um, but I know that DOT, um, is, is
24 open to looking at 21st Street. I know that that's
25 been a prior corridor of theirs for years. I, as a

2 fellow western Queens resident, although not your
3 constituent, um, ah, you know, understand that
4 there's a real need there. I've been to that, that
5 garage probably a dozen times and, you know, it's, it
6 is a very busy, very car-focused street, and I'm, I'm
7 confident we can get to a place with DOT where, um,
8 where you're comfortable what [inaudible].

9 COUNCIL MEMBER CONSTANTINIDES: Yeah,
10 'cause, you know, the, early in my term in a study
11 there were 2000 cars an hour, cars and trucks, on
12 that, on that road. Um, you know, 24 hours a day.
13 That's a reactively sort of staggering average. And,
14 you know, it shouldn't be, ah, dangerous to cross the
15 street in your community. It shouldn't be dangerous
16 to get milk.

17 ASSISTANT COMMISSIONER ANDERSON: Yeah.

18 COUNCIL MEMBER CONSTANTINIDES: Um, and
19 then lastly, looking at our commitments around the
20 affordable housing, I know, I mean, going back and
21 forth today with language, but I definitely want to
22 make sure, as, as Council Member Van Bramer talked
23 about, you know, this needs to be a site for the
24 community. You know, again, how do we envision an
25 agreement that is, is ironclad. You know, I hear

2 often we don't want to hamstring the next
3 administration. Yes, I want to hamstring the next
4 administration here and ensure that this could not be
5 a site for sale, a site that becomes luxury housing,
6 a site that becomes something that 20 years from now
7 we're embarrassed that we, we were a part of, but
8 something that leaves a real legacy that the
9 community was heard and that they had the option to
10 get what they need. And I don't represent the site,
11 but I can throw a ball across the street and hit it.
12 My 11-year-old, who is a baseball player, can do a
13 better job throwing the ball across the street and
14 hitting it. Um, but, you know, I want to make sure
15 that, you know, that we're in tandem here, as Council
16 Member Van Bramer talked about, that this is a
17 guarantee for the community, it's to be public land
18 for public use.

19 ASSISTANT COMMISSIONER ANDERSON: Yeah,
20 I, I think, you know, your point is, ah, very well
21 heard there, and as you mentioned, you know, language
22 is, is in the works. Ah, we are optimistic we can
23 get to a place that, um, that we're all comfortable
24 with. Um, so, you know, I can't speak for HPD
25 themselves, but I know that they're very committed

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2 to, um, to both community process and, ah, making
3 some sort of firm commit, ah, in the longer term.

4 COUNCIL MEMBER CONSTANTINIDES: The last
5 question I have, ah, and thank you, Chair Adams, for
6 indulging me here. Um, you know, in and around the
7 area, you know, there's always community benefit
8 agreements, right? Whenever we move a sanitation
9 garage, you know, there needs to be something, there
10 are always things that the community, ah, are, you
11 know, improvements that are made. You know, there's
12 a, there are several parks in the, a stone's throw
13 away from this facility that are, haven't been
14 renovated since the 1990s, which feels like 10 years
15 ago, but really it's more like 25 years ago. Um, so,
16 you know, these, these parks are where children play.
17 Um, they are the same ones that are gonna see these,
18 these sanitation trucks go through their community.
19 You know, we all want to make sure that there's a
20 good neighborhood feel here. How do we, you know,
21 how do we navigate this? I know we're in a very
22 difficult financial situation, but we also need to
23 recognize that the community still needs upgrades in
24 and around the facility to ensure that the community
25 continues to thrive and, and be a place where

2 families want to locate and that, you know, there,
3 that it's still an inviting community, and it's not
4 just industrial. Three sides may be industrial, but
5 the other side of 20th Avenue are ball fields and
6 parks and, and houses where people live and play and
7 raise their families. So how do we ensure that
8 they're, you know, still getting, ah, something that
9 is going to benefit the community in the long term?

10 ASSISTANT COMMISSIONER ANDERSON: So
11 that's one, ah, as, as we've discussed before, I
12 think the financial situation is a little bit
13 different than where we were when we started this
14 project, um, and when we first had conversations
15 about this land use action, ah, probably over a year
16 ago. Um, so I think it, it will be a challenge, but
17 I know those conversations are ongoing and I think
18 you, you have made your, ah, your demand, ah, clear
19 and I think we have to keep discussing that going
20 forward.

21 COUNCIL MEMBER CONSTANTINIDES: Well, I
22 definitely, you know, as, as Yogi Berra once said,
23 it's getting late early. Um, so we, we're running
24 out of time. Ah, we all want to make sure that this,
25 you know, as Council Member Van Bramer talked about,

2 and I talked about earlier, this is an environmental
3 justice issue. This is a racial justice issue.

4 Seeing this garage moved is so very important. But
5 getting it right, getting 21st Street right, getting
6 public land for public use, getting the streetscape
7 on 21st Street right, getting the, the resiliency and
8 Luyster Creek right, getting the surrounding area
9 around the garage right, making sure that they're
10 only entering on 19th Avenue. You know, all of these
11 things are gonna make for a better western Queens
12 community and a community that, ah, we all are gonna
13 be thrilled, um, to continue to live in for the long
14 term. Um, so I'm looking forward to everyone's
15 continued partnership here to make sure all these
16 things are put into language that guarantee it,
17 because it's not just about my term or Council Member
18 Van Bramer's term, but it's about what we all leave
19 behind, right? We, we're in these jobs for a very
20 small period of time and we want to guarantee it to
21 our constituents that we left a legacy that we can be
22 proud of and not one of uncertainty and one that's a
23 mess, and that's where I, I'm coming from, that my
24 constituents know that we left behind something that,

2 that's fair and equitable and that benefit the
3 community in the long term.

4 CHAIRPERSON ADAMS: OK. Thank you,
5 Council Member. Thank you very much. I'm going to
6 note at this time that we've been joined by Council
7 Member Miller and we will now go over to Council
8 Member Van Bramer for his questions.

9 COUNCIL MEMBER VAN BRAMER: Thank you
10 very much, ah, Madam Chair, and, ah, I want to same,
11 ah, to, um, Mr. Anderson and all of those folks, ah,
12 and to the chair and, and Council Member
13 Constantinides, that this is a remarkably
14 complicated, ah, ah, move in the sense that we are,
15 um, decommissioning a sanitation depot and salt lot,
16 ah, on the, ah, edge of my district, ah, ah, into,
17 ah, phasing into a brand-new, state-of-the-art, ah,
18 facility in Council Member Constantinides's district.
19 Um, but I, I want to just go back because, you know,
20 I really believe it was the people, ah, the
21 leadership and the community at the Ravenswood Houses
22 that drove, ah, this issue, ah, into the forefront,
23 ah, of the public consciousness and, ah, and
24 encouraged this administration to take very seriously
25 the environmental concerns and the negative impacts

2 that the existing depot was having on the Ravenswood
3 Houses, and, ah, and I have to give credit where
4 credit is due, ah, because Carol Wilkins, who is the
5 president of our Ravenswood Houses Association, ah,
6 several years ago there was a big snowstorm, a
7 blizzard, and Mayor de Blasio came to the Ravenswood
8 Houses, ah, to, ah, check on the snow removal and,
9 ah, Carol and I met him in, ah, 20 inches of snow,
10 um, and we took a look at the snow removal, but then
11 Carol Wilkins, ah, pulled the mayor over and said I
12 want you to see the sanitation depot, and I want you
13 to see the garbage trucks that are parked in the
14 street. And while this is during the blizzard, I
15 want you to know that when it's summertime and all of
16 the children in our community are in the ball fields,
17 the basketball court, and the park, ah, that
18 surrounds the sanitation depot they are breathing in,
19 ah, the stench and the fumes, ah, from the garbage
20 trucks while trying to cross the street, ah, through
21 double- and triple-parked garbage, ah, trucks. So,
22 ah, all credit to the Ravenswood community for
23 fighting for decades and never giving up on this
24 particular issue. And credit to the administration
25 for taking it seriously, ah, and, ah, and to my

2 colleague, Council Member Constantinides, ah, for
3 stepping up, and when they found a site in his
4 district, ah, he made, ah, the administration make,
5 ah, and create the best, ah, most sustainable, the
6 most beautiful, ah, depot and salt lot that they
7 could ever create. Um, I do want to go back to, ah,
8 because it's, ah, in my district, the disposition of,
9 ah, the existing, ah, depot, and I know that there
10 are discussions with DOT and HPD, um, but, ah, ah, I,
11 too, am concerned that, ah, we haven't seen the
12 details, ah, of those, ah, promises and, again, I
13 agree with Council Member Constantinides that we need
14 more than promises. So, um, this is partly a
15 question to Greg Anderson, but also to DCAS, who I
16 believe is here represented, on the process, ah, of
17 decommissioning the site. Obviously there will be
18 some years where the new facility will need to be
19 constructed, ah, and then the, ah, the new facility
20 will be constructed and our existing site will be,
21 ah, torn down. But first to Greg, if you can, ah,
22 share some more information on, on, ah, the, the
23 promises and, ah, the documents that are going back
24 and forth on, on what's being promised, and second if
25 DCAS could talk, could talk a little bit about the,

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2 the process of decommissioning the site and, and, and
3 how DCAS will handle that ultimate disposition of the
4 21st Street site. And then also the salt lot, ah,
5 off of Vernon, ah, that is part, ah that is being
6 used today. What will be the, the disposition of
7 that, ah, since you're using that as a, a part of the
8 existing situation, but assume that will fold into,
9 ah, the new facility, ah, at Luyster Creek. So what
10 becomes of the salt lot?

11 ASSISTANT COMMISSIONER ANDERSON: Sure,
12 ah, thank you, Council Member. Um, so as far as the,
13 the existing garage site, um, I know there actually
14 has already been a, ah, community-driven, very
15 grassroots, ah, visioning effort for that site. Um,
16 we've, ah, been a part of it. We attended the last
17 meeting, ah, that they had on site, literally outside
18 the garage.

19 COUNCIL MEMBER VAN BRAMER: I was there.

20 ASSISTANT COMMISSIONER ANDERSON: Across
21 the street?

22 COUNCIL MEMBER VAN BRAMER: Yep.

23 ASSISTANT COMMISSIONER ANDERSON: Um, ah,
24 Nick from our office was there [inaudible].

25 COUNCIL MEMBER VAN BRAMER: [inaudible]

2 ASSISTANT COMMISSIONER ANDERSON: Um, HPD
3 also attended that. Um, you know, we're very
4 committed to, ah, to, to being a part of that
5 process. Obviously we don't want to hijack the
6 process in any way, but very committed to being part
7 of it, and, you know, the, the language that, um,
8 that I think, ah, the mayor's office has been working
9 with HPD, I think, um, at least is a, a good first
10 effort at trying to, to get to, um, you know, what
11 you and, and Council Member Constantinides are
12 looking for in terms of real commitment to, um, to
13 the site and particularly to, ah, the development of
14 affordable housing on the site, truly affordable
15 housing. Um, so I don't, I, I know because HPD is
16 also involved in that conversation, I don't want to
17 speak for them, ah, and their, um, their sort of
18 process, but I know that that's something that we're
19 very committed to, um, having a thorough conversation
20 on with both, ah, you and, and with Council Member
21 Constantinides over the coming days and, you know,
22 hopefully not more than a week or so, um, because
23 it's, we know that it is a, it is a lynchpin, ah,
24 issue, ah, for its project. Um, and as far as the,
25 ah, before I hand it over to, um, Jason from DCAS,

2 um, the existing salt lot is actually in the mapped
3 but unbuilt, ah, roadbed of 43rd Avenue, ah, west of
4 Vernon Boulevard, ah, adjacent to the East River just
5 north of the Con Ed, ah, training center. Um, you're
6 familiar with it. Um, also, ah, just south of the
7 proposed, ah, Silver Cup West development. Um, I'm
8 not an expert on that one, just a local resident that
9 happens to read about it in, ah, in the blogs. But,
10 um, I know there, there are some, some factors there,
11 and Alana, I don't know if you want to jump in, um,
12 with that site. But, um, our intention would be to,
13 ah, relinquish that, um, mapped but unbuilt street,
14 ah, upon the, ah, the completion of the salt shed.
15 There she is.

16 ASSISTANT COMMISSIONER DAVIS: Alana.

17 Um, basically when Sanitation vacates a site, such as
18 Vernon Boulevard, and the Q1 garage, we would
19 relinquish the site to DCAS for further disposition.
20 What we've done, ah, in the case of Manhattan, we
21 formulated a task force with representatives from the
22 community and, um, Sanitation, and any stakeholders
23 to discuss what the potential for that site could be.
24 And, um, recommendations are forward it to DCAS and a
25 determination can be made by all the stakeholders as

2 to the best use of the site. And particularly with
3 Vernon Boulevard we'll definitely relinquish that
4 site. And DOT and I believe DEP have some, ah,
5 potential plans for the site.

6 CHAIRPERSON ADAMS: Can you just please,
7 ah, I don't mean to interrupt. Can you just state
8 your name and your affiliation for the record?

9 ASSISTANT COMMISSIONER DAVIS: I'm sorry.
10 Alana Davis, assistant commissioner of real estate at
11 the Department of Sanitation.

12 CHAIRPERSON ADAMS: Thank you.

13 COUNCIL MEMBER VAN BRAMER: So, ah, just
14 to go back in, I know, um, ah, Greg knows, ah, this
15 being a Long Island City resident and, and I would
16 stay off all those blogs, um, Mr. Anderson, um, but,
17 ah, [laughs], ah, but I, I just want to hone in a
18 little bit on the, the salt lot because as, as, ah,
19 as Greg well knows, that is one of the most valuable
20 pieces of land, ah, in, in New York City. It is, ah,
21 right there on, ah, the waterfront and so, ah, ah, I
22 believe I just heard that DEP and DOT may have an
23 interest in that site. Um, but, you know, I would
24 have great concern about that site going to a
25 private, ah, developer and, ah, my, my goodness, it's

2 worth, ah, you know, tens of millions of dollars, ah,
3 if not, ah, hundreds of millions of dollars, um,
4 given where it's situated and, as you referenced,
5 Greg, ah, the Silver Cup West, ah, which has been
6 long contemplated but not, ah, actually implemented,
7 ah, but, ah, you know, the, the, ah, there is the
8 ability, ah, even without land use action to, to
9 build incredibly large, ah, towers there. So, ah,
10 when we say the DEP and the DOT have an interest and
11 DCAS will ultimately dispose of that site, can
12 someone share a little bit more insight as to what
13 that's going to look like, what that process is going
14 to be? I know there's, there was some reference to
15 community input, but, ah, to my knowledge there
16 really hasn't been any discussion about that
17 particular site with, with the community, community
18 board, elected officials.

19 ASSISTANT COMMISSIONER ANDERSON: So for
20 that site in particular I know, um, from my past
21 history, ah, at DEP that there is a substantial, um,
22 ah, regulator under there, um, which is part of our,
23 our sewer system and, and interceptor sewers, um, as
24 well the CSO outfall. So I don't that there's
25 really, um, much development for the site because

2 there, there is this, um, ongoing DEP interest in
3 obviously maintaining and protecting their
4 infrastructure. Um, I think this is, this is
5 something we can certainly, um, get more information
6 on, ah, from our fellow agencies and, and come back
7 to you with, um, Council Member. Um, but I, I don't
8 think that at this point that the city intends in any
9 way, shape, or form, ah, to, um, pursue development,
10 um, right now. I mean, there's nothing, there's
11 nothing contemplated, there's nothing on the table,
12 um, so I think we, you know, if this is, ah,
13 something that you want resolution on, um, in the
14 coming weeks before this actions moves forward we're
15 happy to, um, to explore that further.

16 COUNCIL MEMBER VAN BRAMER: Yeah, I
17 appreciate all of that and, and, um, your knowledge
18 of, of what's underneath that land. Um, but, ah, you
19 know, I would appreciate some, some, some
20 clarification on it just because, as you know, ah, a
21 billionaire who wanted to, let's say, have an
22 interest in that area and develop that land, um,
23 someone with incredible resources might be able to,
24 ah, ah, spend some money and, and get around some of
25 those, ah, ah, below-ground issues that you spoke of,

2 ah, if it meant, ah, that in the end they were able
3 to, ah, ah, build substantial luxury housing and, and
4 70-story towers, ah, which, you know, is, is
5 potentially contemplated just, ah, a few feet to the
6 north, as you mentioned, in Silver Cup West. Ah, so
7 we would want, ah, to be sure, um, that that's not,
8 not only in this administration's plans, ah, because
9 obviously, ah, the mayor, ah, also has 13 or 14
10 months, ah, ah, left that, ah, a future
11 administration would be, ah, bound by whatever
12 agreements are gonna be made here. Um, and, ah, and
13 once again, I know that, because I was at, at that
14 last vision session at Ravenswood, um, and, ah, the
15 Western Queens Community Land Trust, ah, helped, ah,
16 um, run the, ah, the meeting and I know, ah, all the
17 agencies were there to hear. But, again, I just want
18 to say that the Ravenswood community, and I know you
19 know this, ah, Greg, but the Ravenswood community has
20 borne the brunt of this, ah, for decades, um, and it
21 is very much an issue of racial justice. In my first
22 year as a council member, ah, I sponsored a
23 basketball tournament, ah, and the basketball courts,
24 ah, that are right next to the garbage depot went
25 out. We were so proud of that event and all the kids

2 got jerseys and were playing basketball, but it was a
3 warm summer day, ah, and, ah, as all of this
4 beautiful children were playing basketball, um, as,
5 as a brand-new council member, ah, the stench from
6 the depot, um, filled the basketball courts. Um,
7 and, and I thought how, how are we doing this, right?
8 How can we do this? Um, ah, and, ah, and so whatever
9 agreements get made here they have to center, um, the
10 Ravenswood community, right? Ah, the black and brown,
11 ah, people who have, um, lived with this, ah, for the
12 last, ah, 50, 60 years, um, and, and who fought,
13 right? That's why I believe all of this is being
14 done. It's why all of us are here today, it's
15 because, ah, the people of Ravenswood, ah, kept at
16 it, kept fighting, Carol Wilkins drags the mayor, ah,
17 over to the depot in a blizzard. Yes, former
18 Commissioner Grissia, ah, ah, obviously was there
19 multiple times with me as well, but, um, you know,
20 I'm, I'm very interested in the final language
21 because, ah, the people of Ravenswood have got to be
22 centered, ah, and justice for the people of
23 Ravenswood has go to be centered in any agreement.
24 Moving, ah, this depot is already, ah, a very
25 substantial victory for the people of Ravenswood.

2 And, ah, ah, justice being delivered. But in this
3 agreement and the future disposition of the 21st
4 Street site, um, is where the real justice will
5 occur. Do you want to add anything to that, Greg?

6 CHAIRPERSON ADAMS: Thank you.

7 ASSISTANT COMMISSIONER ANDERSON: No. I,
8 I think, I think you, you've, your point is well made
9 and I think we, you know, we will take that, um, that
10 spirit back to, to the conversations that we have
11 with our sister agencies, with you, with Council
12 Member Constantinides, um, with, you know, others at
13 the City Council. So I think very, very much heard
14 and, um, you know, we certainly, I know, I know, um,
15 speaking for, ah, former Commissioner Garcia, at
16 least, I can't speak for the mayor, but, um, I know
17 that she certainly, from conversations with, um,
18 Ravenswood tenants, with conversations with you, with
19 Assembly Member Nolan, um, with, you know, so many
20 other, um, local community members that this was a
21 project that had to happen, um, or at least moving
22 the garage from that site had to happen and, um, you
23 know, we're, ah, I, I think we would all have liked
24 to have, um, been at this point in the process a
25 little bit sooner than we are now, um, but, you know,

2 that's unfortunately the reality of, of land use and,
3 and acquiring private land, um, as a government
4 agency. But, you know, we desperately want this to
5 move forward. We acknowledge and appreciate and
6 really commend the Ravenswood residents and, and the
7 community activists for fighting for, um, for this
8 kind of justice, so.

9 COUNCIL MEMBER VAN BRAMER: Thank you. I
10 know you're a constituent of mine as well, so, ah,
11 thank you for, ah, choosing, ah, the greatest council
12 district in New York as your home. Ah, thank you
13 very much, Chair Adams, for giving, ah, me the
14 opportunity, ah, to speak and ask these questions,
15 and of course, ah, I know that you, too, ah, ah, care
16 and love for the people of Ravenswood, ah, as well
17 and, ah, bringing justice, ah, to these, ah, very,
18 very good folks. Thank you.

19 CHAIRPERSON ADAMS: Thank you so much,
20 Council Member. Your testimony is always very
21 compelling. So thank you so much. Um, I just have
22 one question before we go on to see if any other
23 council members have question. Is this project still
24 expected to be completed, ah, by 2023?

2 ASSISTANT COMMISSIONER ANDERSON: So
3 right now the, the construction funding is in fiscal
4 year 2023, so that's when we anticipate, um, the
5 project would start. Ah, that, ah, was true before,
6 ah, the COVID-19 pandemic and so obviously this land
7 use process has been delayed about six months because
8 of that. Um, I think it's possible that the
9 construction could slip, um, a year or so from that
10 timeframe. Um, we also do still have to finalize the
11 acquisition with the private landlord, so that's, um,
12 something that still has to be finished before we can
13 start the design and construction process. But, um,
14 you know, it is, it is a few years away at, at
15 minimum.

16 CHAIRPERSON ADAMS: OK. And, and when is
17 the current, ah, site expected to close?

18 ASSISTANT COMMISSIONER ANDERSON: Ah, so
19 on that timeframe, um, if we started construction in
20 20, realistically calendar 24. Um, it's usually
21 around two years to build a sanitation garage, ah, so
22 sometime around calendar year 26.

23 CHAIRPERSON ADAMS: OK, all right. Thank
24 you. Ah, Counsel, are there any, ah, other council
25 member questions?

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2 COMMITTEE COUNSEL: Ah, Council Member
3 Miller has a question. However, I would recommend at
4 this time we also [inaudible].

5 COUNCIL MEMBER MILLER: Good afternoon,
6 ah, Chair Adams. Good afternoon, colleagues.

7 CHAIRPERSON ADAMS: Council Member
8 Miller, before you ask your question we're going to,
9 ah, our vote is still open. We'd like to do that
10 first. I think that you'd be, ah, the lone wolf for,
11 ah, preconsidered LU 688. The vote is still open.
12 So I'm going to hand it back over to Counsel. Then
13 we're going to take your question.

14 COUNCIL MEMBER MILLER: OK.

15 COMMITTEE COUNSEL: [inaudible] LU 688,
16 505 West 134th Street, Council Member Miller, how do
17 you vote?

18 COUNCIL MEMBER MILLER: I vote aye.

19 COMMITTEE COUNSEL: Five in the
20 affirmative, zero in the negative, with zero
21 abstentions. The item is recommended for full
22 approval to the full Land Use Committee. Thank you.

23 CHAIRPERSON ADAMS: Thank you, Counsel.
24 Council Member Miller, you may proceed.

25

2 COUNCIL MEMBER MILLER: OK, thank you.

3 Thank you, Chair Adams. Ah, so I do have a, just a
4 few questions, um, about the upgrade and, and the new
5 facility, the DSNY facility which is, ah, obviously
6 sorely needed. I know what it is to have, ah, um,
7 antiquated facilities that, that don't provide
8 adequate service or service that really meets the
9 needs and the capacities of the new and [inaudible]
10 communities. We have that in, in the Jamaica area.
11 Um, even more importantly how we manage sanitation
12 and waste transfers has been a major in, in, ah, in
13 the Jamaica area as well. So I have a few questions
14 along that line. Um, but I first want to say on
15 behalf of, of myself, my family, um, that have
16 resided in, in the Ravenswood Houses for more than 40
17 years, um, and have experienced, ah, ah, the
18 neighbor, the not-so-friendly, ah, through no fault
19 of their own, um, of DSNY that they certainly deserve
20 more, um, and, and I've, I've heard my colleagues
21 kind of articulate the woes and, and having seen
22 those and having, honestly, um, used that facility as
23 a playground, um, ah, those are the kinds of things
24 that, that happen in, in, in these communities and so
25 we do certainly deserve better. But as we transition

2 out I would hope that any new project comes that
3 really, um, that they really, ah, ah, benefit the,
4 the Ravenswood and surrounding community more than
5 anything, whether it be affordable housing or whether
6 it be a green space that really supports, um, the
7 community. Ah, we've seen now particularly during
8 COVID how important, ah, it is to have an outdoor
9 space and, and certainly they are deserving of it.
10 Um, so, ah, as, as far as, um, the purchase of the
11 land, is this a outright purchase or is this a 99-
12 year lease or whatever?

13 ASSISTANT COMMISSIONER ANDERSON: So
14 right now it's contemplated as a lease. Um, we've,
15 ah, begun lease negotiations with the, ah, the
16 landlord, um, so we're, as soon as this land use
17 action is completed we plan to hopefully finalize
18 those, um, expeditiously, and, um, move forward.

19 COUNCIL MEMBER MILLER: Ah, are there any
20 plans in the work for the current property, the, the
21 current location, and, ah, from, from a DCAS, DSNY,
22 and then a, a community perspective, what, what are
23 we seeing or hearing?

24 ASSISTANT COMMISSIONER ANDERSON: So, um,
25 from the DSNY perspective, and I can speak a bit from

2 the perspective of some of our sister agencies as
3 well, um, as we discussed, ah, very much with Council
4 Members Constantinides and Van Bramer before, um,
5 Sanitation will vacate the property. We have no, um,
6 ongoing interest there. Um, as soon as we get our
7 new garage, um, we no longer have use for it, um, we
8 will, um, transfer, ah, responsibility back to DCAS,
9 um, and one of the, the ongoing conversations that
10 we're having with, um, the two local members is, ah,
11 really putting in place a, a strong community
12 engagement process, um, to really identify, the, the
13 future use for this property. There's been a lot of
14 interest expressed in affordable housing, um, very
15 deeply affordable housing, um, potentially, ah,
16 senior affordable housing on this property. That's
17 something that, that I know council members, the
18 council members have expressed as desperately needed
19 in western Queens. So I think we, we want to, ah,
20 participate in that process, facilitate it, and let
21 that drive, ah, the future use of this, ah, site.

22 COUNCIL MEMBER MILLER: So is, is there,
23 is, is that part of, do you kind of have a, a
24 universal process in, in, um, obtaining whether, how
25 you obtain implementation, ah, ah, environmental and,

2 and access, ah, around properties? I say that to say
3 is, I, I know that there's been a number of new
4 facilities, um, and, and each community, each
5 neighborhood is, is different. Um, but certainly
6 there are universal standards, right, that, that DSNY
7 has, ah, as it relates to environment, but also, um,
8 in terms of, of usage, future usage. Um, I've seen,
9 ah, garages that have closed a decade ago that pretty
10 much are not occupied to this day. Um, ah, we, we
11 would hate to see that. Also, um, from, from a
12 Jamaica standpoint, ah, one would expect that DSNY
13 would be, ah, the standard for, um, for sanitation,
14 waste removal, um, and if so, um, what are we
15 expected to see that is kind of state-of-the-art
16 something added on, is it gonna be green, is it gonna
17 be completely enclosed? What about the odor
18 mitigations and all these things that we all can
19 learn from that then becomes the standard. Ah, we
20 have, ah, ah, private waste transfer that sits across
21 the street from a 15-acre park, you know, that is
22 utilized each and every day and, and, and, ah, um,
23 you know, while we struggle as a community, ah, with
24 that, ah, we would hope that the city is leading in
25 standards and is something that we can potentially

2 adopt. Um, I know also that Costa, ah, Council
3 Member Constantinides, ah, was concerned about,
4 access, ah, for, for our young people and the
5 educational component, which on the private side, um,
6 they've already agreed to, ah, such an educational
7 component that we see, ah, in communities that were
8 formerly impacted in a very negative way by having
9 these waste transfer facilities or sanitation garages
10 to be able to see how we transform garbage and, and,
11 and really into, ah, ah, sustainable usages. And
12 that is something should be shared, um, and, and I'd
13 love to, to figure out how, ah, communities can, it,
14 it could be, um, more, the communities can become,
15 particularly our young people, can be more involved
16 in this, this process, um, particularly as we talk
17 about sustainability. But really I, I just wanted to
18 talk about, ah, the standards, um, and, and I did
19 watch, ah, the PowerPoint, but just the highlight of
20 what you're doing differently from what we may
21 currently see and, ah, facilities, um, that may be a
22 decade old, what, what is, ah, kind of next level,
23 um, ah, resources that are being utilized that we may
24 not be familiar with and, um, that would speak to and
25 highlight, um, safety, ah, and sustainability?

2 ASSISTANT COMMISSIONER ANDERSON: Of
3 course. Um, thank you, Council Member. And I think
4 the first point I'd make is, and I know that we've,
5 ah, had many, many conversations about the private
6 facilities in your district, um, and in Jamaica and,
7 you know, this, the notable difference for this
8 facility here is that it is, it is only a garage. It
9 is not a transfer station. So, um, you know, it's a
10 very different use. You don't have any, you know,
11 exposed piles of waste or, um, transferring waste
12 from one truck to another. Um, if a truck comes back
13 to this facility full it's an incidental, ah, thing.
14 It's not, you know, it's not a regular basis. Our,
15 our goal is for the sanitation workers to do their
16 route, um, go to the, the transfer station that
17 serves this community, which is down in Long Island
18 City, ah, dump the truck and come back empty. They,
19 they wash it out, um, on a very regular basis. So
20 the goal is for this to be a very different facility
21 than the ones that you're used to in the, in the
22 Jamaica community. Um, as far as, ah, you know our
23 own environmental analysis, um, and we have, ah,
24 Assistant Commissioner Steve Brautigam here, who is
25 our, um, our legal expert and, and environmental

2 review expert. Um, you know, I would say that
3 sanitation probably because of our, ah, our history
4 with litigation, probably has one of the most
5 conservative approaches to environmental review of
6 any agency in the city. Um, we take it very
7 seriously and do a very thorough job looking at the,
8 um, the, the transportation impacts, the air impacts,
9 the noise impacts. Um, many other factors,
10 resiliency, um, flood impacts, those sorts of things,
11 um, as part of the environmental review process. Um,
12 so we've done a comprehensive, um, assessment of
13 this, ah, this and identified that there are no
14 significant, ah, negative impacts, um, and, you know,
15 to this facility in particular, um, it is a little
16 bit different from the, the new Manhattan garages in
17 that it is more of a campus-style development than a
18 building. Um, so it, you know, it's, it is a bit
19 bigger, but this is Queens, that we have the luxury
20 of slightly more space. We don't have to build a, a
21 structure where trucks are driving on different
22 floors, which is, ah, incredibly expensive and, ah,
23 difficult to design. Um, so it, it, but it does
24 have, um, very ambitious sustainability measures, ah,
25 included. I think that the most notable ones are

2 the, ah, on-site solar, um, on the roof of the
3 building, um, 300, 390 kW of solar panels, um, as
4 well as a really comprehensive storm water collection
5 and, ah, treatment system, um, to really make sure
6 that, ah, that, you know, we're not discharging any
7 sort of polluted storm water or, or, ah, anything of
8 that sort into, ah, the adjacent water body. So
9 those are, those are two things that I think are, um,
10 if not first of their kind, ah, for sanitation
11 garages, are, um, certainly, ah, at the state-of-the-
12 art and, um, those are things that, you know, we
13 would love to include in all of our projects, um,
14 going forward. There are lots of considerations at
15 play. Um, I think, ah, you know, we would love to be
16 building more sanitation garages. We have a number
17 of facilities that are probably in a similar state as
18 the Queens 1 garage in terms of being undersized and,
19 and very old and, um, structurally, ah, problematic,
20 um, but we don't get the opportunity to come before
21 this committee very often so, um, you know, when we
22 do obviously we want to put our best project forward
23 and that's what we feel like we did here.

24 COUNCIL MEMBER MILLER: And, and finally
25 this, um, will all the trucks be housed indoor?

2 ASSISTANT COMMISSIONER ANDERSON: Um, at
3 this facility they will not. Um, there is outdoor,
4 an outdoor parking lot, ah, on site, but it is also,
5 um, you know very far away from the nearest
6 residential use. Um, I don't know the exact distance
7 but it's, you know, probably at least a thousand
8 feet, ah, the parking lot from the nearest
9 residential use. Steve is shaking his head, so I'm
10 in the ballpark. Um, so it's, you know, it's not,
11 it's not like they'll be parked next to people's
12 homes, um, as they are in some of our other garages,
13 ah, unfortunately, so.

14 COUNCIL MEMBER MILLER: OK, thank you so
15 much.

16 ASSISTANT COMMISSIONER ANDERSON: And,
17 and, and one more point I would make. Um, I know
18 everyone loves the idea of enclosed sanitation
19 garages. Um, one of the biggest challenges with have
20 our facilities is we end up having to use them for a
21 very long time and the bigger the roof you build the
22 more expensive it is down the road. So, you know,
23 in, in some places, um, where it's very close to
24 other uses, very important to have fully enclosed.
25 In other places where we have a little bit more space

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2 and can have a buffer with the surrounding uses, um,
3 outdoor parking is, um, is the right way to go from a
4 long-term perspective.

5 CHAIRPERSON ADAMS: OK, thank you. So,
6 ah, with confirmation from Counsel if I can get that
7 they, that there are no more, ah, council member
8 questions?

9 COMMITTEE COUNSEL: I see no other
10 council member questions.

11 CHAIRPERSON ADAMS: OK. Seeing no
12 further questions, this panel is excused. Thank you
13 very, very much for your testimony and your time
14 today. Thank you.

15 ASSISTANT COMMISSIONER ANDERSON: Thank
16 you, Chair.

17 CHAIRPERSON ADAMS: OK. Counsel, are
18 there any members of the public wishing to testify?

19 COMMITTEE COUNSEL: I see two members of
20 the public here to testify on LU 691, Avi Gross and
21 Theo Chino. Please admit the witnesses to the
22 meeting. Members of the public will be given two
23 minutes to speak. Please do not begin until the
24 Sergeant at Arms has announced the time has started.

25

2 CHAIRPERSON ADAMS: OK, I know recognize
3 Avi Gross. Please wait for the time.

4 SERGEANT AT ARMS: Starting time.

5 CHAIRPERSON ADAMS: You may begin.

6 AVI GROSS: Hi, Chair Adams. How are
7 you? Ah, thank you for having me. First I just want
8 to commend, ah, you and all the council members for
9 asking all of these questions, which I think are
10 really important. Um, I sometimes humbly get the
11 feeling that, um, public property is given to
12 developers without a thorough inquiry as to exactly
13 what's happening and whether or not it serves the
14 public. So thank you for that. Um, I specifically
15 want to raise, um, with you some concerns. Um, I, I
16 don't know if you or the council members had a chance
17 to look at the, um, the different agreements, ah, the
18 history of this property, who owned it, but there are
19 some legitimate concerns here. Just from what I
20 could see this owned by Con Edison, um, who, which is
21 a public entity to some extent, and it decided it
22 didn't need it anymore so it sold it for 15 million
23 dollars to a company called Luyster Creek LLC. And
24 the alarm bells start when it sold for 15 million
25 dollars, but then very shortly afterwards Luyster

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2 Creek takes out, um, a mortgage for 20 million
3 dollar, Chair Adams, and then another mortgage to,
4 of, of yet a third party for 5 million dollars, and
5 then finally a mortgage to Signature Bank, the fourth
6 party, for 10 million and 20 million dollars. Now
7 this is public property, so I don't, I can't say for
8 sure that this is nefarious, but the fact that you
9 have a public entity selling to an LLC, um, for X
10 amount of money and then suddenly this profit, this
11 property is being used, um, to flip it for a profit
12 to multiple other properties. It is concerning and,
13 if I may, I could just, you know, Luyster Creek
14 LLC...

15 SERGEANT AT ARMS: Time expired.

16 AVI GROSS: Can I just complete this
17 point, please? Can I complete this point? Chair
18 Adams.

19 UNIDENTIFIED: You're on mute.

20 AVI GROSS: I can...

21 CHAIRPERSON ADAMS: Sorry, yes, yes, you
22 may complete your point.

23 AVI GROSS: Oh, thank you so much. So
24 my, my other, ah, concern that I want to share with
25 you is that Luyster Creek LLC and then the Galliant

2 Fund LLC, um, some of them have information online,
3 you can understand who's funding them, but some of
4 them are purposely very stealthy, and we don't know
5 who's in these LLCs. We don't know what kind of
6 conflicts of interest we might. And I'm gonna
7 complete my point, Chair Adams. I'm not, you know, I
8 don't want when I come to give a testimony, I don't
9 want you to, to grimace and be like, oh, wow, here's
10 that annoying guy. I humbly think, you know, this is
11 a voice that should concern council members. We
12 really need, we need to make sure that these public
13 properties are carefully vetted, that there are no
14 conflicts of interest, and that the public interest
15 is best served. I know you are a person of
16 integrity, Chair Adams, and I thank you for your
17 time, and please continue protecting the public.

18 CHAIRPERSON ADAMS: I never grimace when
19 you testify, Mr. Gross, and I thank you for being
20 here, and I thank you for your dedication. Thank you
21 so much. OK, I now recognize, ah, Theo Chino.
22 Please wait for the time.

23 SERGEANT AT ARMS: Starting time.

24 THEO CHINO: Thank you, Chairman Adam.
25 Ah, same thing as Mr. Gross, we've been, I've been

3 hearing the project and I still hear the same people.
4 HPD, you have and other people involved in this
5 project of, ah, of solar and things like that. As we
6 have testified previously, and it seems like nobody
7 hear us, they listen but they don't hear us, you
8 have, it's a criminal entity that should not exist,
9 the same way Acorn disappeared back [inaudible]
10 years. You just took as a vote, as an example, right
11 now, you just took a vote about the cluster on 135th
12 Street given to LHS, ah, Management. And, ah, LHS
13 Management basically owns the building of that old
14 woman behind me. She live at 772, ah, Second Avenue,
15 and you can see the building is very small. And HLS
16 wants to evict her through the court system so many
17 time that they're in court for so long, they're
18 trying to salvage their building. That's what HLS
19 Management is doing. And you just voted five second
20 ago without asking a single question about how HLS
21 is, and I know my time is going to expire, but I
22 don't know what to do anymore. I can come, say the
23 word, tell you how they are bad entity and things
24 like that. And you don't ask me. You block me on
25 Twitter, Chair Adam. You don't want to hear anything
I'm saying and this is concerning on how future

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2 project like this project of, of, of DCAS, I lived
3 here in Manhattan where we dealt with that same. We
4 dealt with the stench. I grew up with the stench of
5 the, of the Riverside Park behind me. So I feel what
6 you're saying about Woodhaven tenant, but are you
7 going to start asking the right question? You are
8 going to be term limited for most of you and suddenly
9 the project will move on and only us will remember.
10 We need your help. We need...

11 SERGEANT AT ARMS: Time expired.

12 THEO CHINO: We need your help. On the
13 19th of this month we want to do a scene on Times
14 Square to call out the corruption, and we hope that
15 you and all your colleague will come and join us to
16 do that. Thank you.

17 CHAIRPERSON ADAMS: Thank you very much
18 for your testimony. Thank you. Counsel, are there
19 any more members of the public wishing to testify?
20 You have to unmute.

21 COMMITTEE COUNSEL: Chair Adams, I see no
22 other members of the public who wish to testify on
23 this item.

24

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2 CHAIRPERSON ADAMS: OK. Were there any
3 questions for either witness at this point, or my
4 colleagues? OK.

5 COMMITTEE COUNSEL: I see no [inaudible].

6 CHAIRPERSON ADAMS: [inaudible] are now
7 excused. Counsel, are there any further members of
8 the public wishing to testify at this time?

9 COMMITTEE COUNSEL: There are no other
10 members of the public here to testify.

11 CHAIRPERSON ADAMS: There being no other
12 members of the public who wish to testify, the public
13 hearing on LU 691 for application number 200238PCQ,
14 the DSNY Queens sanitation garage, is now closed and
15 the item is laid over. That concludes today's
16 business. I remind you that if you have written
17 testimony on today's item you may submit it to
18 landusetestimony@council.nyc.gov. Please indicate
19 the LU number or the project name in the subject
20 hearing. I'd like to thank the applicants, members
21 of the public, my colleagues, subcommittee counsel,
22 land use staff, and the Sergeant at Arms for
23 participating in today's hearings. This meeting is
24 hereby adjourned. [gavel]

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND
DISPOSITIONS

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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 November 30, 2020