

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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October 26, 2021  
Start: 10:03 a.m.  
Recess: 10:54 a.m.

HELD AT: Remote Hearing (Virtual Room 1)

B E F O R E: Kevin Riley  
CHAIRPERSON

COUNCIL MEMBERS:  
Peter Koo  
I. Daneek Miller  
Inez Barron  
Mark Treyger

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

Ted Weinstein, Director of Bronx Planning  
Housing Preservation and Development (HPD)

Meghan Monahan  
Women In Need (WIN)

Erin Drinkwater  
Department of Social Services

Alan Moghaddam  
Urban Architectural Initiatives

Christine Chisolm  
Larovere Consulting, LLC

Joan Hung  
Housing Preservation and Development (HPD)

Arielle Goldberg  
Housing Preservation and Development (HPD)

Felipe Cortez  
Housing Preservation and Development (HPD)

Chris Cirillo  
Ascendance Neighborhood Development  
Corporation

Jonathan Cruz  
MDG Development Management Construction



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2 SERGEANT-AT-ARMS: Recording to the  
3 computer started.

4 SERGEANT-AT-ARMS: Recording to cloud.

5 SERGEANT-AT-ARMS: Thank you. Good morning  
6 and welcome to today's New York City Council remote  
7 hearing on the Subcommittee on Landmarks, Public  
8 Sitings, and Dispositions. At this time, would all  
9 panelists please turn on their videos? Thank you.  
10 To minimize disruption, please place all electronic  
11 devices to vibrate or the silent mode. Thank you.

12 If you wish to submit testimony, you may do so at  
13 [landusetestimony@Council.NYC](mailto:landusetestimony@Council.NYC). I repeat  
14 [landusetestimony@Council.NYC](mailto:landusetestimony@Council.NYC). Chair Riley, we are  
15 ready to begin.

16 CHAIRPERSON RILEY: Good morning. I am  
17 Council member Kevin Riley, Chair of the Subcommittee  
18 on Landmarks, Public Sitings, and Dispositions. I am  
19 joined today by my colleagues, Council member Koo and  
20 Council member Treyger. We will vote to approve with  
21 modifications LU numbers 889 to 893, Cooper Park  
22 Commons. These applications request approval of any  
23 proposed amendment of the zoning map changing an R6  
24 district to an R7-2/C2-4 district and amendment of  
25 appendix F of the zoning resolution to designate a

2 mandatory exclusionary housing area, the grant of a  
3 special permit pursuant to section 74-743A2 of the  
4 zoning resolution to modify high and setback  
5 requirements. The minimum distance between buildings  
6 with a large-scale general development, the  
7 designation of property located at 288 Jackson Avenue  
8 block 285 lot one as an urban development action area  
9 and urban development action area project for such  
10 area in this-- I'm sorry. Thank you, Council  
11 member. In the disposition of such property to  
12 developer selected by HPD and modifications of a  
13 prior disposition of city-owned property located at  
14 20 Kingsland Avenue block 2885 lot 10 to change the  
15 permitted community facility used for healthcare  
16 facility to used general community facility uses.  
17 These actions would facilitate the redevelopment of  
18 the 4.5 acre former Greenpoint Hospital campus in  
19 East Williamsburg into Cooper Park Commons, the  
20 mixed-use complex with the two new buildings and the  
21 enlargement of the two historic former hospital  
22 buildings provided approximately 553 units of  
23 affordable and senior housing, community facility  
24 uses, and later retail and the on site replacement of  
25 the 200 bed Kleeman Residents Homeless Shelter. The

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2 Council's modifications were removed the MIH option  
3 two and add the deep affordability option and revise  
4 the design of the public accessible area to reduce  
5 parking and vehicle driveway areas and increase open  
6 space and pedestrian safety. The project is located  
7 in the district represented by Council member  
8 Reynoso. We will vote to approve the modification LU  
9 numbers 848 to 851 really did to the cab: Manner  
10 Project submitted by the Department of Housing  
11 Preservation and Development. These applications  
12 would request approval of amendments to zoning map  
13 sections 17C and 17D, changing from an R6 district to  
14 an R7A-C2-4 district and changing from an R6 district  
15 to an R7D/C2-4 district. Amendment of the zoning  
16 resolution modifying appendix F to designate a  
17 mandatory exclusionary housing, area designation of  
18 an Urban development action area, approval of an  
19 Urban development action area project for such area  
20 in approval of the disposition of property located at  
21 305-309 Mother Gaston Boulevard, 46-64 Christopher  
22 Ave., and 111-117 Glenmore Avenue to a developer of  
23 HPD's choosing and approval of the third amendment to  
24 the Brownsville second urban renewal plan to change  
25 the designation of site 11B from public institutional

2 use to residential use. The proposed actions will  
3 facilitate the development of: more Manner, and 11  
4 story mixed-use use building with approximately 232  
5 affordable housing units and 8600 square feet of  
6 commercial and community space as an entrepreneurial  
7 hub for the local business and nonprofit in  
8 combination. We will vote to modify the application  
9 by striking am I a option two and adding the deep  
10 affordability MIH option. The project site is  
11 located in the Brooklyn Council District represented  
12 by Council member Dharma Diaz. We will also vote to  
13 approve LU 847, the TMN 1002 West Harlem residents  
14 UDAP and article 11 tax exemption submitted by the  
15 Department of Housing Preservation and the  
16 development pursuant to section 693 and 694 of the  
17 general municipal law and article 11 of the Private  
18 Housing Finance Law. The application seeks a waiver  
19 of the designation requirements of the section 197-C  
20 and 197-D of the charter and approval of the urban  
21 development action area project and approval of the  
22 exemption from the real property taxation for  
23 property located at 101 West 141st Street aka 621-23  
24 Lennox Avenue and 121-123 West 144th Street and  
25 located in the Manhattan district represented by

2 Council member Perkins. And before we vote, I would  
3 like to announce we have been joined by Council  
4 member Barron and Council member Reynoso and I would  
5 like to allow Council member Reynoso some time to  
6 give some remarks on the Cooper towns project.

7 Council member Reynoso?

8 COUNCIL MEMBER REYNOSO: Thank you,  
9 Council member Riley. Chair Riley. I appreciate the  
10 time. I just want to say how grateful I am to get to  
11 this point here today. We have been fighting for  
12 over 40 years Greenpoint Hospital be rebuilt into  
13 affordable housing. It's unfortunate that it took 40  
14 years to finally forward with a plan that the  
15 community is comfortable with but I'm glad that we  
16 are here. I wouldn't be clear that we are building  
17 over 700 units of housing or 500 units of housing of  
18 which 200 will be a shelter with 200 beds onsite to  
19 replace the current shelter that is there. We will  
20 be building 500 units of housing of which a  
21 significant amount will go to formerly homeless  
22 folks, as well. So I just wanted to make sure that  
23 we're clear that we're protecting the homeless  
24 services that exist there, but also making is that  
25 formerly homeless or homeless individuals can find



2 homes in the supportive housing that we are building  
3 on site. The project is a 100 percent affordable all  
4 below 80 percent AMI with numbers reaching 60 and 40  
5 percent AMI in this project. Families. It's a cope  
6 project or a private public partnership a I am not a  
7 big fan of, but, you know, if this administration and  
8 previous ones feel that that is what they need to do  
9 to build houses, sure. St. Nick's Alliance is one of  
10 the codevelopers on this project. Their, also,  
11 offices are adjacent to this project. They have been  
12 doing work in Brooklyn for a significant amount of  
13 time. Again, there is a commitment to half a million  
14 dollars to a park across the street, Cooper Park. An  
15 actual Cooper Park across the street. There is  
16 support happening for Cooper Park Houses that is also  
17 adjacent to this. When we talk about a project that  
18 really encompasses everything that we're looking for  
19 in [inaudible 00:08:58] which is the organization  
20 that came up from the shutdown of Greenpoint Hospital  
21 and the need to develop that, this really speaks to  
22 that. So, I am hoping that my colleagues can vote  
23 yes on this project. It has been a long time coming  
24 and, again, happy to be here. Thank you so much,

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2 Chair Riley, for giving me the opportunity to speak  
3 on it.

4 CHAIRPERSON RILEY: Thank you, Council  
5 member Reynoso, for continuing to fight for your  
6 community. I'm really excited about this project.  
7 It's going to be a beautiful project and we are  
8 looking forward to the ribbon-cutting because it is  
9 going to be amazing. We will now vote to approve LU  
10 847 TMN 1002 W. Harlem Renaissance and to approve  
11 with modifications LU numbers 848, 849, 850, 851,  
12 889, 890, 891, 892, and 893. Counsel, please call  
13 the role.

14 COMMITTEE COUNSEL: Riley?

15 CHAIRPERSON RILEY: Aye on all.

16 COMMITTEE COUNSEL: Koo?

17 COUNCIL MEMBER KOO: I vote aye on all.

18 COMMITTEE COUNSEL: Barron?

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

21 CHAIRPERSON RILEY: Permission granted.

22 COUNCIL MEMBER BARRON: Thank you. I want  
23 to just comment briefly on the Cooper Park project.  
24 I did sedentary that presentation to land use and  
25 realize that this has been a long time coming and I

2 complement the Council member Reynoso for the work  
3 that he has done and I am disappointed that they  
4 weren't able to incorporate the 200 formerly-- the  
5 200 shelter beds directly into the project and  
6 guarantee that those 200 units would no longer be  
7 shelter units created wherever borough would be  
8 provisions for people within the development that it  
9 would eliminate, in fact, shelter units. It was a  
10 model that we were able to develop with Help Homes in  
11 my district and I'm hoping that other people will be  
12 able to work with developers tempering that as a  
13 reality. I know we always need to provide shelter  
14 with an obligation of the city, but I think until we  
15 find ways to really make sure that we eliminate  
16 units, we're going to continue to have a burgeoning  
17 problem. But I do want to vote aye on all and I will  
18 be abstaining on LU 847. I just need to think a  
19 little deeper on that, but thank you.

20 COMMITTEE COUNSEL: Treyger?

21 COUNCIL MEMBER BARRON: I'm abstaining on  
22 847.

23 COMMITTEE COUNSEL: Noted.

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2 COUNCIL MEMBER BARRON: I'm sorry. I  
3 wanted to be clear. I'm abstaining-- I'm voting aye  
4 on all and I'm abstaining on LU 847.

5 COMMITTEE COUNSEL: Noted.

6 COUNCIL MEMBER BARRON: Thank you.

7 COMMITTEE COUNSEL: Treyger?

8 COUNCIL MEMBER TREYGER: Aye.

9 COMMITTEE COUNSEL: By a vote of four  
10 in the affirmative, zero in the negative, and zero  
11 abstentions, LUs 848 through 851 and 889 through 893  
12 are recommended with modifications and LU 847 by a  
13 vote of three in the affirmative with one abstention  
14 is recommended to the full Land Use Committee and the  
15 vote will be held open for Council member Miller when  
16 he arrives.

17 CHAIRPERSON RILEY: Thank you, counsel.  
18 I know recognize counsel to explain today's hearing  
19 procedures.

20 COMMITTEE COUNSEL: Thank you, Chair  
21 Riley. I am Jeffrey Campagna, counsel to this  
22 subcommittee. Members of the public who wish to  
23 testify were asked to register for today's hearing.  
24 If you registered to testify and are not yet signed  
25 into zoom, please sign in now and remain signed in

2 until you've testified. If you wish to testify and  
3 have not registered, please go to  
4 [www.Council.NYC.gov/landuse](http://www.Council.NYC.gov/landuse) to sign up now. If you  
5 are not planning to testify on today's items, please  
6 watch the hearing on the New York City Council  
7 website. All people testifying before the  
8 subcommittee will be on mute until they are  
9 recognized to testify. Please confirm that your Mike  
10 is muted before you begin speaking. Public testimony  
11 will be limited to two minutes per witness. If you  
12 have written testimony you would like the  
13 subcommittee to consider in addition to or in lieu of  
14 appearing before the subcommittee or if you require  
15 an accessible version of a presentation given at  
16 today's meeting, please email  
17 [landusetestimony@Council.NYC.gov](mailto:landusetestimony@Council.NYC.gov). Please indicate  
18 the LU number or project name in the subject line of  
19 the email. During the hearing, Council members who  
20 would like to ask questions should use the zoom raise  
21 hand function. The raise hand button should appear  
22 at the bottom of the participant panel. I will  
23 announce Council members who have questions in the  
24 order they raised their hands. Witnesses are  
25 reminded to remain in the meeting will they are

2 excused by the Chair. Lastly, there may be extended  
3 pauses if we encounter any technical problems. We  
4 ask that you please be patient as we work through  
5 these issues. Chair Riley will now continue with  
6 today's agenda.

7 CHAIRPERSON RILEY: Thank you, Council.

8 Our first public hearing will be on LU numbers 897  
9 and 989 for the Winn Powers project. The Department  
10 of Housing preservation and requests approval of the  
11 and urban development action area project for such  
12 area and disposition of a city-owned property located  
13 at 346 Powers Avenue block 2572 lot 6 in the Bronx to  
14 a developer of HPD's choosing. HPD also seeks  
15 approval of a special permit pursuant to section 74-  
16 903 of the New York City zoning Resolution to  
17 modify the requirements of the ZR section 24-111 to  
18 allow any increase in permitted floor area ratio for  
19 use group three, nonprofit use, with sleeping  
20 accommodations for 2.43 FAR to 4.8 FAR. These  
21 actions would facilitate the redevelopment of a city-  
22 owned site with two new community facility buildings,  
23 including permanent supportive housing facility  
24 containing 221 units for families with children and  
25 an off-site daycare center and a new homeless shelter

2 building with 95 units. This project is located  
3 within the Bronx Council District represented by  
4 Council member Ayala. Presenting for the  
5 applicant's, we have Ted Weinstein on behalf of HPD,  
6 we have former city Council speaker, Christine Quinn,  
7 WIN Chief Executive Officer 212--

8 COMMITTEE COUNSEL: No. No. Excuse  
9 me, Chair Riley. Christine Quinn will not be here.

10 CHAIRPERSON RILEY: Okay. Okay. And  
11 Meghan Linehan for Women in Need, Erin Drinkwater for  
12 the Department of Social Services, and Christine  
13 Chisholm-- excuse me if I mispronounce your name--  
14 for Larovere Consultants, LLC and Alan Moghaddam for  
15 Urban Architectural Initiatives. Counsel, please  
16 administer the affirmation.

17 COMMITTEE COUNSEL: Please raise your  
18 right hands and, in turn, state your names. Please  
19 unmute yourselves. Please accept the invitations to  
20 unmute. When you are unmute, please raise your right  
21 hands and, in turn, state your names.

22 MEGHAN LINEHAN: Meghan Linehan.

23 ERIN DRINKWATER: Erin Drinkwater.

24 ALAN MOGHADDAM: Alan Moghaddam.

25 CHRISTINE CHISOLM: Christine Chisolm.

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2 COMMITTEE COUNSEL: Ted?

3 TED WEINSTEIN: Ted Weinstein.

4 COMMITTEE COUNSEL: Do you affirm to  
5 tell the truth, the whole truth, and nothing but the  
6 truth in your testimony before this subcommittee and  
7 in answer to all Council member questions?

8 TED WEINSTEIN: I do.

9 MEGHAN LINEHAN: I do.

10 ERIN DRINKWATER: I do.

11 ALAN MOGHADDAM: I do.

12 CHRISTINE CHISOLM: I do.

13 CHAIRPERSON RILEY: Thank you to all  
14 the applicants. You may begin your presentation.

15 TED WEINSTEIN: Good morning, Chair  
16 Riley and Council members. My name is Ted Weinstein.  
17 I am director of Bronx Planning for HPD. This  
18 morning I will just very briefly explain the basics  
19 of this proposed project and then turn it over to the  
20 WIN Development team to talk more about themselves  
21 than about the details of the project. This is a  
22 city-owned property that is located on Powers Avenue.  
23 Part of it is currently occupied by a building which  
24 was used as a transitional shelter operated by WIN  
25 through a contract with DHS. The other part of the



2 property is undeveloped. Because the building that  
3 is used by the shelter is an old building and was not  
4 originally planned for that is, the proposal here is,  
5 on the undeveloped part of the property, to build a  
6 new more modern and efficient serviceable shelter  
7 building and then, when that is completed, to  
8 demolish the existing shelter building and then, at  
9 that location, build a permanent housing, supportive  
10 housing, building and that will provide better  
11 support services both for the people in the shelter  
12 and then permanent housing and services for the  
13 people in the new building, as well. The Chair  
14 already read the actions that would be involved here,  
15 so at this point, I will turn it over to WIN to talk  
16 about themselves and the details of the project.

17 Thank you.

18 MEGHAN LINEHAN: Good morning, everyone.

19 First of all, I just want to apologize for Christine  
20 Quinn not being able to join us this morning. She  
21 has some complications from an emergency surgery that  
22 she had a few weeks ago that needed to be attended to  
23 and, unfortunately, it was unavoidable. She sends  
24 her regrets, but very much appreciates the  
25 opportunity to speak with you all here today. Just

2 some background on WIN. WIN is the largest provider  
3 of shelter and supportive housing to families  
4 experiencing homelessness in New York City. Of the  
5 roughly 53,000 people in the city shelter system,  
6 about 65 percent of those are families with children.  
7 I just some history with the song on this site. So,  
8 WIN began operating this site is an emergency  
9 provision during hurricane Sandy. It was originally  
10 the city's intake center path and we have been  
11 operating at as a shelter since 2012. So, as Ted  
12 mentioned, we are really excited about this project  
13 because it will allow us to have both a purpose built  
14 shelter, so really have the space that will allow us  
15 to provide the services that we offer and,  
16 additionally, some much-needed supportive housing  
17 units additionally on this site. So, at WIN, we  
18 believe in a holistic model that includes income  
19 building for the more than 50 percent of our work  
20 eligible moms who internships are working, childcare  
21 and recreation for all of our children that are on  
22 site. That includes STEAM-based camp WIN programming  
23 during all school breaks and in the summertime, and  
24 also on site social workers, case managers, you know,  
25 kind of all of the provisions that you would expect

2 from the city Council-- excuse me. From a  
3 transitional housing facility. The other thing I  
4 just wanted to mention is that we find that between  
5 30 and 40 percent of our clients benefit from exiting  
6 into supportive housing. It is the most stable means  
7 of exit for those families. So, having those  
8 additional supportive housing capacity will be  
9 extremely helpful in making sure that these families  
10 remain stable a.m. independently housed for the  
11 foreseeable future. Just moving on to some specifics  
12 about the site. Christine, I don't know if you are  
13 going to share the presentation that we have?

14 CHRISTINE CHISOLM: Sorry. I was--  
15 thank you. That's good.

16 MEGHAN LINEHAN: Perfect. Great. So, if  
17 we can just skip ahead to slide four. Great. So, as  
18 we have mentioned, this site is located at 346 Powers  
19 Avenue. The new transitional housing will contain 95  
20 units replacing the existing 78. So, roughly the  
21 same size and the second building, or phase 2 of the  
22 project, will contain 223 units of permanent  
23 affordable supportive housing for families. Slide  
24 five will show you in aerial view of the current site  
25 and you will see that that is outlined in red there.

2 As I mentioned, the project will be built in two  
3 phases. Phase 1 will take place on the current  
4 parking lot which will be the construction of the  
5 transitional housing building to replace the existing  
6 transitional housing buildings so that we don't lose  
7 any capacity of those shelter units and phase 2 will  
8 be the demolishing of the existing transitional site  
9 so that the supportive and affordable building can be  
10 built. Slide six will show you the rendering of the  
11 full project. The building in the foreground will be  
12 the new transitional housing building. This, as I  
13 mentioned, will be a modern, purpose built shelter  
14 for families with children that will have the  
15 adequate space for all of the on-site services that  
16 we provide. The building in the background is a  
17 permanent housing building. The street wall for both  
18 buildings will be six stories and roughly match the  
19 height of the buildings and the surrounding  
20 neighborhood and after a setback, the transitional  
21 housing rises to 11 stories and the permanent housing  
22 building rises to eight stories. We can flip to  
23 slide seven. As I mentioned, during phase one, it  
24 will be the purpose built shelter 495 units of  
25 transitional housing with varying configurations to

2 serve different size families. All of our sites have  
3 community rooms on site, as well as childcare  
4 facilities. They all include 24-hour security and  
5 open space by way of a playground and green space for  
6 community use. As the DA's SS can speak to little  
7 bit more, we do prioritize families from the local  
8 area when looking for families to come into  
9 transitional housing capacity. And then, if we could  
10 flip to slide eight. So, this is the rendering of  
11 the permanent housing building to be built during  
12 phase two. The buildings will create an improved  
13 streetscape and enhanced safety with our outdoor  
14 lighting and 24-hour security, as I mentioned. The  
15 street walls are setback from the property at various  
16 distances to create visual interest along the  
17 sidewalks and provide opportunities for landscaping  
18 in front of the building and privacy for the first  
19 floor residents. The buildings [inaudible 00:24:34]  
20 enterprise green community standards and will have  
21 solar panels on the roof. For the permanent  
22 supportive housing on slide nine, it will be  
23 approximately 223 units, 133 of which will be  
24 supportive housing units and 88 units will be  
25 available through a lottery system as affordable

2 units to the community. There will be to two super  
3 units and, as I mentioned, we will be doing community  
4 preference for the affordable units. On slide 10,  
5 just share a breakdown of what these units  
6 configuration morbidity, there will be 12 studio  
7 apartments, 82 one bedrooms, 104 two-bedrooms, 23  
8 three bedrooms for a total of 223, including the  
9 super units. In this says so that we will be able to  
10 serve a variety of family sizes and configurations in  
11 this set up. On slide 11, just to share that the  
12 permanent housing building will also include a  
13 childcare center for both our residents and which  
14 will be open to the community, there is outdoor space  
15 which also be open to the community, and then a  
16 seventh floor terrace which will be for our  
17 residents. In permanent housing on supportive  
18 housing side of it, we do have social services on  
19 site and will actively seek to form a community  
20 intended advisory board. One other thing that I just  
21 want to know is that, with these projects, we always  
22 want to involve as much of the community as possible,  
23 so do include through hiring opportunities, we  
24 recently opened a facility Coney Island in Council  
25 member Treyger's district and, due to a great

2 partnership with and his office, we were able to  
3 secure 34 percent of our staff are from that local  
4 area and, again, that was through working with the  
5 Council members for us and local Workforce One Center  
6 there. But that is something that WIN always tries  
7 to do with our projects and we would be very excited  
8 to have the opportunity to do here, as well. Slide  
9 12 will just give a little bit of an insight into  
10 what the ground floor would look like. So, the green  
11 area is transitional housing facility and the yellow  
12 area is permanent and supportive facility. You will  
13 see that have outdoor space and their daycare space  
14 which has access to the noise, as well. Each lobby  
15 will have its own security desk and main areas for  
16 the tenants to connect directly with the large  
17 courtyard. The computer room and computer lab are  
18 also provided on the first floor of the facilities  
19 and, as I mentioned, the daycare that will be open to  
20 the public, as well as our tenants, excuse me, is  
21 located on 142nd Street side of the facility and also  
22 has its own outdoor space. On slide 13, just some  
23 highlights of what we're aiming for on this project  
24 is really the thoughtful decide, beautiful, well-  
25 maintained property. As I mentioned, the local

2 hiring for operations and for construction of the  
3 project, increased lighting and security around the  
4 facility, and both the community room and daycare  
5 center which will be open for community use, as well.  
6 And thank you, get in, for the time and the  
7 opportunity to speak with you this morning and we  
8 would be happy to take any questions that anyone  
9 might have.

10 CHAIRPERSON RILEY: Thank you, Meghan.

11 Just two questions are all correct. The Bronx  
12 Community Board One noted that shelters continue to  
13 be sited disproportionately in low to moderate income  
14 neighborhoods. Could you speak to HPD's approach to  
15 siting such projects and why this location,  
16 specifically, is well suited for a shelter and  
17 supportive housing proposal?

18 TED WEINSTEIN: Well, we do, in terms of  
19 siting there are various programs, we do see what  
20 else is in the area there, what is needed, but also  
21 what the opportunities are and what is possible. In  
22 this particular case, again, there is an existing  
23 shelter there so this really creates an opportunity  
24 because also the part of the property that is vacant  
25 and undeveloped to not only improve the services for



2 the people in the shelter to then provide through the  
3 same operator the new permanent housing building  
4 itself. So, and is really that this location really  
5 does present it in opportunity that doesn't exist in  
6 many places.

7 CHAIRPERSON RILEY: Thank you, Ted.

8 And I didn't see anything on the AMI mixtures. Can  
9 you go into what that AMIs will be?

10 TED WEINSTEIN: Okay. In the permanent  
11 housing in the supportive housing building, it would  
12 be a range. The distribution, because that is a  
13 second phase and we're still some time away from  
14 actually finalizing some of the details of that  
15 building but it would definitely be a range from 30  
16 percent AMI to perhaps, you know, maybe up to 80  
17 percent AMI. I, the distribution hasn't been worked  
18 out yet. Most of the units would be less than 60  
19 percent. Between 30 and 60 percent of AMI.

20 CHAIRPERSON RILEY: Thank you. Okay.

21 I don't see any Council members with any questions,  
22 so that will be it for me. Thank you all to all the  
23 panels and you may be excuse. Thank you.

24 TED WEINSTEIN: Thank you.

25 MEGHAN LINEHAN: Thank you.

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2 CHAIRPERSON RILEY: Are there any  
3 members of the public who wish to testify on the WIN  
4 Powers project?

5 COMMITTEE COUNSEL: There no members of  
6 the public signed to testify on this item.

7 CHAIRPERSON RILEY: Seeing no other  
8 members of the public who wish to testify on this  
9 item, the public hearing on LU number 897 and 898 are  
10 now closed and the items are laid over. The next  
11 public hearing on LU number 881 related to Los Raices  
12 projects submitted by the Department of Housing  
13 Preservation and Development pursuant to section 197-  
14 C of the New York City Charter. This application  
15 requests approval of the disposition of city-owned  
16 property located at 303 East 102nd Street Block 1674  
17 lot 104, 338 East 117th Street Block 1688 lot 34,  
18 505-507 East 118th Street Block 1815 lot five and  
19 six, 1761-1763 Park Avenue block 1771 lots one and  
20 two. This disposition approval will facilitate the  
21 development and construction of four new affordable  
22 rental developments containing approximately 81  
23 affordable dwelling units and community facilities  
24 space in the district represented by Council member  
25 Perkins and Ayala. Presenting for the applicant's we

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2 have Joy Hung, Arielle Goldberg, and Felipe Cortez  
3 from HPD, Chris Cirillo on behalf of Ascendance  
4 Neighborhood Development Corporation, and Jonathan  
5 Cruz for MDG Development Management Construction. I  
6 now ask that these witnesses would be unmuted and  
7 that Council will administer the affirmation.

8 JOY HUNG: Thank you, Council member  
9 Riley and Council members.

10 COMMITTEE COUNSEL: You'll have to  
11 wait. Please raise your hands and state your names  
12 in order. Could all the applicants please raise your  
13 right hands and state your names?

14 FELIPE CORTEZ: Felipe Cortez.

15 ARIELLE GOLDBERG: Arielle Goldberg.

16 JOAN HUNG: Joan Hung.

17 CHRIS CIRILLO: Chris Cirillo.

18 JONATHAN CRUZ: Jonathan Cruz.

19 COMMITTEE COUNSEL: Thank you. Do you  
20 affirm to tell the truth, the whole truth, and  
21 nothing but the truth in your testimony before this  
22 subcommittee and in answer to all subcommittee member  
23 questions?

24 FELIPE CORTEZ: I do.

25 ARIELLE GOLDBERG: Yes. I do.

2 JOAN HUNG: I do.

3 CHRIS CIRILLO: I do.

4 JONATHAN CRUZ: I do.

5 COMMITTEE COUNSEL: Thank you.

6 CHAIRPERSON RILEY: Thank you. You may  
7 begin your presentation.

8 JOAN HUNG: Thank you, Council member  
9 Riley. So, I believe we have a PowerPoint. Thank  
10 you so much. So, thank you, Council members for the  
11 opportunity to present the Las Raices. My name is  
12 Joan Hung, the borough applicant from HPD. I am  
13 joined by my HPD colleagues Felipe Cortez, Deputy  
14 Director for Manhattan Planning, Arielle Goldberg,  
15 Director of Land Use and Policy, and our development  
16 partners, Ascendant Neighborhood Development and MDG  
17 Development and Management Construction. Next slide,  
18 please. Thank you. Las Raices is a scattered site  
19 project, a total of four sites throughout the east  
20 Harlem area. So, you can see the four sites in the  
21 map on slide two. The US development will provide  
22 approximately 80. Affordable rental units, including  
23 a green roof and a ground floor community facilities  
24 space. The land use actions needed to facilitate  
25 this development is the disposition of a city and

2 land. In 2014, HPD released a citywide request for  
3 qualification for the NYHUB [sp?] In a neighborhood  
4 construction program to develop the local housing  
5 development projects on small scattered city-owned  
6 sites. In 2018. The project was certified on May  
7 17, 2021 and the CPC vote on the project of October  
8 6, 2021. So, we are here today to seek your support  
9 on this project. Now, I will turn the presentation  
10 over to our development team for further details on  
11 the project.

12 CHRIS CIRILLO: Good morning, Chair  
13 Riley and Council members. It is a pleasure to be  
14 here this morning to present our proposal for the Las  
15 Raices project. Again, my name is Chris Cirillo.  
16 I'm the executive director of Ascendent Neighborhood  
17 Development Corporation. We are nonprofit affordable  
18 housing community development Corporation based in  
19 used Harlem. We currently own and manage 28  
20 affordable rental apartment buildings with close to  
21 700 apartments. We have been serving the east Harlem  
22 and central Harlem communities since 1988. We are  
23 happy to be partnered with MDG design and  
24 construction, one of the leading for-profit  
25 affordable housing developers and managers a New York

2 City and my colleagues from MDG, Jonathan Cruz will  
3 be speaking a little bit later about some of the  
4 aspects of the project. We have four sites that are  
5 part of the Las Raices project and so we will quickly  
6 run through them and talk a little bit more about the  
7 details of each of them as we go. Can I have the  
8 next slide, please? So, as Joan noted, the overall  
9 Las Raices project has a total of 83 affordable  
10 rental apartments and this chart shows the use site  
11 by site the breakdown of apartment sizes. We have a  
12 mix of studio, one-bedroom, two-bedroom, and three-  
13 bedroom apartments across the four sites and we also  
14 have a mix of affordability levels. We have  
15 apartments set aside for households that are exiting  
16 the shelter systems, formerly homeless, extremely low  
17 income, very low income, and low income apartments at  
18 30 percent, 40 percent, 50 percent, 60 percent, and  
19 80 percent of area median income and there are two  
20 super units in the project, as well. Next slide,  
21 please. So, I'm going to quickly run through the  
22 four sites that are included. Site one is at 303  
23 East 102nd Street between second Avenue and First  
24 Avenue. This is currently vacant city-owned  
25 property. We are proposing a new infill building

2 five stories with six apartments, mix in this  
3 building of studios and two-bedrooms. This is one of  
4 two sites in the overall Las Raices project that has  
5 ground floor community visibility space. Residents  
6 will have access to an on-site laundry room and the  
7 building will feature a green roof. I should also  
8 mention that all for of the buildings will be leaving  
9 Enterprise Green Community sustainability standards,  
10 as well. Next slide, please. The second site is  
11 another small currently vacant city-owned site at 338  
12 East 117th Street between first Avenue and Second  
13 Avenue. This is a proposed five-story infill  
14 building with seven apartments. Here we have a mix  
15 of studio, one-bedroom, and three-bedroom apartments.  
16 Again, residents will have access to on-site laundry.  
17 This building will also feature a landscaped rear  
18 yard that will be accessible to all residents of the  
19 building. Next slide, please. The third site in the  
20 cluster is located at 505 East 118th Street. This is  
21 located just east of Pleasant Avenue. This is a  
22 proposed six story apartment building with a total of  
23 18 apartments two-bedrooms, and three bedrooms.  
24 Again, laundry room available for all residents of  
25 the building to use. This building also will feature

2 a landscaped rear yard accessible to the residents of  
3 the building and a green roof. Next slide, please.

4 Still on 118th Street, this is one of two sites in  
5 the cluster that are currently temporarily occupied  
6 by portions of existing community gardens and so what  
7 you see on the screen is an aerial view of the  
8 outline of the Pleasant Village community garden.

9 The portion that is shaded green is the permanent  
10 garden under the Department of Parks and Recreation  
11 jurisdiction and the portion that is in Brown is  
12 under HPD jurisdiction and under a temporary use for  
13 community garden purposes and that is the portion  
14 where the project proposed for. Next slide, please.

15 And the final site of the four sites in this project  
16 is located at 1761 Park Avenue at the northeast  
17 corner 122nd Street. This is the largest proposed  
18 project in the cluster. It will be a 14 story  
19 apartment building with 52 apartments with a mix of  
20 studios, one bedrooms, and two-bedrooms. This is the  
21 second site in the cluster that also features  
22 community facilities space. As part of the rezoning  
23 that East Harlem had a few years ago, Park Avenue  
24 along this section was up zoned and new zoning  
25 requirements were put into place requiring commercial



2 or community facility uses that the lower floors of  
3 the buildings fronting on to Park Avenue where the  
4 park Avenue viaduct is located. So, the first two  
5 floors of this building are proposed as community  
6 facilities space. We haven't yet selected the  
7 tenants for this space or that space on 102nd Street,  
8 but we have been speaking with Community Board 11 and  
9 other stakeholders to solicit ideas for potential  
10 tenants for these spaces. This building will feature  
11 a laundry room accessible to all the residents on the  
12 roof and that will open out onto a landscaped roof  
13 terrace accessible for residents of the building.  
14 Next slide, please. And this is the second site in  
15 the cluster that is also being developed on a site  
16 that is currently temporarily used as community  
17 gardens. So, in this aerial view, you see outlined  
18 in red the entire site. The portion shaded in green  
19 is the permanent Jackie Robinson Garden under Parks  
20 Department jurisdiction and the portion shaded in  
21 Brown is the development site for the new building  
22 that is under HPD jurisdiction. Next slide. Excuse  
23 me. So, one of the things that Ascendant has been  
24 incorporating into all of our existing buildings and  
25 our projects in our development pipeline is public

2 art initiative and we are working with locally based  
3 East Harlem-based nonprofit organization called  
4 Thrive Collective that works with young people in the  
5 neighborhood and neighborhood schools to develop and  
6 implement murals another public art. And so we're  
7 going to be working with Thrive across all four of  
8 the sites and with nearby schools to develop a public  
9 art program role for all four of the sites. Next  
10 slide. And I'm going to turn it over here to  
11 Jonathan Cruz from MDG who will speak a little bit  
12 about our local hiring plans and the MWBE commitments  
13 on the project.

14 JONATHAN CRUZ: Great. Thank you very  
15 much, Chris. Good morning, Chair Riley and the city  
16 Council members. Thank you for having fallen today.  
17 I just wanted to echo what Chris has been saying. We  
18 are very excited to be working on this project and  
19 our commitment to affordable housing is going to  
20 continue to show itself through the development of  
21 Las Raices, but I also wanted to close out our  
22 presentation and speaking to our commitment for MWBE  
23 involvement and local hiring and local training. So,  
24 specifically, MDG is working on our third NYCHA RAD  
25 conversion right now in Williamsburg Brooklyn after

2 completing two previous ones in the city and we have  
3 a robust section 3 local training and local hiring  
4 plan. In those principles that we are able to  
5 implement on those projects, I think, are very  
6 relevant for the same approach we want to take for  
7 training locally for the OSHA 40 and also hiring is  
8 many community members as possible as part of the  
9 development of Las Raices. So, we're going to be  
10 implementing those same principles that made us  
11 successful on our NYCHA projects, as well as the  
12 other projects we closed with HPD in East Harlem  
13 which we show on this slide on the screen. We also  
14 want to emphasize that we have a demonstrated track  
15 record of exceeding our MWBE goals through our  
16 relationships with subcontractors that we worked on  
17 in our NYCHA the projects, the HPD projects, or NYS  
18 HCR projects and we're going to commit to also  
19 exceeding the MWBE targets for Las Raices East Harlem  
20 and we all are also committing to, like Chris said,  
21 working with the community with working with housing  
22 ambassadors to make sure that the majority of the  
23 individuals that are able to apply for this in East  
24 Harlem are able to apply for residency at Las Raices  
25 once it is completed. So, we're very excited about

2 this project and we look to continue our track record  
3 of MWBE and local hiring success with this project.  
4 And with that, I think that brings us to the end of  
5 the presentation, so I will hand it back to Chris  
6 Cirillo of Ascendant.

7 CHRIS CIRILLO: Next slide, please. So  
8 that does conclude our presentation today. As Joan  
9 noted, we started the ULURP for this project in May.  
10 Even before ULURP, we met multiple times of Community  
11 Board 11 and, during ULURP, received unanimous  
12 support from the community board. We have also  
13 received the support of the Borough President and the  
14 City Planning Commission. We look forward to  
15 answering any questions that the Chair and Council  
16 members may have about the project. Thank you.

17 CHAIRPERSON RILEY: Thank you to the  
18 Las Raices team for that presentation. Just a few  
19 questions that I have. A high proportion of the  
20 units in these buildings are studios and one  
21 bedrooms. How do those unit sizes align with housing  
22 needs in the neighborhood?

23 CHRIS CIRILLO: Thank you for the  
24 question. We, as you can tell from the sites, you  
25 can tell they are rather small and so it has been a

2 challenge to try to develop layouts that work as well  
3 as to create as many affordable apartments as we can  
4 given the size constraints of the sites that we are  
5 working with. You know, we have tried our best to  
6 incorporate as many larger sized apartments as  
7 possible and it is definitely a concern that has been  
8 raised in the neighborhood, generally, during the  
9 neighborhood planning process that Ascendant  
10 participated in a few years back and with this  
11 project and other projects that we have in our  
12 pipeline and we have, you know, committed to do our  
13 best to create and design as many larger sized  
14 apartments as we can. An excellent, we have looked  
15 at opportunities to potentially shift the unit mix  
16 that bad. Unfortunately, it's challenging with the  
17 financing and the size of the sites to really squeeze  
18 in anymore of the larger sized apartments without  
19 losing a significant number of overall apartments in  
20 the project. But it is definitely a concern that we  
21 are aware of and we are trying to address as best we  
22 can in this project and in other projects that we are  
23 developing in the neighborhood.

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2 CHAIRPERSON RILEY: Is any of the  
3 community garden space that is being displaced going  
4 to be relocated anywhere else?

5 ARIELLE GOLDBERG: Hi. This is Arielle  
6 Goldberg and I can address that. So, as Chris said,  
7 both community gardens had what are called  
8 essentially parks protected portions. Those exists  
9 should prior to the HPD portions. The HPD portions  
10 were offered temporarily as expansion sites until  
11 development was ready to proceed. Both gardens were  
12 offered relocation sites and neither garden accepted  
13 the relocation site or, rather, they did not respond.

14 CHAIRPERSON RILEY: And do we have a  
15 sense of what type of public art will be included on  
16 the façades?

17 CHRIS CIRILLO: We are still at the very  
18 beginning stages of developing the public art program  
19 here. We have been working with Thrive on a couple  
20 of other our existing buildings and we are looking at  
21 doing similar murals. They have done a lot of work  
22 in East Harlem and around the city and they usually  
23 partner with locally based schools and then designs  
24 are kind of generated from what the young people in  
25 those schools want to see and how they kind of you

2 there neighborhood and what things they want to  
3 feature the artwork. So, we are looking forward to  
4 that. One thing I did mention is that part of the  
5 reason that we are looking at, especially, the 118th  
6 Street building in the 117th Stream building, as  
7 those two sites are located within the floodplain and  
8 so, because of that, we don't have basements in those  
9 buildings. We have some ground floor mechanical  
10 space that we have to accommodate in order to raise  
11 it up out of the flood zones. So, that is creating a  
12 situation where we can have apartments on parts of  
13 the ground floors of those buildings. So, it creates  
14 some blank walls and we thought that one way that we  
15 could address that through the design of the  
16 buildings was to incorporate spaces for public art  
17 that would help to enliven and enrich the  
18 streetscapes. So, that is part of it, but also we  
19 are trying to kind of expand our public art portfolio  
20 across our whole-- all of our buildings.

21 CHAIRPERSON RILEY: Thank you. Thank  
22 you, Las Raices, for your testimony. I don't see any  
23 Council member with any questions, so this panel may  
24 be excused and you all enjoy the rest of your week.  
25 Okay?

2 CHRIS CIRILLO: Thank you.

3 JONATHAN CRUZ: Thank you so much.

4 JOAN HUNG: Thank you so much. Thank  
5 you.

6 JONATHAN CRUZ: Have a good day.

7 CHAIRPERSON RILEY: No problem.

8 Counsel, do we have any members of the public who  
9 wish to testify on this project?

10 COMMITTEE COUNSEL: There are no  
11 members of the public signed up to testify on this  
12 item.

13 CHAIRPERSON RILEY: Seeing no other  
14 members of the public who wish to testify on this  
15 item, the public hearing on LU 881 is now closed and  
16 the item is laid over. That concludes today's  
17 business. I reminded you that, if you have written  
18 testimony on today's items, you may submit it to  
19 [landusetestimony@Council.NYC.gov](mailto:landusetestimony@Council.NYC.gov).

20 COMMITTEE COUNSEL: Excuse me. You  
21 have to close the vote.

22 CHAIRPERSON RILEY: Oh. So sorry. I  
23 forgot Council member Miller didn't show up.

24 COMMITTEE COUNSEL: So you can just say  
25 to close--



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2 CHAIRPERSON RILEY: So, you can close  
3 the vote on--

4 COMMITTEE COUNSEL: The vote is now  
5 closed, as stated earlier. As the vote was stated  
6 earlier.

7 CHAIRPERSON RILEY: Thank you, counsel.  
8 That concludes today's business. I will remind you  
9 that, if you have written testimony on today's items,  
10 you may submit it to  
11 [landusetestimony@Council.NYC.gov](mailto:landusetestimony@Council.NYC.gov). Please indicate  
12 the LU number or the project name in the subject  
13 heading. I would like to thank the applicants and  
14 members of the public, my colleagues, subcommittee  
15 counsel, land-use staff, and the sergeant-at-arms for  
16 participating in today's hearing. This meeting is  
17 hereby adjourned. Thank you.

18 [gavel]

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SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND  
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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 15, 2021