

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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Thursday, November 17, 2022

Start: 10:14 a.m.

Recess: 10:27 a.m.

HELD AT: COMMITTEE ROOM, CITY HALL

B E F O R E: Farah N. Louis, Chairperson

COUNCIL MEMBERS:

Carmen N. De La Rosa

Christopher Marte

Sandy Nurse

Sandra Ung

Inna Vernikov

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

Michael Kona
Senior Real Estate Manager
For Real Estate Services
NYC School Construction Authority

Kelly Murphy
Director of Real Estate Services
NYC School Construction Authority

Andrea Bender
Vice President of Development
and External Affairs
NYC School Construction Authority

1 SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS, AND DISPOSITIONS

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2 TECHNICIAN: The webinar has been started.

3 SERGEANT AT ARMS: Thank you. Good morning and
4 welcome to the Subcommittee on Landmarks. At this
5 time if everyone could please silence their cell
6 phones. If you'd like to submit testimony please
7 send to landuse@testimony.council.gov.gov. Once
8 again that's landuse@testimony.council.gov.gov.
9 Thank you for your cooperation. Chair Louis, we are
10 ready to begin.

11 CHAIRPERSON LOUIS: Good morning. I'm
12 Councilmember Farrah Louis, Chair of the Committee on
13 Landmarks, Public Sightings and Dispositions. I am
14 joined today by my colleagues, Councilmembers Ung,
15 Vernikov, Marte, and Nurse. Before we start today's
16 agenda, I will recognize the subcommittee counsel to
17 explain today's hearing procedures.

18 COUNSEL MARTINEZ RUBIO: Thank you Chair Louis, I
19 am Angelina Martinez Rubio, counsel to the
20 subcommittee. This meeting is being held in a hybrid
21 format. Members of the public who wish to testify
22 may do so in person or via zoom. Those wishing to
23 testify via zoom are asked to register online and you
24 may do so now by visiting www.council.nyc.gov/landuse
25 to sign up. If you have already registered but have

1 SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS, AND DISPOSITIONS

4

2 not yet signed into Zoom please do so now and remain
3 sign in until after you have testified. If you have
4 written testimony that you would like the
5 subcommittee to consider in addition to or instead of
6 appearing before the subcommittee, or if you require
7 an accessible version of a presentation given at
8 today's meeting, please email
9 LandUseTestimony@council.nyc.gov. Please indicate
10 the LU number and/or project name and the subject
11 line of your email.

12 In the event of any technical issues with today's
13 meeting, we ask everyone for your continued patience
14 as we work through them. Chair Louis will now
15 continue with today's agenda.

16 CHAIRPERSON LOUIS: Thank you, Counsel. We begin
17 today with a public hearing on the pre-considered LU
18 related to application number G-220024SCR submitted
19 by the New York School Construction Authority
20 pursuant to section 1731, subsection 4 of the Public
21 Authorities Law. This application requests approval
22 of a proposed site selection for a new approximately
23 252-seat Early Childhood Education Center and
24 accessory parking lot at the intersection of Virginia
25

2 Avenue and Bay Street in Community School District 31
3 in Councilmember Hanks's district.

4 I remind anyone wishing to testify remotely on
5 these items if you have not already done so, you must
6 register online and you may do that now by visiting
7 the Council's website, council.NYC.gov/landuse.

8 Councilmember Hanks is not available today to
9 participate with, us but she's fully supportive of
10 the project. Counsel please call the first panel for
11 this item.

12 COUNSEL MARTINEZ RUBIO: If we can just have the
13 SCA panel come up to the table. While I announce
14 you. The applicant panel for the SCA includes Kelly
15 Murphy, Andrea Bender, and Michael Cona.

16 CHAIRPERSON LOUIS: Counsel, please administer
17 the affirmation.

18 COUNSEL MARTINEZ RUBIO: Panelists, can you
19 please raise your right hand? Do you affirm to tell
20 the truth, the whole truth and nothing but the truth
21 in your testimony before the subcommittee and in
22 answer to all the council member questions?

23 ALL: I do.

24 MR. CONA: Sorry, good morning, Chairperson Louis
25 and Councilmembers. My name is Michael Cona, and I'm

3 a senior real estate manager for real estate services
4 in the New York City School Construction Authority.

5 With me is Kelly Murphy, Director of Real Estate
6 Services, and Andrea Bender, Vice President of
7 Development and External Affairs for the SCA.

8 The New York City School Construction Authority
9 has undertaken the site selection process for a new,
10 approximately 252-seat Early Childhood Center located
11 at Virginia Avenue, Block 28-47, lot 84, 85, 86, and
12 block 28-48, lot 34, in the borough of Staten Island.

13 The site is 52,485 square feet, approximately 1.2
14 acres. The property is part of the former St Mary's
15 Church complex, consisting of a vacant school
16 building and a paved parking lot. The site is
17 located within Staten Island community district
18 number 1 and community district number 31, the
19 Rosebank neighborhood of Staten Island.

20 The notice of filing for the site was published
21 in the New York Post and City Record on December 28,
22 2020, at which time Community Education Council
23 number 31, Staten Island Community Board Number 1,
24 and the City Planning Commission were also notified
25 of the site plan. The Community Education Council
and community boards were asked to hold public

2 hearings on the proposed site plan. Staten Island
3 Community Board 1 held a public hearing on January
4 12, 2021. Community Education Council number 31 held
5 a public hearing on January 4, 2021. No public
6 comments were received. The SCA affirms the site
7 plan, pursuant to Section 1731 of the New York Public
8 Authorities Law, in accordance with Section 1732 of
9 the PAL, the SCA submitted the proposed site plan to
10 the mayor and city council by letter dated November
11 14, 2022.

12 We look forward to your subcommittee's favorable
13 consideration of the proposed site plan, and are
14 prepared to answer questions from the committee. I
15 also have a brief presentation that I'd like to go
16 through with you.

17 COUNSEL MARTINEZ RUBIO: Yeah, the presentation
18 has been uploaded. So if you guys just want to tell
19 us when to scroll through the slides that will be
20 fine. And if anyone needs an accessible version of
21 the presentation, they can email us at
22 LandUseTestimony@council.nyc.gov.

23 CHAIRPERSON LOUIS: We've been joined by
24 councilmember De La Rosa. Let us know when you're
25 ready to begin.

3 MR. CONA: Okay, so next please. This is an
4 aerial view of the site showing where it's located in
5 Staten Island, at the intersection of Virginia Avenue
6 and Bay Street. Next.

7 The proposed early childhood center will be
8 located on this tax map. The tax map is highlighted
9 showing the location of the sites. On the corner of
10 Bay Street and Virginia Avenue, and also on the east
11 side of Virginia Avenue. Next.

12 CHAIRPERSON LOUIS: Are you indicating where the
13 blue star is located?

14 MR. CONA: Correct, and the pink... the pink lots
15 are the specific lots that we are requiring for this
16 property. Next.

17 I believe I covered this in my testimony. Next,
18 please.

19 That is the... the school building that currently
20 exists on the site that we will be demolishing and
21 building a new building, a new school building to...
22 to replace that. Next.

23 That's the view from Bay Street. Next.

24 That is the school yard of the existing school
25 building. Next.

2 That is the parking lot across the street on
3 Virginia Avenue, which will also remain as a parking
4 lot. Next.

5 And this is some of the adjoining properties,
6 what the neighborhood character is. Next.

7 And that's... that concludes the presentation.

8 CHAIRPERSON LOUIS: I just have a quick question.
9 If any of my colleagues have questions, please let me
10 know. Could you all talk about the factors that were
11 considered by SCA in selecting this particular site
12 versus potential locations?

13 MR. CONA: This was a unique opportunity to
14 purchase the site that... there were really no other
15 locations that were considered at the time.

16 CHAIRPERSON LOUIS: Alright. What's the
17 timeframe for construction? Once everything goes
18 through?

19 MR. CONA: I believe that this will be 2027,
20 school opening.

21 CHAIRPERSON LOUIS: with the start date of what
22 construction... the...

23 MR. CONA: 25.

24 CHAIRPERSON LOUIS: 2025 to 2027. Okay.

25 Do any my colleagues have questions?

2 Right.

3 As there are no further questions. The applicant
4 panel is excused.

5 Counsel, are there any members of the public who
6 wish to testify on this item?

7 COUNSEL MARTINEZ RUBIO: Chair, there are no
8 members of the public who signed up online to testify
9 on this item. But if there's anyone here in the
10 hearing room that would like to testify, please let
11 us know.

12 Looks like no one here is to testify on this
13 item. So we can go ahead and close the hearing.

14 CHAIRPERSON LOUIS: Yes. Being that there are no
15 more questions for this panel. The witness panel is
16 not excused. Counsel, please call up the next panel
17 if there is one.

18 COUNSEL MARTINEZ RUBIO: So there's none.

19 CHAIRPERSON LOUIS: Alright. Thank you.

20 So being that there are members of the public who
21 wish to testify on pre-considered LUs related to
22 application numbers G220024-SCR for the proposed site
23 submission for a 225 seat early childhood center, the
24 public hearing is now closed. And now we will vote
25 to approve pre... the pre-considered LU Item relating

1 SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS, AND DISPOSITIONS

11

2 to SCA application G22024-SCR, which we just heard
3 Councilmember Hanks is in full support again. And we
4 will now vote to approve the modifications for LU
5 135, 136, 137, and 138, relating to the proposal for
6 development, the proposed actions which include a
7 zoning map amendment, zoning text amendment, a UDAP
8 designation and project approval, and related
9 disposition, and an amendment to the Brownsville-2
10 Urban Renewal Plan would facilitate the development
11 of four new 100 affordable 11 and 12-storey mixed use
12 buildings with approximately 499 units with
13 commercial and community facility use at the ground
14 floor. Our modification will be to strike MIH option
15 2, while retaining option 1, and to add the deep
16 affordability option. Councilmember Baron is in full
17 support of this proposal, as modified, and I'd like
18 to take this time to recognize any of my colleagues
19 who have questions or remarks regarding these items.

20 Going once, going twice. Perfect.

21 I now call for a vote to approve pre-considered
22 LU related to SCA application number G220024-SCR, and
23 to approve with modifications proposed LUs 135, 136,
24 137, and 138. Counsel, please call the roll.

25 COUNSEL MARTINEZ RUBIO: Chair Louis?

1 SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS, AND DISPOSITIONS

12

2 CHAIRPERSON LOUIS: I vote aye.

3 COUNSEL MARTINEZ RUBIO: Councilmember De La
4 Rosa?

5 COUNCILMEMBER DE LA ROSA: Aye.

6 COUNSEL MARTINEZ RUBIO: Councilmember Marte?

7 COUNCILMEMBER MARTE: Aye.

8 COUNSEL MARTINEZ RUBIO: Councilmember Nurse?

9 COUNCILMEMBER NURSE: I vote aye.

10 COUNSEL MARTINEZ RUBIO: Councilmember Ung?

11 COUNCILMEMBER UNG: Aye.

12 COUNSEL MARTINEZ RUBIO: Councilmember Vernikov?

13 COUNCILMEMBER VERNIKOV: Aye.

14 COUNSEL MARTINEZ RUBIO: The current vote stands
15 at six in the affirmative, no negatives, no
16 abstentions.

17 CHAIRPERSON LOUIS: Thank you. That concludes
18 today's business. I remind you that if you have any
19 written testimony on the...

20 COUNSEL MARTINEZ RUBIO: Chair, let me just say
21 that the final vote, if we're closing the hearing is
22 going to be six in the affirmative, no negative, no
23 abstentions. So we will be closing the vote today.

24 CHAIRPERSON LOUIS: All right. That concludes
25 today's business. I remind you that if you have any

1 SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS, AND DISPOSITIONS

13

2 written testimony on today's items, you may submit it
3 to LandUseTestimony@council.NYC.gov. Please indicate
4 the LU number, or the project name, or project
5 address in the subject heading. I would like to
6 thank members of the public, my colleagues,
7 subcommittee Counsel, Land Use staff, and Sergeant at
8 Arms for participating in today's hearing. This
9 meeting is now hereby adjourned.

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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 11/22/2022