

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE, SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITING AND MARITIME USES

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October 26, 2009

Start: 11:19 am

Recess: 1:23 pm

HELD AT: Council Chambers
City Hall

B E F O R E: JESSICA S. LAPPIN
Chairperson

COUNCIL MEMBERS:

- Council Member Maria del Carmen Arroyo
- Council Member Tony Avella
- Council Member Charles Barron
- Council Member Leroy Comrie
- Council Member John Liu
- Council Member Rosie Mendez
- Council Member Annabel Palma
- Council Member Jimmy Vacca

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

Gregory Shaw
Principal Attorney for Real Estate
School Construction Authority

Tammy Rachelson
Deputy Director for Real Estate
Department of Education and the School Construction
Authority

Scott Siegel
Senior Advisor
Deputy Mayor of Operations, Edward Skyler

Terence Riley
Deputy Inspector
New York Police Department

Michael Plottel
Architect
Department of Design and Construction

Philip Habib
Architect
Philip Habib and Associates

Gerard Vesisco
Architect
Perkins and Will

Dan Halloran
Candidate for City Council, District 19
Attorney

2 [background noise]

3 CHAIRPERSON LAPPIN: Good morning.

4 [gavel] Welcome to the Land Use Subcommittee on
5 Landmarks, Public Siting and Maritime Uses, I'm
6 Jessica Lappin, the Chair. We're joined today by
7 Council Member Charles Barron of Brooklyn,
8 Councilwoman Maria Arroyo of The Bronx,
9 Councilwoman Annabel Palma of The Bronx, Council
10 Member Leroy Comrie from Queens, and joining us
11 today is Council Member Jimmy Vacca of The Bronx.
12 We have an item in his district which we're going
13 to begin with today. Is the School Construction
14 Authority here? Oh, there you are. Gregory Shaw
15 and Tammy Rachelson. [pause]

16 GREGORY SHAW: Good morning,
17 Chairperson Lappin, and Council Members.

18 CHAIRPERSON LAPPIN: Good morning,
19 and let me, I'm sorry, just take a moment, and I'm
20 going to--

21 GREGORY SHAW: Sorry.

22 CHAIRPERSON LAPPIN: --mention that
23 we are formally opening the hearing on--what's the
24 item number? Item number 1248, which is PS 292 in
25 The Bronx, located in Council Member Vacca's

2 district. Welcome.

3 GREGORY SHAW: Thank you. Good
4 morning Chairperson Lappin and Council Members.
5 Thanks for having us today. My name is Gregory
6 Shaw, Principal Attorney for Real Estate for the
7 School Construction Authority. To my immediate
8 left is Tammy Rachelson, Deputy Director for Real
9 Estate for the Department of Education and the
10 School Construction Authority. The New York City
11 School Construction Authority's undertaken the
12 site selection process for the proposed 380 seat
13 primary school and tax block 4293, lot 31, located
14 on a block bounded by Barnes Avenue, Lydig Avenue,
15 Brady Avenue, and Matthews Avenue, in the Morris
16 Section of The Bronx. The proposed site is also
17 located in Bronx Community School District Number
18 Eleven, and Bronx Community Board Number Eleven.
19 The site consists the Young Israel of Pelham
20 Parkway Synagogue. The congregation is planning
21 to move elsewhere in the neighborhood after the
22 sale of the building to the SCA. It is under
23 contract with the SCA. The project site contains
24 approximately 15,000 square feet of lot area.
25 Under the proposed plan, the SCA would demolish

2 the existing religious building and construct the
3 proposed new school. The notice of filing for the
4 site plan was published in the New York Post and
5 city record on June 19, 2009. Bronx Community
6 Board Number Eleven was notified of the site plan
7 on that date, and was asked to hold a public
8 hearing on the proposed plan. Community Board
9 Eleven did not hold a public hearing, nor did it
10 submit written comments. The City Planning
11 Commission was also notified of the site plan on
12 June 19, 2009, and it recommended in favor of the
13 site plan. The SCA has considered all comments
14 received on the proposed site and affirms it
15 pursuant to Section 1731 of the Public Authorities
16 Law. In accordance with Section 1732 of the
17 Public Authorities Law, the SCA submitted the
18 proposed site plan to the Mayor and Council on
19 October 21, 2009. We look forward to you
20 Subcommittee's favorable consideration of the
21 proposed plan, and we're prepared to answer any
22 questions that you might have. Thank you.

23 CHAIRPERSON LAPPIN: Is--PS 292 is
24 a new school?

25 GREGORY SHAW: Yes, it will be.

2 CHAIRPERSON LAPPIN: Okay. And it
3 will be a zoned school?

4 GREGORY SHAW: I'll let Ms.
5 Rachelson answer that question.

6 TAMMY RACHELSON: My understanding
7 from our colleagues at the Department of Ed, that
8 this would be a zoned school.

9 CHAIRPERSON LAPPIN: A new zone
10 will be created through rezoning? Or--?

11 TAMMY RACHELSON: A letter was
12 submitted as part of this submittal, to Council
13 Member Vacca, to address some of his concerns.
14 And we can provide a letter if you don't have it,
15 but basically says that it'll be a, this facility
16 will serve CSD 11 as a 380 seat zoned elementary
17 school, which we propose will have a zone created
18 from the existing PS 105 zone. However, due to
19 the small size of the property, the great need for
20 additional capacity, blah-blah-blah. So, this was
21 written by the Executive Director of our
22 Department of Ed's Office of Portfolio Planning.
23 So it is planned as a zoned school.

24 CHAIRPERSON LAPPIN: Okay. Which
25 is a great segue way. Council Member Vacca, would

2 you like to ask any questions or make a statement?

3 COUNCIL MEMBER VACCA: Yes, I want
4 to thank DOE and SCA for working with me on this
5 item. I think it's very much needed. And I
6 appreciate the points you included at my request.
7 Just let me clarify one thing, which I do notice,
8 but I do assume the answer, but I don't want to
9 assume anything today, in life. You say
10 "elementary school." This is going to be pre-K to
11 5?

12 TAMMY RACHELSON: Yes.

13 COUNCIL MEMBER VACCA: Fine.
14 That's my understanding. PS 105 is pre-K to--PS
15 105 is K to 5. We do not have enough space for--

16 TAMMY RACHELSON: Right.

17 COUNCIL MEMBER VACCA: --pre-K.

18 So--

19 TAMMY RACHELSON: But our new
20 schools are, if it's an elementary school it's
21 pre-K through 5.

22 COUNCIL MEMBER VACCA: Pre-K to 5.

23 TAMMY RACHELSON: Right.

24 COUNCIL MEMBER VACCA: Okay.

25 TAMMY RACHELSON: That would be PS-

2 -and if it was pre-K through 8, that would be a
3 PSIS.

4 COUNCIL MEMBER VACCA: Oh, I
5 understand. Okay, as long as I have clarity on
6 the wording, and I'm in favor of the site, the
7 community needs it, I think this is a win-win for
8 that community. And that you will provide
9 specific relief to PS 105. Hopefully we can get
10 rid of some of the portables at a certain point
11 that the schoolyard is full of and has been full
12 of for years. They have a growing population, and
13 I ask the Committee to vote yes.

14 CHAIRPERSON LAPPIN: Great. Thank
15 you very much. Any questions from my colleagues?
16 Council Member Barron?

17 COUNCIL MEMBER BARRON: Yes, just
18 to my colleague Jimmy Vacca, want to warn you that
19 the DOE has not been honorable, 'cause the only
20 thing that we're approving here today is the site.
21 The actual plan, whether it's going to be pre-K or
22 K to whatever, they can change on you anytime they
23 feel like it, and they do it. So I don't know
24 what to tell you, but get something in writing, or
25 maybe if they have a--No, but you got to get the

2 pin where they have the blood, so that they put
3 the blood on it, so that they make sure it's
4 binding. Because we had one, that beautiful
5 building, K to 8 was supposed to be, and--and it's
6 equipped for that. And now they've put a second
7 transfer school in there, high school in there,
8 and don't, they don't have to come back to the
9 City Council to change the plan. So, we're going
10 to work, I'm working on some legislation now to
11 get my colleagues to support a change in that
12 legislation, it has to be on a State level to say
13 that if you come, if you change the plan, you
14 can't come to us and tell us it's an elementary
15 school, and then decide that "We're going to
16 change our mind." Don't have to come back to us,
17 and no matter how much we scream and holler, they
18 could change that. So, forewarned, make sure that
19 you make them prick themselves and put it in
20 blood. And I don't even think that'll matter. We
21 have to change legislation on that, so I just
22 wanted to forewarn you on that.

23 CHAIRPERSON LAPPIN: Thank you,
24 Council Member Barron. We've been joined by
25 Council Member John Liu of Queens. Council Member

1 COMMITTEE ON LAND USE, SUBCOMM ON LANDMARKS 10

2 Comrie.

3 COUNCIL MEMBER COMRIE: Thank you.

4 Why only 380 seats? Why so small?

5 TAMMY RACHELSON: It's a small

6 site, it's only 15,000 square feet.

7 COUNCIL MEMBER COMRIE: Okay.

8 TAMMY RACHELSON: So this was the

9 maximum we could build on the site.

10 COUNCIL MEMBER COMRIE: Will it

11 have an elevator and handicapped access.

12 TAMMY RACHELSON: Yes, it would be

13 fully ADA compliant.

14 COUNCIL MEMBER COMRIE: Okay. And

15 will it also take special ed component?

16 TAMMY RACHELSON: There will not be

17 a district 75 component, given that the site was

18 so small and the building could not accommodate

19 it.

20 COUNCIL MEMBER COMRIE: Okay.

21 TAMMY RACHELSON: D75. But there

22 will be regular special ed classrooms there.

23 COUNCIL MEMBER COMRIE: Okay.

24 Alright. Thank you, thank you, madam.

25 CHAIRPERSON LAPPIN: Council Member

2 Vacca.

3 COUNCIL MEMBER VACCA: For the
4 record, can you just review with the Committee the
5 timetable for your construction schedule, and when
6 we anticipate the building being open for children
7 and staff?

8 TAMMY RACHELSON: My understanding
9 of the current schedule would be once we have
10 approval, there would be property closing shortly
11 thereafter. There, the way this project is
12 currently planned and they're planning on doing a
13 separate demolition package, so the demolition
14 would most likely start some time in, you know,
15 late winter, early spring. The building has to be
16 abated and then they'd start demolition
17 activities, and then once demolition is finished,
18 they would start construction. And this is
19 supposed to be open in 2013, I believe.
20 September, yes.

21 COUNCIL MEMBER VACCA: I thank the
22 Chairman, and I do know that, for the record
23 again, I do know we have plans for a play area on
24 the roof. Is that what we're looking at?

25 TAMMY RACHELSON: A play area on

1 COMMITTEE ON LAND USE, SUBCOMM ON LANDMARKS 12

2 the roof and a small one on the ground.

3 COUNCIL MEMBER VACCA: Okay, thank
4 you.

5 CHAIRPERSON LAPPIN: Okay, thank
6 you very much. Seeing nobody else signed up to
7 testify at a hearing on this, item is closed.
8 [gavel] I'm going to ask for the Council to call
9 for a vote on this item before we open up the
10 hearing on the next item on the agenda.

11 COUNSEL TO THE SUBCOMMITTEE: Carol
12 Schein [phonetic], Counsel to the Subcommittee.
13 Chair Lappin?

14 CHAIRPERSON LAPPIN: I recommend a
15 favorable vote and vote aye.

16 COUNSEL TO THE SUBCOMMITTEE:
17 Council Member Barron.

18 COUNCIL MEMBER BARON: [off mic]
19 Aye.

20 COUNSEL TO THE SUBCOMMITTEE:
21 Council Member Comrie.

22 COUNCIL MEMBER COMRIE: [off mic]
23 Aye.

24 COUNSEL TO THE SUBCOMMITTEE:
25 Council Member Liu.

1 COMMITTEE ON LAND USE, SUBCOMM ON LANDMARKS 13

2 COUNCIL MEMBER LIU: I vote yes on
3 Item 1248, on the Land Use calendar.

4 COUNSEL TO THE SUBCOMMITTEE:
5 Council Member Palma.

6 COUNCIL MEMBER PALMA: Yes.

7 COUNSEL TO THE SUBCOMMITTEE:
8 Council Member Arroyo.

9 COUNCIL MEMBER ARROYO: Yes.

10 COUNSEL TO THE SUBCOMMITTEE: By a
11 vote of six in the affirmative, none in the
12 negative, and no abstentions the aforementioned
13 item is approved and referred to the full
14 Committee.

15 CHAIRPERSON LAPPIN:

16 Congratulations, Jimmy. And thank you very much
17 for coming. It's really helpful to the Committee
18 when Council Members come when there are items in
19 their districts, it's very much appreciated.
20 Thank you. Okay, we're going to begin the hearing
21 on the other item that's on the agenda today, the
22 new Police Academy site, which is in Council
23 Member Avella's district. And note that Council
24 Member Avella has joined us. We're going to bring
25 up the panel from the Administration. That's

2 okay. Terrence Riley from the New York Police
3 Department; Scott Segal from the Mayor's Office;
4 Michael Plottel from DDC; Gerard Vasisco, close
5 enough, sorry, Vasisco, from Perkins and Will,
6 who's the architect for the project; and Philip
7 Habib. You know what? Is there a way to move
8 that--I think we're all sitting, almost all of us,
9 on the other side of the, on this side of the
10 room. Do you think, is it easy to transport that?
11 Or to turn it around for us? [off mic comments]
12 It's, I know, but you know the project the best,
13 Johnny. Can you, can, my colleagues, can you see
14 that from there? Okay. You can--[pause] Okay,
15 we're opening the hearing on Item Number 1240, the
16 Police Academy. Please introduce yourself for the
17 record and begin.

18 SCOTT SIEGEL: Good morning,
19 Chairperson Lappin and members on the Subcommittee
20 on Landmarks, Public Siting and Maritime Uses. My
21 name is Scott Siegel, and I am Senior Advisor to
22 the Deputy Mayor of Operations, Edward Schuyler.
23 I am joined today by Deputy Inspector Terence
24 Riley of the NYPD, Michael Plottel from the
25 Department of Design and Construction, Philip

2 Habib of Philip Habib and Associates, the traffic
3 consultants for the project, and Gerard Vesisco of
4 Perkins and Will, the architects for the project.

5 Thank you for the opportunity to discuss the
6 Police Academy today. Deputy Inspector Riley,
7 Philip Habib and I will walk you through our
8 presentation, DDC and Perkins and Will are here to
9 assist us in answering your questions. We have
10 provided you with a copy of today's PowerPoint
11 presentation, as well as written testimony. But
12 before we turn to the presentation, I would like
13 to give you a brief update on the status of our
14 ULURP application. As you may be aware, after
15 approximately 15 meetings with Queens Community
16 Board Seven, numerous discussions with the Borough
17 President's office and the City Planning
18 Commission, I am pleased to report that we have
19 received unanimous approval of the project through
20 this point. Nearly one year ago, we convened the
21 NYPD, DDC, DOT, DEP and our architects and
22 engineers in an effort to engage the community, in
23 order to brief them on the project, its goals, and
24 most importantly, in order to understand from them
25 the unique issues facing College Point residents

2 and businesses. After significant dialogue and
3 compromise, we were able to obtain the community
4 support not only from the Community Board, but
5 also from the College Point taxpayer and civic
6 association. I hope that after today's
7 presentation, this Subcommittee will endorse this
8 project. We do have written testimony. We're
9 going to do a combination of reading from the
10 testimony, as well as walking you through the
11 PowerPoints. We have a fairly long set of slides
12 to show you. This is almost creating a new, what
13 I would call a college campus, so it is a fairly
14 complex project. And so we're certainly available
15 to answer any questions that you would have today.
16 We've tried to cover as much as we can in the
17 presentation. Here's the agenda, and then I'm
18 going to turn it over to Deputy Inspector Riley.

19 TERENCE RILEY: Good morning, thank
20 you so much for having me. The first slide we
21 have here, it addresses why we need a new Police
22 Academy. The current Academy, which is the
23 nucleus of our training, is on 20th Street in
24 Manhattan, and it was constructed in the 1960s for
25 a department that is, was very different than the

2 Department today. It's different in several
3 aspects, it's different in composition. In 1960,
4 the police force was almost exclusively male.
5 Today it's very different. The police force, the
6 uniformed police force is about 20 percent female;
7 the department as a whole, with uniform and
8 civilians, is about 35 percent females. So, we
9 had to really make major renovations to the 20th
10 Street facility to accommodate that, and it is now
11 very crowded. Also, in the 1990s, we absorbed the
12 Housing Police, the Transit Police and the School
13 Safety Division, so that really swelled the
14 numbers of uniformed and civilian officers. On
15 top of that, training has trained significantly
16 since the 1960s. In those days, we had very much
17 classroom training, what you'd expect in a school,
18 it was very much lectures. Today it's very
19 different. Today we have what we call scenario
20 based training, we expect officers to role play
21 and demonstrate their skills, and they're graded
22 by instructors to make sure that they are handling
23 specific situations properly. Today, officers have
24 to stand in the hallway, and we ask them to
25 pretend that they're on a street; we ask them to

2 go into a classroom and pretend that this is
3 someone's apartment, and they act out different
4 types of scenarios--for instance, a domestic
5 dispute, or an assault, or a larceny. And it's
6 really not realistic to ask them to stand in a
7 classroom. We put the chairs off to the side and
8 pretend that this is someone's apartment. Inside
9 this new training facility, we have what we call
10 "mock environments," so it looks very much like a
11 real apartment. And it would contribute greatly
12 to the training that we do. On top of that, our
13 current gym is very small. You have to run around
14 it 18 times for it to be a mile, and it often
15 results in injuries because of all the turns. And
16 on top of that, because recruits have to run so
17 close together, sometimes if one falls, the people
18 behind them fall on top of them and it results in
19 injuries. So 18 times you have to run around the
20 gym for it to be a mile. And then again, our
21 facilities are strewn throughout the entire City.
22 We have training facilities in virtually every
23 borough. So, to find out exactly what we needed
24 to do to consolidate our training facilities, we
25 commissioned what we call a needs report. It was

2 done by Perkins Eastman Architects, and the found,
3 not to our surprise, that our facilities are
4 inadequate, that our tactical training
5 environments, again, are inadequate, and that
6 there would be significant realization--advantages
7 to consolidation. If you look at this quote here,
8 it says, "The inadequacies of the building," and
9 they're referring to 20th Street, "inhibit modern
10 training programs and continuing education of
11 experienced officers." That's from a New York
12 Times article from 1990. Long ago. So, as
13 mentioned earlier, we currently have our main
14 facility on 20th Street in Manhattan. It's of a
15 size that accommodate approximately 42 percent of
16 our training. The remaining training, again takes
17 place in various facilities throughout the City,
18 some leased, some City owned. Our primary
19 training facilities are our firearms range, which
20 is in Robin's Neck, where we do our pistol
21 qualifications and our rifle training. We also
22 have our driver training facility, which is at
23 Floyd Bennett Field in Brooklyn. And we also have
24 management training at 300 Gold Street. And we do
25 narcotics training at the Brooklyn Army Terminal.

2 We also have our canine facility there as well.

3 So the thought is we would take all of these
4 facilities and we'd be able to consolidate them in
5 one site. And of course there'll be efficiencies
6 in doing that. Just to put things in context so
7 you can understand the size and scope of the
8 NYPD's training facilities, we have approximately
9 50,000 employees, those of both uniformed police
10 officers that you might see, and also we have
11 civilians, as well. Those would be traffic
12 enforcement agents, school safety agents,
13 principal--police administrative aids. And on
14 average, over the last ten years, our recruit
15 class was approximately 1,450 police officers.
16 Police officers are different than cadets and
17 school crossing guards and the school safety
18 agents and traffic enforcement agents. So, when
19 looking for a site to house this new Police
20 Academy, we looked at many different locations,
21 and ultimately we ended up at our current auto
22 pound, which is in College Point, Queens. Just so
23 you understand, a tow pound is where, if you
24 illegally park, the, your car will be towed to a
25 tow pound. An auto pound is very different. We

2 have a 30 acre facility, currently in College
3 Point, which is the auto pound, which is where we
4 house cars that are seized in connection with DOE
5 arrests for forfeiture. We also put cars there
6 that are seized in connection with an arrest for
7 evidence. And also if someone, perhaps is sick,
8 we might safe-keep their car there. And also, our
9 road tow program cars go here, as well. So,
10 dilapidated cars that are left on the streets of
11 the City are taken to this site where they're
12 ultimately salvaged. Currently, well at it's
13 maximum operation, the tow pound had over 3,000
14 cars there. And we're in the process of moving
15 those cars off in anticipation of, we hope, to
16 construct the Police Academy. Right here you
17 have, you see the full master plan of the proposed
18 new Police Academy. This includes all of the
19 different facets. We have an east campus, a
20 central campus and a west campus. The east campus
21 includes the academic building and administrative
22 building, a gate house, a museum--and the reason
23 that we thought it would make sense to have a
24 museum here is we want to have the component of
25 this facility that is open to the public, we want

2 community residents and visitors from across the
3 nation to come and experience the NYPD's heritage.
4 So, this would be a public facility where we hope
5 people will come to visit. But we also have the
6 administrative building, a dorm where visiting
7 guest lecturers and students from across the
8 nation would come and participate and exchange
9 ideas with the NYPD. Also, we have an assembly
10 area and a cafeteria for the students. In the
11 central campus, we have a field house, and
12 tactical gyms, tactical gyms is where officers
13 learn how to use their batons, for instance, and
14 they learn various self-defense skills. And then
15 in the west campus we have firearms training. And
16 firearms training is particularly important 'cause
17 currently at Robin's Neck, where we do our
18 firearms training, officers practice on a piece of
19 paper that's stapled to a piece of cardboard, and
20 you have to hit the piece of paper so many times.
21 And that's really not realistic. We're asking
22 officers inside this new range, be, they have to
23 make decisions. The target would turn and they
24 would have to make a decision whether to shoot and
25 not to shoot, and that's something that we don't

2 have today, and we think that's very important.

3 We would also have driver training, which is
4 emergency vehicle operators course, which is on
5 top of the garage. So underneath driver training,
6 which is an eight acre field, there are two levels
7 of parking underneath that 2,000 parking space, in
8 total. And then we have a tactical village, which
9 is really very much a, think of a city street,
10 where officers would be dispatched to various
11 types of jobs, and they'd be expected to bring
12 those instances to resolution. Of course, we have
13 to start somewhere, that was the full master plan.

14 We're starting with what we call Sequence One.

15 And that is a comprehensive, recruit-centric
16 facility. Now the reason that we started with
17 this recruit-centric facility is because recruit
18 training is really the foundation of all police
19 training. That's what you get in your first six
20 months when you're hired by the Police Department.
21 Everything after that, you're building upon. So
22 we felt it made a lot of sense to have a recruit-
23 centric facility. And included inside that
24 facility is a recruit academic area, recruit
25 administration, the gate house, which is the main

2 entry to the site, and the muster court. Muster
3 court is where the recruits line up in the morning
4 and they're given their orders for the day. We're
5 also including an open gym where they can run,
6 tactical gyms, a fitness gym, and the cafeteria.
7 And then on the west campus, we have the central
8 plant, which is really the power source for the
9 entire facility, an outdoor track, on-grade
10 parking for 1,000 parking spaces--I'm sorry 900
11 parking spaces--and central receiving. Just so
12 you understand, the main entrance is right up
13 here, on the top right, that's the main entrance
14 to the facility, so conveniently located by a bus
15 stop. And the Sequence One entrances to the
16 parking is right over here. We also have a
17 smaller entrance for parking over here, and that's
18 for higher ranking officers. So, this is a view
19 of the Sequence One building, it's made of
20 articulated metal panels and glazing, and this
21 view is looking from 28th Avenue, and it's looking
22 at the entrance. If you see that horseshoe,
23 that's really the entrance to the facility, and
24 you would talk into the academic recruit/academic
25 administration areas. Beyond that building is the

2 muster court, once again where recruits line up in
3 the morning and get their orders for the day.

4 This is an aerial view from the other side of the
5 building, and you can see in the center there, our
6 recruits, they're grouped in groups of 36. And
7 that's what we call a company in the Police
8 Department. And they, that's how they circulate
9 throughout the campus, in groups of 36, or
10 companies. That's the Recruit Academic
11 Administration Building, and off to the left are
12 the gyms. At this point, I'm going to turn it
13 over to Mr. Habib, or to Scott.

14 SCOTT SIEGEL: I was, it was
15 requested that I discuss any zoning overrides that
16 occurred as part of this project, and there were a
17 series of zoning overrides. These were the eight
18 zoning overrides. The--Deputy Mayor Skyler issued
19 these zoning overrides within the past couple of
20 months. And one, and some people have expressed
21 concern about the zoning overrides and the fact
22 that they did occur. And there was this
23 misconception that with zoning overrides, the
24 Academy could go forward simply at the will of the
25 Mayor, or Deputy Mayor, and the fact of the matter

2 is that the, you need, you know, couple things,
3 you can't just go forward with an Academy. You
4 need ULURP approval through the site selection.
5 And so in our conversation with the Community
6 Board, initially there was a rumor in College
7 Point that we were just doing ULURP as a
8 formality, as a show, and that there would not be
9 any community involvement or Borough President
10 involvement or Council involvement, and we
11 discussed with them the fact that although we do,
12 we are proceeding with a series of zoning
13 overrides, if the ULURP application is not
14 successful as part of a site selection, then the
15 Academy cannot go forward. And we asked them to
16 take into account when they were deciding whether
17 to approve or to vote to approve the Academy,
18 theses zoning overrides, so we gave them full
19 disclosure when we first engaged them nearly a
20 year ago. It is not uncommon for a Deputy Mayor
21 or the Mayor to issue a zoning override. And in
22 this case, there are several zoning overrides.
23 The area, the College Point Corporate Park, as you
24 probably know, was, and Council Member Avella can
25 tell you, is in the middle of a zoning action

2 right now, and so in discussions with City
3 Planning, the Economic Development Corporation and
4 the Department of Design and Construction, we felt
5 like, you know, this was the path that we would
6 like to proceed on, is to do these zoning
7 overrides, and to have these in front of you as
8 you took into account the ULURP application. Now,
9 I'm going to turn it over--I know we're starting
10 to run out of time here, but I will turn it over
11 to Philip Habib to discuss the traffic impacts and
12 the mitigation measures.

13 PHILIP HABIB: --try to go very
14 fast. My name is Philip Habib. The
15 transportation parts of the project not only
16 include parking, which I'll talk a little bit
17 about, but also include transit, and also include
18 improvements that are likely to be required for
19 the project. On our next slide, we'll see that
20 the project site as noted is actually bordered by
21 two Queens buses, the Q25 and the Q65, that come
22 to the Flushing Station, or the end of the number
23 seven. And so that's going to be probably an
24 access route for probably be about half of the
25 recruits. And these busses serve the College

2 Point community to the subway station in the
3 morning and actually go back empty. And so they
4 will be actually not going back empty, with the
5 routes passing immediately adjacent to the new
6 site. In the sequence one, the parking element's
7 going to be about 900 spaces. The recruits
8 themselves, actually, the Department has plans to,
9 if necessary, require more than one, more than two
10 or more than three persons per car to park in
11 their facilities. However, as noted, the average
12 is about 1,400 recruits over the past ten years;
13 currently there are I think 300 to 400 recruits,
14 so--250--so, it really depends on the number of
15 recruits. However, in Sequence One, we expect
16 that probably about one half of this parking will
17 be taken up by the recruits, and the other half
18 will be available for the staff and faculty. On
19 the full build, the parking lot becomes a garage.
20 It's over 2,000 spaces, it's designed to
21 accommodate not the recruits only, because
22 recruits are still only going to take up about 25
23 percent of the garage, but a lot of in-service
24 training and other services provided by the entire
25 campus. And that element is a major part of the

2 project when it's fully built out. The traffic
3 analysis clearly takes--analyzes the full build
4 condition, not the interim condition or the phase
5 one condition. And in that analysis, a full
6 campus, improvements were required to accommodate
7 some of the demand. And some of the improvements,
8 such as this one at 31st Avenue/College Point
9 Boulevard, just south of the site, are operational
10 in nature. DOT comes in and remarks the street
11 and so forth; however, other improvements, such as
12 that one, at Ulmer Street at the Whitestone
13 Expressway, requires a fair amount of
14 reconstruction. I'll just actually go through
15 this one slowly. On the left, whoa--wrong thing.
16 On the left is what exists at the Ulmer Street as
17 you get onto the Whitestone Expressway, the
18 sequence of this was we went to the community
19 board with a sketch in the middle, and they asked
20 that since the sketch in the middle seems to be
21 fine for the Police Academy, but that College
22 Point really wanted a longer term approach, that
23 we should maximize the capability of this
24 particular improvement. So on the right, Ulmer
25 Street's three lanes are going to be put into

2 effect in the southbound direction, two of which
3 hare going to be headed to the highway. And in
4 addition to that, in order to accommodate the two
5 lanes headed to the highway, the on ramp to the
6 Whitestone Expressway now would be required to be
7 widened to two lanes to accommodate that flow.
8 Yeah, which is in this particular sketch. So
9 there are actually street improvements and highway
10 improvements associated with this particular
11 improvement. In addition, further east at Linden
12 Place, another improvement that is planned is a
13 complimentary U-turn that we proposed and would be
14 built on the southbound service road, to the
15 northbound service road. For those who use this,
16 there is a U-turn already constructed about three
17 years ago from the north to the south, has proven
18 very effective; and so a new one will be
19 constructed on the other side, a replica. Lastly,
20 from a transportation point of view, you know,
21 there's been a lot of planning for College Point
22 since 1969, I guess, that's over 40 years ago,
23 now. Many of the things have been implemented,
24 such as that northbound U-turn as an example, on
25 Linden Place. And other things are planned for

2 the future, including the improvements that we are
3 proposing. I think the Department of
4 Transportation next year will implement a lot of
5 computerized signals throughout College Point, and
6 other area improvements.

7 SCOTT SIEGEL: There were several
8 other concerns that the community voiced about the
9 road infrastructure in College Point, and so DOT
10 has prioritized the following projects as well, to
11 get resurfacings and street work conducted in
12 College Point. And then lastly, there was
13 tremendous concern from the Community Board about
14 on-street parking. The Police Department has a
15 reputation of parking truthfully wherever they
16 want, and so we increased the size of the garage
17 to give us some breathing room, and we also, in a
18 letter from Deputy Mayor Skyler and a letter from
19 a deputy commissioner at the Police Department,
20 assured the community that the NYPD would abide by
21 all on-street parking regulations that would not
22 park on the sidewalk and the roadbed of College
23 Point. And you should have a copy of both of
24 those letters. The letter from Deputy Mayor
25 Skyler also outlines 17 other measures. The--

2 including the traffic mitigation measures that you
3 just heard from Philip Habib. Here's the timeline
4 for those measures, all of those measures would be
5 concluded before the completion of the Police
6 Academy; although, they were outlined as part of
7 the full build out, we will complete before the
8 completion of Sequence One. Just to wrap up here,
9 'cause I see we're running out of time, flood
10 mitigation measures. The Community Board in our
11 initial conversations with them in the spring laid
12 out several longstanding concerns that had, that
13 were related to the Department of Environmental
14 Protection. There were two projects, very
15 expensive projects, that they wanted accelerated,
16 conducted as quickly as possible, and they didn't
17 want them delayed, as we know, not only DEP but
18 City agencies in general, their capital budgets
19 were recently cut. They asked us to, they asked
20 Deputy Mayor Skyler to ensure that these projects
21 would go forward and to accelerate them. These
22 are the projects. The Police Academy as well is a
23 project that was cut as part of the capital budget
24 cuts. Initially, the budget for the project was
25 \$1 billion, with the understanding that \$1 billion

2 was not enough to accommodate the entire, to build
3 out the entire Academy. We had hoped to increase
4 the budget to roughly \$1.5 billion, which is a
5 rough estimate of the entire campus build out. We
6 don't have a final estimate for the entire campus
7 build out because we're still obviously in design
8 for many of the different facilities. But
9 currently, the budget is \$750 million, and that
10 allows us to accomplish all of Sequence One, which
11 you saw earlier. Community involvement, just
12 wrapping up quickly. The community, very active
13 Community Board and civic association there, of
14 course, and they asked that because this action is
15 a site selection, they were concerned that if the
16 Academy gets built over several years, that
17 something otherwise would get built out and other
18 than what was in the design that we presented
19 today in the master plan, and so we agreed to
20 continue working with them. And the NYPD already
21 is attending their meetings, their district
22 cabinet, service cabinet meetings regularly.
23 Lastly, while I gave you a very brief overview,
24 we've, I think we've analyzed and been able to
25 address all of the questions that the community's

2 presented to us. To date, we have many experts
3 here today to answer your questions, and I look
4 forward to hearing your questions. Thank you.

5 [pause]

6 CHAIRPERSON LAPPIN: Okay.

7 Alonso's going to make copies for us all. [pause]
8 Alright, Alonso's going to distribute to us a copy
9 of the letter. I have a few questions, although I
10 had an opportunity to meet with this team last
11 week, so I'm going to--[off mic comments] don't
12 worry, you'll get a chance. [laughs] I'm going
13 to begin by giving members of the Committee a
14 chance to ask a few questions, and start with
15 Council Member Liu.

16 COUNCIL MEMBER LIU: Thank you,
17 Madam Chairperson for holding this hearing. So, I
18 was just wondering, is there a groundbreaking plan
19 for this month, or was there a groundbreaking plan
20 for October?

21 SCOTT SIEGEL: We have not
22 scheduled a groundbreaking. The first contract is
23 with the comptroller right now for registration.
24 So, hopefully that will get registered in the
25 next--

2 COUNCIL MEMBER LIU: Well, there
3 were news reports that said that you were planning
4 to have groundbreaking this week, this month. Was
5 that just out of the blue or was there some truth
6 to the fact that even though you haven't scheduled
7 a groundbreaking, was there a plan for a
8 groundbreaking this month?

9 SCOTT SIEGEL: The hope, the hope
10 was to break ground immediately following the
11 later of two things: the registration of the
12 contract, and this ULURP decision. So, so my
13 understanding is that you will, you're taking to
14 sign 'em up now, and you will hopefully vote in
15 the next couple of days. However, we can't break
16 ground until the contract is registered with the
17 comptroller. So, if you were to approve this
18 project, we could not have a groundbreaking in the
19 next couple of days, we would have to wait till
20 November.

21 COUNCIL MEMBER LIU: Right,
22 alright, I just wanted to clarify that, because--

23 SCOTT SIEGEL: Sure.

24 COUNCIL MEMBER LIU: --the news
25 reports didn't mention anything about land use

2 review, or approval by this Subcommittee and the
3 Land Use Committee in the City Council. So, in
4 fact, it's not only the comptroller's office that
5 needs to give the final sign off on the contract,
6 it's also the City Council that actually has to
7 approve this project.

8 SCOTT SIEGEL: Yeah, I can't speak
9 for the press, but the plan has always been to not
10 break ground until after the Council has approved
11 this project.

12 COUNCIL MEMBER LIU: Just, I was
13 just looking at the quotes from the Administration
14 that were reported by the press. Okay, so, it
15 requires this Committee's appro--the Council's
16 approval, meaning this Subcommittee's approval,
17 and then the registration by the Comptroller's
18 office. Do you have any idea what the issue is
19 over at the Comptroller's office, or are you just
20 focused on what's happening here at the City
21 Council?

22 SCOTT SIEGEL: I can't speak to
23 that, I'm just focused on the City Council. My
24 understanding, though, is that it was, the
25 contract was I believe rejected two weeks ago.

2 There were, you know, according to the
3 Comptroller's office, issues with the
4 documentation that was provided to his office.
5 We've since made changes to the documentation,
6 DDC, that is, Department of Design and
7 Construction, and resubmitted, so it's with the
8 Comptroller - -

9 COUNCIL MEMBER LIU: Would any of
10 those issues impact on the decision making we have
11 to undertake here at the Council?

12 SCOTT SIEGEL: No, the, the
13 contract that's with the Comptroller I believe is
14 for approximately \$7 million. And it's to do the
15 initial site work, the site preparatory work.
16 The, you know, it's a 30-30 plus acre site, and so
17 in Sequence One we would not be constructing on
18 the entire--

19 COUNCIL MEMBER LIU: The site, site
20 preparatory work. Meaning that that work would
21 have no bearing on any part of the presentation
22 that you just gave us? Would any of this
23 presentation be affected by that site preparatory
24 work?

25 SCOTT SIEGEL: If that contract did

2 not get registered, then we could not go forward
3 with construction on the site.

4 COUNCIL MEMBER LIU: Okay. But it
5 wouldn't actually change any of the plans that
6 you're presenting to us today.

7 SCOTT SIEGEL: No, no, the
8 questions that the Comptroller raised were not
9 about the--

10 COUNCIL MEMBER LIU: What if that
11 contract never gets approved? Then would you have
12 to change any of this?

13 SCOTT SIEGEL: If the current
14 Comptroller or the next Comptroller does not
15 register the contract, then my understanding is we
16 can't go forward like any capital project.

17 COUNCIL MEMBER LIU: Is it an issue
18 where you could go to a different contractor or
19 redraw the contract itself, without actually
20 having an impact on this particular presentation?

21 SCOTT SIEGEL: I would have to
22 check with the - - at the Department of Design and
23 Construction, I'm not an expert. But my
24 understanding is that if the Comptroller continues
25 to have issues with the contract that's there,

2 we're working, you know, will work with him to
3 address any of those issues. But those issues
4 were not about the design of the Academy, they
5 were simply about providing adequate documentation
6 to justify the award.

7 COUNCIL MEMBER LIU: Okay, but you
8 know that the Comptroller would probably not be
9 the only person to have questions about adequate
10 documentation.

11 SCOTT SIEGEL: I'm sorry, I don't
12 understand.

13 COUNCIL MEMBER LIU: I guess we'll,
14 it'll be hel--I guess you'll understand better
15 when you get questions from other members on this
16 Subcommittee.

17 SCOTT SIEGEL: Okay.

18 COUNCIL MEMBER LIU: Thank you.
19 Thank you, Madam Chair.

20 CHAIRPERSON LAPPIN: Sure. Council
21 Member Arroyo.

22 COUNCIL MEMBER ARROYO: Thank you,
23 Madam Chair. Council Member Palma and I were
24 wondering, on the rendition, the front page,
25 whether those were people or trees. Seems like

2 you're going to need to plant a lot more trees if
3 you've got two--

4 TERENCE RILEY: Just, yeah, for
5 clarity's sake, just so we understand, this is
6 what we call a massing diagram, it's not what's
7 actually going to--

8 COUNCIL MEMBER ARROYO: I'm being
9 facetious, 'cause I'm going to make a point.

10 TERENCE RILEY: Those are trees.

11 COUNCIL MEMBER ARROYO: It seems
12 like you're going to need more trees if you're
13 going to have 2,000 parking spaces?

14 TERENCE RILEY: Well, yeah, the
15 parking is off to the left inside this diagram.
16 And the top of the garage is what we call an EVOC
17 field, so we couldn't put trees there, because
18 that's where officers learn how to operate the
19 police cars, and not get into accidents. So we
20 wouldn't be able to put trees there, but we do
21 have a substantial landscape aspect to this.

22 COUNCIL MEMBER ARROYO: Yeah, but
23 I'm, I--I'm trying to understand. You, it is, is
24 it 900 spaces or 2,000? Or 2,900. What is it?

25 TERENCE RILEY: In the full build,

2 it's 2,000. The master plan is 2,000. Where
3 we're starting, Sequence One, as we referred to it
4 earlier, has 900.

5 COUNCIL MEMBER ARROYO: So, it's
6 2,000 spaces for recruits and staff and what are
7 you--I'm just trying to make a point, you're going
8 to need more than that many trees if you're going
9 to have that many cars coming in and out of that
10 community on a regular basis. Are these spaces
11 for individuals to park their vehicle when they
12 report to work? Or for class?

13 TERENCE RILEY: Right, those are
14 for recruit officers, as well as in-service
15 officers who are coming for retraining during
16 their 20 year career.

17 COUNCIL MEMBER ARROYO: Right.

18 TERENCE RILEY: And instructors.
19 That's 2,000.

20 COUNCIL MEMBER ARROYO: So what do
21 they do today? How do they get to their existing-
22 -you have 15 locations throughout the City. I
23 have a question about that, as well. So, we're
24 encouraging driving instead of the use of mass
25 transit for--where's the green in this project?

2 SCOTT SIEGEL: Well, certainly the
3 facilities are being designed as lead silver, to
4 lead silver standards, so there will be several
5 green elements. The garage, although I don't
6 think we provided a photograph of, or an image of
7 the garage, but the garage, the screen of the
8 garage facing College Point Boulevard is a green
9 screen with plants growing along it, and it's set
10 back with trees growing in front of it as well.
11 We, the NYPD will, as Philip Habib briefly stated,
12 impose mandatory carpooling restrictions on new
13 recruits. So--

14 COUNCIL MEMBER ARROYO: But that,
15 that still leaves opportunity for 2,000 vehicles
16 to be driven in and out of the community on a
17 regular basis. When I, I didn't hear the
18 environmental impact study or statement--talk
19 about that. You talk about mitigation of a
20 roadway being modified, to help traffic get on the
21 Whitestone Expressway quicker and out of the
22 community, but you know, it is a significant
23 impact, that's a lot of vehicles, on a regular
24 basis. And in your dreams, you think NYPD is
25 going to adhere to the no standing rules for

2 traffic. In your dreams, you think that the 2,000
3 spaces on the footprint of the Academy, and the
4 overflow of recruits or staff bringing their
5 vehicles into the community, and parking at no
6 standing designated spots. In your dreams they're
7 going to abide by that.

8 TERENCE RILEY: As you may or may
9 not know currently, on 20th Street, recruits have
10 no parking at all. We have a program--

11 COUNCIL MEMBER ARROYO: Right.

12 TERENCE RILEY: --where, an area,
13 where recruits aren't allowed to park at all, even
14 their private cars, even if it's a legal spot, and
15 we have what we call integrity control officers,
16 that actually go out and look for recruits parking
17 inside that prohibited area. And if they do, then
18 they're disciplined.

19 COUNCIL MEMBER ARROYO: But they,
20 there's no opportunity for parking in that
21 community right now because it's, it is what it
22 is. My question is why change your approach to
23 how you handle the use of vehicles to come to
24 work, why would you choose anything different than
25 what you're doing now, in the 15 facilities that

2 you have? This encourages the use of vehicles,
3 and does not encourage the use of mass transit to
4 commute to work, or to school.

5 TERENCE RILEY: I believe if we
6 provided fewer parking spaces and just told the
7 Community Board that we're going to encourage
8 officers to carpool and take mass transit, I think
9 the Community Board may have taken issue with
10 that. They wanted to have a substantial parking
11 area. I mean, yes, it is a very, very large
12 garage. We're comfortable that we can keep all of
13 our parking inside that garage, and we're
14 committed to carpooling, and we're committed to
15 having integrity control officers make sure that
16 officers do not park, and do not violate the
17 agreement that we have with the community.

18 SCOTT SIEGEL: We are also
19 exploring opportunities for providing shuttle bus
20 service from various mass transit hubs, such as in
21 the southeastern Bronx, as well as certainly a
22 mile away at the Long Island Railroad and Seven
23 Train stop.

24 COUNCIL MEMBER ARROYO: I--We had a
25 discussion in this house about congestion pricing,

2 and what we can do as a City to discourage the use
3 of vehicles. In my mind, the plan for this
4 facility does not do that. And for it to be a
5 public facility, and to provide so much
6 opportunity for the use of vehicles, is just
7 something that's counterintuitive, and
8 counterproductive to a discussion about less use
9 of vehicles in the City. So, in a perfect world,
10 this Committee says yes and the Council says yes,
11 what happens to the 15 sites that are currently
12 used by the City, and do we expect that they'll be
13 available for other development? What's going to
14 happen with those sites in those communities?

15 SCOTT SIEGEL: Well, many of those
16 sites, because we're phasing the Academy, because
17 of budget constraints, some of those sites will
18 not be, you know, vacated immediately, certainly.
19 And even the site that one would think would be
20 vacated immediately, the 20th Street facility, is
21 something that we're working on now because there
22 is a precinct in that facility, so it's one
23 building, one side has a precinct in it, and then
24 the other side has the academy. And so, one
25 possibility, when the Academy is--let's, assuming

2 we're only able to go forward with Sequence One,
3 the most likely plan, although this is still
4 several years away, 2013, but the most likely plan
5 would be to use that Acad--that facility, for in-
6 service work and transit and housing. Thereafter,
7 once the Academy is fully built out, we think it's
8 premature at this point to decide the use for that
9 facility. It's a matter of what's the condition
10 of the precinct that's in that facility, what are
11 some of the other municipal needs, and then what's
12 the market, the potential for private development
13 like at that point, which could be, you know, five
14 years or more from now.

15 COUNCIL MEMBER ARROYO: Are all 15
16 sites City owned?

17 SCOTT SIEGEL: No.

18 COUNCIL MEMBER ARROYO: Or are they
19 in long term lease agreements?

20 SCOTT SIEGEL: Combination.

21 COUNCIL MEMBER ARROYO: So anything
22 can happen at some point down, in the future, at
23 those sites, whether it's private, commercial or
24 housing, you don't know.

25 SCOTT SIEGEL: That's, at this

2 point, we do not know. It really depends on the
3 specific site, and the market conditions at that
4 point, as well as the City's needs.

5 CHAIRPERSON LAPPIN: It's
6 interesting because there's, I think the balance
7 between what the community wants, which was more
8 parking than what was initially proposed, versus
9 your very legitimate concerns about overall
10 numbers of cars.

11 COUNCIL MEMBER ARROYO: We just see
12 this happen in community all the time. We have
13 schools that are using their play yards for
14 parking lots for the teachers. It's just
15 something that we as a City don't handle very
16 well. And continue to encourage the use of
17 vehicles. And this project just kind of goes over
18 the top with this issue, in my mind. Thank you,
19 Madam Chair.

20 CHAIRPERSON LAPPIN: Council Member
21 Avella.

22 COUNCIL MEMBER AVELLA: You know,
23 actually, I appreciate the comments of my
24 colleagues, Council Member Arroyo and Council
25 Member Liu. I am not in favor of the project as

2 it currently is constituted, for a number of
3 reasons. And then I just want to make a couple of
4 statements ,and then I'm going to ask some
5 questions. When this project was originally
6 proposed, the Mayor came out and did a very public
7 announcement in the district, I guess that was a
8 year-and-a-half, two years ago. And the Mayor's
9 office asked me if I would come out and support
10 the project. And I said I would with one major
11 condition, and that is that the City finally do
12 something to address the huge traffic problem that
13 exists in this community, because of the cut, the
14 development of the College Point Corporate Park,
15 which this project is going to be within. And I
16 went to the press conference, and I actually was
17 allowed to say that at the press conference. And
18 I have to tell you, to date, nothing has been
19 done. And the minor improvements, and they are
20 absolutely minor improvements, that they're
21 talking about will do nothing to address the
22 traffic problems that we have now, much less put
23 5,000 people here. That's what's going to be in
24 this facility. Their own EIS says that: 5,000
25 people. And you have to remember, this is not

2 near a subway, you have to take the bus to the
3 subway. This is going to be a disaster. What
4 I've asked for is this project to be reduced in
5 size, to actually increase the parking, because
6 these people are going to be driving, and there
7 needs to be major capital improvements in the
8 infrastructure to address the additional traffic
9 that's going to happen. So far I haven't heard
10 any of that. And I thank Council Member Liu, he
11 isn't here now, but for the issue he brought up,
12 about the issue with the Comptroller. When I read
13 that in the paper, I was flabbergasted. So in
14 other words, the City Administration went ahead
15 and issued a contract, and was willing to spend
16 money, for something that hasn't been approved
17 yet. To me, that is an absolute insult to the
18 Council, and to the community. You went ahead,
19 figuring we're just going to ram this through, and
20 we're going to spend the money already, because
21 we're going to get approval. That's an arrogance
22 that this Administration just shows continually.
23 You don't spend City money until you actually have
24 approval. I was absolutely flabbergasted to see
25 that in the newspaper. And you mention that, and

2 I'd like to understand how, you can answer this,
3 is how you think that was appropriate. The other
4 thing is, you went over and over again about how
5 you got community board approval and the civic
6 association, and to be perfectly honest, I'm very
7 disappointed in my own community board. I'm
8 disappointed in the civic association, because I
9 don't think they understood at all the fully
10 implications of what you're proposing. You're
11 talking about building what is equivalent to a
12 full college campus, with dormitories, parking,
13 recreation fields, and just plopping it down in
14 the neighborhood, without any real concern for the
15 traffic situation, or the community itself. If
16 this thing gets built to the full build out, and
17 that's what your intention is, despite the fact
18 you say you don't have money now, that's what the
19 intention is. You're going to absolutely destroy
20 the quality of life for College Point, Micheland
21 [phonetic] and Malver [phonetic] and Whitestone.
22 And you're talking about 150,000 to 200,000
23 residents. I like the idea of the police academy,
24 but when it was sold to me, it was not what you're
25 envisioning. This is somebody's wildest dreams of

2 "Let's put every single thing we can possibly put
3 together in one site." It doesn't work. I mean,
4 let's just, you know, and your presentation was,
5 for the most part, very quick. You went over
6 every little detail just like one sentence. I'd
7 like you to go through every single thing, with
8 the Chair's permission, that's on that diagram,
9 and explain why you need it. I mean, for one,
10 let's just talk about the Police Museum. I
11 represent a very nice district in northeast
12 Queens, I love my district, I've lived there for
13 how long, 30-40 years, but why would anybody come
14 to my district for the Police Museum? That's,
15 again, is that the Police Commissioner, "Well,
16 let's put the Police Museum here." You've got a
17 great location in downtown Manhattan. People are
18 not going to come to the Police Museum in College
19 Point. It makes no sense. What, and they're
20 going to have to drive to get to the police
21 museum, because you can't force these people to
22 take mass transit. And it's interesting that the
23 police museum is on the very far end of the site,
24 the farthest they can be away from the parking.
25 These people are not going to go all the way to

2 the parking site and walk through the entire
3 Academy to get to the museum. They're going to
4 parking in the street, in violation of the
5 regulations. And I thank Councilman Arroyo for
6 making that comment. The NYPD, and I love the
7 NYPD, but you're officers are going to be parking
8 on the street. They do that now at other
9 locations throughout the entire City, because it's
10 the quickest way to get in and out of the job, and
11 in and out of the Academy. Why do you need a
12 dormitory? Why do you need a full build out
13 dormitory for guest lecturers? There's a site
14 right now in Fort Totten, that the Fire Department
15 is using one of the buildings on Fort Totten for
16 guest lecturers. Why can't you use that? Why do
17 you have to have a total new facility? And waste
18 money building a total new facility, when there's
19 a building probably not even being used to 25
20 percent of its capacity three miles away?

21 CHAIRPERSON LAPPIN: So, why don't
22 you try, without going through a specific, at this
23 moment, specific detailed discussion of what's in
24 both your phase one and your full build out,
25 respond to Council Member Avella's statement. I

2 want it before we go through the detailed
3 discussion that you requested, give a couple of
4 other Committee Members a chance to ask their
5 shorter questions. But if you could respond to
6 Council Member Avella's other comments and
7 statements, that would be very much appreciated.

8 SCOTT SIEGEL: I've taken several
9 projects through the ULURP process; never have I
10 met and seen such support from a community about a
11 project. I was out in College Point and Flushing
12 at least 15 times, met with several members of the
13 taxpayer and civic association, business owners,
14 community board members, and they think this is a
15 marquee project for the community. What they said
16 to me is they think it's a beautiful design and
17 they're very happy that this is going to put
18 College--as several people said--College Point on
19 the map. And they were grateful a the treatment
20 of the garage façade along College Point
21 Boulevard, which they view as a grand entry into
22 College Point. In terms of the parking and
23 traffic impacts, one of the things that I think we
24 need to take into account is, certainly with 5,000
25 at peak capacity, and at peak capacity would mean

2 your largest, you know, class sizes ever, the
3 Department, that's the largest size it's been.
4 For purposes of planning we assumed what's called
5 I guess the worst case scenario, although some
6 people would call it the best case scenario. And
7 right now we only have a class size of about 250.
8 But the traffic, as it was explained to me,
9 through my observations and through my discussions
10 with our traffic consultants, is that typically
11 the majority of people are commuting out of
12 College Point in the morning and coming back in
13 the evening. And so this is very much a reverse
14 commute. I struggled greatly, as did the project
15 team, with whether to provide more parking or less
16 parking. We got people who said provide zero
17 parking, we had people who said provide one
18 parking space for every person the campus. And in
19 the end, there was even some internal
20 disagreement, public disagreement within the
21 community board about how many parking spaces to
22 provide. And we arrived at a compromise at 2,000
23 spaces. I think we would, you know, love to see
24 fewer spaces, because we do want to reduce people
25 driving into and out of communities, and we want

2 to stress to both uniform and civilian personnel
3 that we have an adequate mass transit system in
4 this City. In terms of overall improvements the
5 Administration has made, and is planning to make
6 in the College Point Area, we think that these
7 improvements address the concerns. These were the
8 top priorities of the community board and the top
9 issues that were identified by our traffic
10 consultants. It's not something that we haven't
11 looked at. The economic development corporation
12 is looking very closely at this as well, and has a
13 major project in the community to provide another
14 way in through the community. And that project is
15 fully funded, that's called the Linden Place
16 extension. And as you saw earlier, there is a
17 comprehensive traffic plan being developed for
18 College Point that will be presented and updated
19 at the end of the year. And then, the other big
20 thing is that the automatic smart traffic lights
21 are being implemented first in College Point. So
22 this is a pilot that City DOT is engaged in, and
23 the first community to get that is the College
24 Point community. So we do recognize that there
25 are traffic issues in College Point, and the one

2 benefit, I think, or one nice thing about this
3 site is it is on the edge of College Point, it is
4 not in the residential area of College Point, it
5 is in the industrial and commercial area of
6 College Point.

7 CHAIRPERSON LAPPIN: I'm going to
8 pause for a moment to recognize Council Woman
9 Mendez who's here and give her an opportunity to
10 vote on the school.

11 COUNSEL TO THE SUBCOMMITTEE:
12 Council Member Mendez.

13 COUNCIL MEMBER MENDEZ: Thank you
14 very much, and I'll be back, but I want to vote
15 aye on the item regarding the School Construction
16 Authority in The Bronx. Thank you, Madam Chair.

17 CHAIRPERSON LAPPIN: Thank you.

18 COUNSEL TO THE COMMITTEE: The vote
19 on LU-1248 stands at seven in the affirmative,
20 none in the negative, and no abstentions.

21 CHAIRPERSON LAPPIN: I think we're
22 going to have a very long back and forth, which I
23 encourage, and am going to enjoy. But I want to
24 give Council Member Baron an opportunity to ask a
25 question.

2 COUNCIL MEMBER BARRON: Thank you,
3 only 'cause I have to leave, but I, you know, this
4 is obviously a massive undertaking, 'cause I've
5 never seen as many zoning overrides. You know,
6 usually we get one or two zoning overrides, but to
7 have eight zoning overrides clearly says that this
8 is not a facility fit for that space, else you
9 wouldn't have to get, or request, or actually
10 enact all of these zoning overrides, whether it's
11 the encroachment of the front yard, the backyard.
12 And then you actually want to reduce the required
13 parking space by M2-1 [phonetic] zoning. There's
14 a requirement for you to have more parking, and it
15 literally says that, so you come in with a project
16 that's requiring seven zoning overrides, and which
17 clearly means that it's just not fit for that
18 area; because if it were, you wouldn't need as
19 many zoning overrides. And I don't think the
20 settlement or the solution to parking requirements
21 for 5,400 and some odd people would be carpooling
22 and mass transit. I just don't see that
23 happening. I think that this is a massive
24 undertaking, I think it's going to change the
25 lives, the quality of life for the people in that

2 area. And I don't think you answered the
3 Councilman's questions. Some of them regarding--
4 'cause sometimes what the, what we do in these
5 ULURP processes, if you go to a planning board--
6 and we don't always know the relationships with
7 the planning boards and community boards in the
8 City, and the civic associations in the City, you
9 know, there's all kinds of interesting
10 relationships to say the least. But just on the
11 merits of the fact that you have all of these
12 zoning overrides, eight zoning overrides, and then
13 you want to reduce the required parking. First of
14 all, what was the required parking space? [off
15 mic comment] That was required. Well, see that's
16 interesting. They're requiring you to provide a
17 little over 5,000 parking spaces, which makes
18 sense for a facility that's bringing in 5,000
19 people. So, you call for a override of that, to
20 reduce it, so that now we have a problem, 'cause
21 now how do we, you know, make amends for the
22 reduced size. So, these are the things that tell
23 me that this project is really not fit for that
24 area. And I just would like to hear from response
25 to that.

2 TERENCE RILEY: Just for clarity's
3 sake, when we're talking about the over 5,000
4 students, that's then, that's the peak. I mean,
5 they're not there, 5,000 students, from 7:00 in
6 the morning to 11:00 at night. They peak between
7 2:00 and 3:00 in the afternoon, at that number.
8 Throughout the rest of the day there are lower
9 numbers. As far as the number of required, the
10 zoning for the parking, that number is driven by
11 the square footage of the facility, and what we
12 have here are some very large pistol ranges.
13 They're 50 yards long, 25 yards long, and you
14 know, that's where officers practice with their
15 service weapons. And--

16 COUNCIL MEMBER BARRON: Oh, you
17 shouldn't mention pistol ranges to me, 'cause this
18 is another conversation we got to have about how
19 they're using their pistols in my neighborhood.
20 And they're batons, as well. But that's part of
21 another discussion. But continue.

22 TERENCE RILEY: Yes, sir. And the
23 number of parking spaces is driven by the square
24 footage. But obviously you have, in the ranges,
25 for instance, you have a very large area where

2 there's just a single officer. So, in talking to
3 the traffic planners and DDC and Perkins and Will,
4 the architects, we were comfortable that the 2,000
5 parking spaces were adequate to accommodate.

6 COUNCIL MEMBER BARRON: Yeah, but
7 the bottom line is that even if you only have a
8 couple of hundred now and it grows up to 1,000.
9 When we're talking about facilities, this is a
10 lifetime affair, this is a facility that's going
11 to be around for a lifetime, you know, maybe two
12 or three generations, maybe more. So there's no
13 way that you start so below capacity or below the
14 ability to provide adequate parking so that you
15 don't disturb the quality of life with the people
16 around, there's no way that you go in there with
17 2,000 when you have 5,000. And this is going to
18 grow, and even if it staggers during the day,
19 you're still talking about the capacity of 5,000
20 people coming into a neighborhood, and it just
21 doesn't make sense. And some of the other
22 overrides don't make sense as well, the
23 encroachment on yards, front yard, backyard, it's
24 just, it says to me that this is a massive
25 undertaking and maybe you should take the advice

2 of the Council Member and reduce it, so that it
3 has a smaller capacity, and that you can have
4 whatever facility, purposes are for the facility,
5 and not encroach upon the quality of life of the
6 people of that area. Is there any consideration
7 of reducing the capacity of it?

8 TERENCE RILEY: So, we felt it was
9 very important to really get those efficiencies
10 that would be gained by having all of these
11 training courses collocated. It's important also
12 to understand that these numbers, the 5,400,
13 assume that every training program is operating at
14 the same time its maximum capacity. We did that
15 as a, to be cautious, to be conservative, to make
16 certain that we didn't outgrow in the near term.
17 So it's very unusual. Matter of fact, I don't
18 know if that's every happened. So the populations
19 we expect to be substantially lower. As you can
20 see, we were programming for 2,000 recruits, 1,980
21 recruits. Over the last ten years, our average
22 recruit class has been 1,400. But one we exceeded
23 2,000, so once again we wanted to be cautious, and
24 make certain that we were able to accommodate
25 those larger numbers, as well.

2 COUNCIL MEMBER BARRON: Well, I
3 think this is a massive undertaking, I think that
4 you're inconveniencing an entire community, and as
5 far as the quality of training is concerned, in
6 our neighborhoods the police are out of control
7 with the stop and the frisk. And even though
8 they're trained to not shoot at fleeing vehicles
9 like they did Sean Bell's vehicle, those things
10 still happen; or Timothy Stansbury, they're
11 trained not to do certain things, killed him on a
12 rooftop. And they also trained to take cover
13 first before they fire on Amadou Diallo. These
14 things are, you know, I don't know if this larger
15 facility will mean more quality training for the
16 protecting, protection of the black and Latinos in
17 this town, so I'm not so sure the quantity of
18 officers being trained translates to quality of
19 community policing, and to inconvenience an entire
20 neighborhood, it's just not making sense. And I
21 want, am going to support the Council Member on
22 this, and I hope my other colleagues do that as
23 well, to make sure that they honor the commitment
24 to the traffic promises to our colleague, and that
25 we look at revising this plan so that it's

2 suitable for the people of that neighborhood.

3 Thank you very much.

4 CHAIRPERSON LAPPIN: Thank you,
5 Council Member Barron. Council Member Comrie, do
6 you have a quick question before we go through
7 Council Member Avella's detailed questions?

8 COUNCIL MEMBER COMRIE: Yeah, can
9 you just tell me what's the adjacent properties to
10 this property? Or is there space to acquire more
11 property?

12 TERENCE RILEY: Immediately next to
13 it, they have the Wil--[off mic comments]

14 SCOTT SIEGEL: Unfortunately,
15 there's no space adjacent to the property to
16 expand. Just to the south, as Inspector Riley was
17 alluding to, three Willets businesses are being
18 relocated, three of the businesses industrial uses
19 that were at Willet's Point. And then, as you can
20 see, and then just below is a very large church,
21 and then to the right is the New York Times
22 factory. So there is no additional land in the
23 area, and one of the things we did to try to
24 maximize the spa--

25 COUNCIL MEMBER COMRIE: Sorry, the

2 New York Times factory is where?

3 SCOTT SIEGEL: Is east of the site.

4 COUNCIL MEMBER COMRIE: East of the
5 site.

6 SCOTT SIEGEL: And, as is the
7 Whitestone Cinemas, which you can see, if you're
8 driving by.

9 COUNCIL MEMBER COMRIE: Okay.

10 SCOTT SIEGEL: And so what we
11 attempted to do was really maximize the site. And
12 so in the full build out, the EVOC, the driver
13 training would occur on top of the garage, on the
14 western portion of the site.

15 COUNCIL MEMBER COMRIE: The driver
16 training is going to--

17 SCOTT SIEGEL: Would occur on top
18 of the, on the roof, so--Over here is the garage,
19 the roughly 2,000 car garage. And then on top of
20 it, it's a two story garage, and then on top of
21 that would be the, what's called the EVOC Driver
22 Training.

23 COUNCIL MEMBER COMRIE: Okay. And
24 so when you're talking about encroachment into the
25 required side yard and rear yard, what areas are

2 you talking about?

3 SCOTT SIEGEL: Are--[off mic
4 comments]

5 COUNCIL MEMBER COMRIE: Got to use
6 the mic.

7 SCOTT SIEGEL: Do you want to step
8 up here.

9 COUNCIL MEMBER COMRIE: Got to
10 identify yourself for the record and use the mic.

11 CHAIRPERSON LAPPIN: Wait--

12 COUNCIL MEMBER COMRIE: I'm sorry,
13 I was just--[off mic comments] Oh, no, I'm--I
14 don't, I can't stay either, I got to be out of
15 here. I was just asking a question.

16 [pause]

17 GERARD VESISCO: My name is Jerry
18 Vesisco, architect with Perkins and Will. The
19 override for the inclusion into the front yard and
20 the side yard occurs basically on College Point
21 Boulevard, where the eventual parking will be
22 close to the property line, and therefore invade
23 into these required yards. And the other area is
24 the, on Ulmer Street and 28th Avenue, where the
25 museum is located, which is on the property line.

2 Oh, you have a--

3 COUNCIL MEMBER COMRIE: Okay, so
4 you're not talking about encroaching--Yeah, I
5 didn't see the laser thing.

6 GERARD VESISCO: The, here, the
7 here, I have--

8 COUNCIL MEMBER COMRIE: I
9 understand the College Point Boulevard side.

10 GERARD VESISCO: So, along College
11 Point Boulevard here--

12 COUNCIL MEMBER COMRIE: Right.

13 GERARD VESISCO: Where there is a
14 required rear yard as well as a required front
15 yard, we will be encroaching along there, and then
16 along, at the museum, which is on the property
17 line on Ulmer and 28th Street--

18 COUNCIL MEMBER COMRIE: Right.

19 GERARD VESISCO: --that will also
20 encroach in those yards.

21 COUNCIL MEMBER COMRIE: I got you.
22 Okay. I was just--'cause normally when you say
23 that kind of thing, it's like it's on private
24 property, but you're talking about actually the
25 street line itself, and it, the setback from the

2 street will be minimalized as according to this.

3 GERARD VESISCO: Exactly.

4 COUNCIL MEMBER COMRIE: Okay.

5 Alright, then, that's all I wanted to know. And
6 Council Member Avella will talk about the
7 infrastructure issues, I would imagine. And,
8 well, I got it, I'm obviously, you're tied for
9 time, so I won't ask any more question. Since
10 Council Member Avella's going to do an extensive
11 set of questioning that I can't stay for, I'm
12 sorry, I did not realize we were going to do this
13 hearing today, and in that level of questioning,
14 that we would be here until past 1:00 o'clock.

15 CHAIRPERSON LAPPIN: Well, we're
16 not going to be here past 1:00 o'clock.

17 COUNCIL MEMBER COMRIE: Oh, we're
18 not.

19 CHAIRPERSON LAPPIN: Or I'm not
20 going to be here past 1:00 o'clock.

21 COUNCIL MEMBER COMRIE: Okay,
22 alright, well I'll defer my questions, anyway.

23 CHAIRPERSON LAPPIN: Okay, I'm
24 going to turn it back to Council Member Avella.
25 And I think maybe it would be helpful for the

2 Committee, as well, I mean ,the slide that's up is
3 the full build, but you're not really planning to
4 do the full build. I mean you're planning to do
5 Phase One, which is a much smaller, it's 900
6 parking spaces, it doesn't have the museum, etc.
7 So going through, I'm going to turn it back over
8 to you, Council Member Avella.

9 COUNCIL MEMBER VACCA: I'm sorry.

10 CHAIRPERSON LAPPIN: Council Member
11 Vacca.

12 COUNCIL MEMBER VACCA: You
13 originally intended to move the firearms facility
14 at Robin's Neck, we were promised that that would
15 be moved to College Point. Is that still the
16 plan?

17 TERENCE RILEY: It is our intent,
18 yes, to relocate pistol qualification, which is
19 the vast majority of our, the \$20 million rounds
20 that are fired at Robin's Neck, to an indoor
21 facility here.

22 COUNCIL MEMBER VACCA: I now, now
23 you're saying vast majority. My understanding was
24 that Robin's Neck would be closed.

25 TERENCE RILEY: Currently, we have

2 the bomb squad, as you may or may not know--

3 COUNCIL MEMBER VACCA: Yes.

4 TERENCE RILEY: --is there. And
5 also these ranges are not sized for rifle
6 training. Only specialized officers get that type
7 of training, so we still would need some type of
8 capacity at Robin's Neck for firearms training,
9 for rifle training.

10 COUNCIL MEMBER VACCA: For rifle
11 training.

12 TERENCE RILEY: That's correct,
13 sir. Of if we - -

14 COUNCIL MEMBER VACCA: The bomb
15 detonation unit.

16 TERENCE RILEY: Yeah, the bomb
17 squad, correct.

18 COUNCIL MEMBER VACCA: The bomb
19 squad is going where? Is it staying there?

20 TERENCE RILEY: Yes.

21 COUNCIL MEMBER VACCA: Since when?
22 [laughter] This is not what we were told. What
23 has happened here? The community was never told
24 that. The community was told that you're moving
25 to College Point.

2 TERENCE RILEY: We couldn't move
3 the bomb squad into College Point. It's not a
4 training facility, the bomb squad.

5 COUNCIL MEMBER VACCA: So, you
6 intend to stay in Robin's Neck for good.

7 TERENCE RILEY: Well, unless an
8 alternate location is found.

9 COUNCIL MEMBER VACCA: And how much
10 money is this costing?

11 SCOTT SIEGEL: [off mic] \$5
12 billion.

13 COUNCIL MEMBER VACCA: \$5 billion?

14 SCOTT SIEGEL: I'm sorry?

15 COUNCIL MEMBER VACCA: \$5 billion,
16 how much is this costing?

17 SCOTT SIEGEL: What did he say? \$5
18 billion?

19 COUNCIL MEMBER VACCA: How--no, I'm
20 asking you.

21 SCOTT SIEGEL: No, this Sequence
22 One is \$750 million.

23 COUNCIL MEMBER VACCA: And the
24 entire project.

25 SCOTT SIEGEL: We haven't designed

2 the entire project, but we're looking at around
3 \$1.5 billion.

4 COUNCIL MEMBER VACCA: And how
5 much, and you're going to continue to operate a
6 separate facility at Robin's Neck, but it appears
7 to me you're almost consolidating everything else.

8 SCOTT SIEGEL: The bomb squad, as I
9 understand it, is not a training function. The
10 training function that would stay at Robin's Neck
11 would be for in-service trainees, which is the
12 rifle shooting. The vast majority of the activity
13 that occurs there in terms of training is the
14 pistol shooting, and that would be conducted on
15 this site in a new facility.

16 COUNCIL MEMBER VACCA: And the bomb
17 squad would stay.

18 SCOTT SIEGEL: Yes.

19 COUNCIL MEMBER VACCA: Bomb
20 detonation squad would stay. Alright. When would
21 the activities that you're alluding to be moved?

22 SCOTT SIEGEL: The, due to our
23 limited budget, the firearms facility is not in
24 Sequence One.

25 COUNCIL MEMBER VACCA: That means

2 you no knowledge of when it's going. It's there
3 indefinitely.

4 COUNCIL MEMBER PALMA: Seriously,
5 it's short, I don't even--

6 SCOTT SIEGEL: Well, the plan is--

7 COUNCIL MEMBER VACCA: The plan is
8 to move it, but you don't know when.

9 SCOTT SIEGEL: That's right.

10 COUNCIL MEMBER VACCA: And you
11 don't know when. You're aware that this is on
12 Parks property, it's been on Parks property for
13 years.

14 SCOTT SIEGEL: Yes.

15 COUNCIL MEMBER VACCA: Part of
16 Pelham Bay Park. Thank you.

17 CHAIRPERSON LAPPIN: Thank you,
18 Council Member Vacca. Council Member Palms.

19 COUNCIL MEMBER PALMA: Thank you,
20 Madam Chair. And this is really quick. I'm
21 interested in knowing right now the facility is a
22 tow pound. Where are all those cars going to go
23 to? Jimmy's district?

24 SCOTT SIEGEL: Sure. It's an auto
25 pound. No, it's--[laughter]

2 COUNCIL MEMBER PALMA: Okay. So,
3 then--it wasn't even--

4 COUNCIL MEMBER BARRON: I will
5 clear them to go to The Bronx.

6 COUNCIL MEMBER PALMA: [laughs] No,
7 I don't want them in The Bronx. I'm just
8 interested in knowing where they're going to be
9 relocated to.

10 SCOTT SIEGEL: Sure. It's, the
11 answer's a combination. I guess about a year ago,
12 we came before the Committee seeking approval for
13 a new auto pound to be built adjacent to JFK
14 airport, on a site that's called Site A. That
15 auto pound is in design right now. The auto
16 pound's capacity will be less than the capacity of
17 this facility here. The, in the interim, because
18 that facility, we haven't even broken ground on
19 that facility, or the park that we're building
20 adjacent to that facility. That, the plan is to
21 outsource the vehicles temporarily. And so the
22 NYPD is in the process of, they just selected a
23 vendor to store the vehicles. That vendor is not
24 located in the five corners of the City of New
25 York, in the five boroughs of the City of New

2 York; that vendor is located on Long Island. So,
3 there are two other operating auto pounds in
4 Brooklyn. There's one by the new IKEA in Erie
5 Basin, and there's another one just across the
6 water there, it's call Gawanis [phonetic]. So
7 those are the two. And in the interim, while
8 we're waiting for Site A to open, which again has
9 a smaller capacity, there's lots of activities
10 that are occurring to store the vehicles.

11 CHAIRPERSON LAPPIN: Okay. These,
12 and these are not the cars that, you know, you
13 get, you park on 55th Street and you get towed.
14 These are the cars that are being used for court
15 cases or DUIs.

16 SCOTT SIEGEL: The average length
17 of stay is six months for these vehicles, versus a
18 few hours, for tow pound vehicles.

19 CHAIRPERSON LAPPIN: Okay. Council
20 Member Avella.

21 COUNCIL MEMBER AVELLA: Thank you,
22 Madam Chair, I don't want to delay, you know, the
23 hearing any longer than I have to, but I think
24 there are certain issues which I think should go
25 on the record. And I think as Council Member

2 Vacca just pointed out, it shows the lack of
3 actual information that's being disseminated to
4 the Council, and the community. If you can go
5 through, I mean there are two major things. One,
6 I want you to go through building by building, in
7 scenario one, Sequence One, and the full build up,
8 because that's what you're asking permission for,
9 basically, what each building is supposed to do.
10 And then I'd like to go into a discussion of the
11 traffic implications.

12 TERENCE RILEY: I guess [of mic
13 comment] sure.

14 COUNCIL MEMBER AVELLA: While you
15 go through it.

16 TERENCE RILEY: Of course. [pause]
17 I'm going to start with the museum. Which would
18 be--

19 SCOTT SIEGEL: [off mic] Start with
20 Sequence One.

21 TERENCE RILEY: Okay, we'll start
22 with Sequence One, it's including Sequence One.
23 That is, as I described earlier, the comprehensive
24 recruit-centric facility. That includes
25 classrooms for 1,620 recruits, that would be right

2 here, along here, along the ditch. And that
3 includes classrooms. It has a variety of
4 classrooms. Some are tiered, lecture classrooms,
5 where instructors can demonstrate to recruits
6 proper techniques. Probably most important,
7 though, it also includes mock environments, what
8 we call the patrol day sequence. That's where
9 recruit officers would go into an area of the
10 building that, for lack of a better term, it looks
11 like a streetscape, it looks like the street, and
12 it would have, it has apartments in it, I mean, it
13 has apartments and courtrooms and precincts. So,
14 the officer will go in there, he would handle an
15 assignment. He may or may not make an arrest. If
16 he makes a mock arrest, he would take that arrest
17 into the precinct where he would prepare the
18 paperwork that he would be expected to, he or she
19 would be expected to prepare in the regular course
20 of their duties. And then they would actually go
21 to court and testify about the arrest that they
22 made. So that's what we call the patrol day
23 sequence, that's something that we don't have
24 today that would really add greatly to our
25 training. [off mic comment] That is right here.

2 Up on top, that big box that you see is the
3 auditorium. On top of that building. So that's
4 right here. In between, right here, is an atrium,
5 it's a glass atrium. [pause] Alright, this is a
6 perspective of that building. Okay, which is in
7 Sequence One.

8 COUNCIL MEMBER AVELLA: How tall is
9 that building?

10 SCOTT SIEGEL: I believe it's 145
11 feet.

12 COUNCIL MEMBER AVELLA: How many
13 stories?

14 SCOTT SIEGEL: Eight stories.

15 COUNCIL MEMBER AVELLA: And isn't
16 that one of, won't that be one of the biggest
17 buildings in the entire area?

18 SCOTT SIEGEL: Yes.

19 TERENCE RILEY: So as you see,
20 there's an atrium in the middle. On the other
21 side of the atrium is the administrative area.
22 That's where the instructors are, who would be
23 teaching on the other side.

24 COUNCIL MEMBER AVELLA: And if, and
25 I'm sorry to interrupt, but as--

2 TERENCE RILEY: Oh, no problem.

3 COUNCIL MEMBER AVELLA: It's
4 probably appropriate the question as you go along.

5 TERENCE RILEY: Sure.

6 COUNCIL MEMBER AVELLA: So,
7 atrium's just an open air area.

8 TERENCE RILEY: It's a circulation
9 for people coming into the building and going to
10 the various floors.

11 COUNCIL MEMBER AVELLA: Okay.

12 TERENCE RILEY: It's a circulation
13 area, correct. So, just to recap, on one side we
14 have the academics, and on the other side we have
15 the atrium, the administration. Okay, so that's
16 what we call the recruit-centric academic
17 administration building of Sequence One. Right
18 here in the middle, that big yellow space that you
19 see, is what we call the muster court. When
20 recruits start their day, recruit police officers
21 start their day, they have to get their
22 instructions, what classrooms they have to go to,
23 take care of administrative matters, they get
24 inspected to make sure that their uniforms are
25 proper. And they would line up there every

2 morning and get their instructions. That was
3 right here, next to this grove of trees. So, now,
4 if we go to the other side of this ditch, this
5 right here is a long ditch. That's a drainage
6 ditch for the College Point area. On the other
7 side, we have the gym, ultimately during the
8 master plan, when the full build is done, that
9 elliptical shape would be on top of these gyms,
10 that's what we call the field house. But to begin
11 with Sequence One, we have a two story gym. One
12 is just an open space, like you'd expect a gym to
13 be; as opposed to having to run around our current
14 gym 18 times to equate a mile, this gym is larger,
15 I'm not exactly certain how many times we'd have
16 to run around for it to be a mile. But we also
17 have a quarter mile outside track. And then we
18 have what we call tactical gyms inside that
19 building, as well; as well as the pool, where
20 officers learn water safety. When I refer to
21 tactical gyms, that's where officers learn CPR,
22 how to operate automated external defibrillators,
23 and officers also learn how to use their batons.
24 And it really, it's meant for smaller groups,
25 small groups of recruit officers to be instructed.

2 Then as you can see over here, we have a track,
3 quarter mile track, with a field in the middle.

4 COUNCIL MEMBER AVELLA: That's open
5 or enclosed?

6 TERENCE RILEY: That's open, sir.

7 COUNCIL MEMBER AVELLA: Under the
8 first, on the Sequence One.

9 TERENCE RILEY: That's correct,
10 sir. Ultimately, in the master plan full build,
11 the track is inside of the elliptical field house.
12 And then we have the central plan, which is really
13 the heart of the campus. It's sized to power not
14 only these buildings, but buildings that would
15 come later in construction. And with the
16 exception of, I should add, the firearms range and
17 the tactical village. Those would be, have the
18 mechanicals inside, inside those actual buildings.
19 The plant is right here, next to the gyms. As I
20 mentioned earlier, the main entrance is right over
21 here, where we have a gate, what we call a gate
22 house. That's where people are vetted if we have
23 visitors, they go through the visitors' entrance.
24 It's not unlike One Police Plaza. And also that's
25 the main entrance for recruits and in-service

2 officers. [off mic comment] Correct, in Sequence
3 One, it's just recruit-centric, there are in-
4 service. And then there's also a small cafeteria
5 located inside the gyms, for the recruit officers.
6 Ultimately, during the master plan, there is a,
7 there would be a separate cafeteria. We have a
8 entrance here for receiving, on 28th Avenue. If
9 you're familiar with the area, it's directly
10 across from a very large MTA bus depot. So we
11 would have deliveries come in this entrance. Do
12 you have any other specific questions as it
13 relates to Sequence One, sir? [off mic comments]
14 The full master plan. [off mic comments]

15 COUNCIL MEMBER COMRIE: --driving
16 and you're driving in through the same main
17 entrance, and then circulating around to the
18 parking lot, or you're driving to the parking lot
19 and you're getting checked there as well?

20 TERENCE RILEY: In Sequence One?

21 COUNCIL MEMBER COMRIE: Right.

22 TERENCE RILEY: Here, there are
23 entrances right here, on College Point Boulevard,
24 where the entrances would be in the full master
25 plan, actually, for vehicles to enter.

2 COUNCIL MEMBER COMRIE: Okay, now--

3 TERENCE RILEY: Now that's, that's
4 what we consider a public area. Officers would
5 just hold up their ID card to have a simple armed
6 gate open, and they could drive in. It's not, for
7 lack of a better terms, it's not K12 secured, K12
8 is security barriers that actually go around the
9 heart.

10 COUNCIL MEMBER COMRIE: It's not
11 going to be a K12?

12 TERENCE RILEY: No, not the parking
13 lot, sir, no. I mean, really, we wanted, 'cause
14 obviously K12 is very expensive, we wanted to
15 really keep that around the heart of the campus,
16 where we have large numbers of police officers.
17 And it just really didn't seem practical to secure
18 a parking lot.

19 COUNCIL MEMBER COMRIE: Okay.

20 SCOTT SIEGEL: Just finishing up,
21 so if I could just--

22 CHAIRPERSON LAPPIN: Hold on one
23 moment, sorry. Council Member Mendez, we'll do
24 questions on the first phase, and then we'll move
25 to the full build.

2 COUNCIL MEMBER MENDEZ: Okay.

3 Thank you, and I'm sorry, you probably did answer
4 this, but I stepped out. On the building, how
5 much is the square footage that the building would
6 occupy?

7 TERENCE RILEY: Of the recruit-
8 centric academic administration building?

9 COUNCIL MEMBER MENDEZ: Yes.

10 TERENCE RILEY: 330,000 square
11 feet.

12 COUNCIL MEMBER MENDEZ: That's the
13 eight stories, right?

14 TERENCE RILEY: Correct.

15 COUNCIL MEMBER MENDEZ: Okay, thank
16 you.

17 CHAIRPERSON LAPPIN: Any more
18 questions on the first phase? Okay. Full build.

19 TERENCE RILEY: So now where we had
20 a recruit-centric building in Sequence One, for
21 1,620 recruit police officers, full build is 1,980
22 recruit police officers; and then in addition we
23 have school safety agents and traffic enforcement
24 agents, as well as in-service training. Every
25 year, a police officer gets what we call in-

2 service training, that's where they go, twice a
3 year they go for their police qualification. They
4 also are qualified in what we call COBRA training--
5 -it's Chemical, Ordnance, Radiological, Biological
6 Awareness--for instance if there was a chemical or
7 biological attack inside of the City, they would
8 be prepared to respond, so they have to be
9 qualified in that annually. And they also get two
10 other days of training, and those topics vary
11 based upon current events. So again that would
12 be, it would be the same recruit administration
13 building you saw in Sequence One, it would just
14 extend. So as you see here, this is the same
15 building we saw earlier, but then over here we
16 would add on the classrooms and the administration
17 space to accommodate the added populations of in-
18 service police officers and entry level training,
19 also, on top of recruits, but also for school
20 safety agents and traffic enforcement agents.
21 Over here we have what was referred to earlier as
22 a dormitory. Just really to put it in context it
23 accommodates 100 persons, who would actually be
24 paying. We would see this as generating revenue.
25 People would come to our Academy and they would

2 take classes. We frequently have visitors from
3 other agencies. I spent last week with the Los
4 Angeles Police Department, they were here
5 exchanging information and ideas with the NYPD on
6 how to investigate police shootings. In December,
7 we have representatives from the Iraqi National
8 Police coming, to learn logistically how we
9 operate our department. And in January, we have
10 the Afghanistan Police Department coming. So,
11 that's really the concept. These people would
12 come, they would stay in our facilities, and we
13 would exchange ideas and best practices. That is
14 once again the 100 person dormitory. Next to the
15 dormitory is the assembly. It's just basically
16 like you'd expect auditorium where we could hold
17 large venues. For instance, at the end of recruit
18 training, we have cultural immersion that we
19 deliver to police officers. Currently they do it
20 in the Apollo Theater. We would expect that
21 hopefully we'd be able to do this inside of our
22 new facility, as opposed to the Apollo. We also
23 have a cafeteria that is sized to serve the 1,980
24 recruits, as well as the in-service officers who
25 would be on the campus.

2 SCOTT SIEGEL: One thing that some
3 of the College Point businesses asked us was, you
4 know, is there an opportunity for us to make some
5 money off of, you know, the Academy and the
6 recruits, are they going to be able to eat in our
7 facilities. And so the Police Department will not
8 be mandating that both recruits or in-service in
9 the campus, they can actually go out, they have an
10 hour for a meal, for lunch, and they certainly
11 will not be discouraged from going around the
12 community and frequenting the different eating
13 establishments.

14 TERENCE RILEY: Having worked in
15 the Academy, I would expect that recruit officers,
16 because their schedules are so detailed, I mean
17 they're told specific times that they have to be
18 at specific places, I would expect that they would
19 actually eat on site. But with in-service
20 officers, and instructors, I would say that it's
21 more likely that they would go to businesses in
22 the area.

23 COUNCIL MEMBER COMRIE: Are you--
24 I'm sorry, ma'am. Are you going to allow a local
25 business to have first bid on the in-service

2 catering there? Or who does the catering now?

3 TERENCE RILEY: I believe we were
4 talking, well currently, we have vending machines.

5 COUNCIL MEMBER COMRIE: Pardon me?

6 TERENCE RILEY: We have vending
7 machines, currently.

8 COUNCIL MEMBER COMRIE: Oh, vending
9 machines.

10 TERENCE RILEY: Yeah, but this'll
11 have, this'll be slightly more advanced, it'll
12 just be, I believe like cold server and maybe
13 simple sandwiches.

14 COUNCIL MEMBER COMRIE: It's not
15 going to be--

16 TERENCE RILEY: But it's not a full
17 out kitchen.

18 COUNCIL MEMBER COMRIE: It's not a
19 full out kitchen, not even in the full build out?

20 TERENCE RILEY: I believe in full
21 build we have [off mic comments] yes. Yes, in
22 full build there's a kitchen.

23 COUNCIL MEMBER COMRIE: Okay. I
24 would think that, I would hope that if there's a
25 full build out kitchen facility that a local

2 vendor would have the first opportunity, 'cause
3 you do have some vendors that'd have some very
4 good cuisine, I hear, from the College Point
5 community, they would like the opportunity to
6 provide that. Or, even if you don't do that, then
7 have local vendors bring in their product, even in
8 a box form, as a opposed to--so that people could
9 have the, you know, a little bit better than a
10 machine.

11 TERENCE RILEY: No, yeah, the
12 vending machines are not ideal, that's for
13 certain.

14 COUNCIL MEMBER COMRIE: Right.

15 TERENCE RILEY: And, yeah, we
16 really haven't focused on that yet. Really, what
17 we've been really working on is Sequence One,
18 we've been concentrating on that, but to the
19 extent to which the cafeteria would be developed
20 would come later.

21 COUNCIL MEMBER COMRIE: Okay. In
22 Sequence One it's just vending machines.

23 TERENCE RILEY: No, once again
24 that's a cold server, simple sandwiches, salads.

25 COUNCIL MEMBER COMRIE: Okay.

2 Well, even at that, I think the local businesses
3 would like an opportunity to set up even tables
4 with cold sandwiches, as opposed to--so that at
5 least your recruits could have something more
6 nourishing. In the next room, we're actually
7 doing a presentation on the Fresh Program,
8 bringing in more healthy living standards to
9 impoverished areas. So I would at least have the
10 recruits eating healthy, and not just sugars and
11 snacks and bad carbs. I'm a lifelong example of
12 that, so, you know, at least you could start them
13 earlier.

14 TERENCE RILEY: Point well taken.

15 COUNCIL MEMBER COMRIE: And local
16 vendors, see, they would love to have that
17 opportunity, since you're going to have 5,000
18 people circulating, to have an opportunity to get
19 that service I think would be at least some kind
20 of community benefit. Not that we're supposed to
21 talk about that.

22 CHAIRPERSON LAPPIN: Moving on.

23 TERENCE RILEY: Moving on to the
24 other side of the ditch, this very large white
25 space here, is what we call the tactical village.

2 It's really a streetscape. Imagine any typical
3 city street, it would have apartment buildings, a
4 private house, has a precinct, a mock precinct in
5 it, it actually has a mock subway station, so we
6 could practice responding to a chemical or
7 radiological, biological attack inside the subway
8 system. And it's in that streetscape. And inside
9 of that area, we would actually, officers would be
10 assigned a job, and they would go into this mock
11 environment, and they would actually have role
12 players in there, and again, they would be
13 expected to bring those situations to a proper
14 resolution. So, that's the tactical village,
15 which is not inside Sequence One. Then next to
16 the tactical village we have the EVOC course, the
17 Emergency Vehicle Operators Course. That's this
18 eight acre space. That currently takes place now
19 at Floyd Bennett Field on an old runway. And
20 that's where officers, to understand, it's not a
21 high speed, we don't want our officers driving at
22 high speeds, we want to teach them how to get
23 through narrow spaces without hitting people's
24 mirrors, for lack of a better term. So it's
25 really slow and it's about coordination, and they

2 go through cones slowly, and if they knock over X
3 number of cones and they fail the course, then
4 they have to go through it again. So, that's
5 called the Emergency Vehicle Operators Course.
6 And once again, that's on top of the garage, so
7 below it are two stories of parking. Right here
8 in the corner, we also have scooter training.
9 That's officers who ride around on the two-wheel
10 scooters or the electric scooters that we've
11 recently purchased. Again, it's slow, slow type
12 of training. Then we have the range, right here.
13 Now the range is entirely indoors, so there's no
14 sound issues, and it has a very robust filtration
15 system, to make sure that no lead is dispersed
16 into the community. And it has various types of
17 ranges. It has what we call a PQC range, that's a
18 pistol qualification course range. That's
19 officers have to do that twice a year. It's a
20 State regulation, and that's essentially where
21 they fire at a static piece of paper that's
22 stapled to a piece of cardboard. Not very
23 realistic as far as firearms training goes. Then
24 we also have what we call tactical ranges. In
25 those tactical ranges, officers would be expected

2 to move forward and backwards and left and right
3 while they're firing. But the targets, some will
4 be "shoot" and others will be "do not shoot." So
5 it really requires officers to make judgmental
6 decisions when they see the target, whether or not
7 they should or should not fire. And the officer
8 who's stationed next to them may have a different
9 target. So, I may have a target that requires
10 engagement and me to fire, while Scott may have
11 one that doesn't. So, we're trying to address
12 what we call contagious shooting. We don't want
13 one officer to fire just because another officer
14 is firing, we want them to fire because they need
15 to, and because they have made an independent
16 judgment that they need to use deadly physical
17 force, obviously, a very, very important training
18 topic. Then here, the elliptical shape that we
19 have on top of the gyms is what we call the field
20 house. Inside it has the quarter mile track. So,
21 as opposed to having to run around the gym 18
22 times, the officers would just have to run around
23 four times. And that's a large area where the
24 recruits do their calisthenics for the day. And
25 if we're doing some type of tactical training

2 where we want to address a large number of people,
3 then we could do it inside this space. And then
4 as I described earlier, underneath that are two
5 levels of the tactical gyms. So I covered
6 firearms training, we covered firearms training,
7 the EVOC course, the tactical village, the field
8 house, the tactical gyms, the academics--the gate
9 house, again, is at the entry way, that's where
10 people will go through security and are vetted.
11 That's by that U at the entrance. The museum.
12 Now, we felt it was important to have a museum, we
13 wanted to have a component of this facility that
14 would allow the public to share in our history and
15 in our heritage. The museum was actually
16 originally in the 20th Street Police Academy, going
17 back years. And then Police Commissioner Howard
18 Safir moved it to its current location in downtown
19 Manhattan by the Seaport. It's very unfortunate,
20 because it's really an underutilized facility,
21 it's really not visited, because we can't put
22 signage on it, because it's a historic building.
23 So, I think most people don't even realize it's
24 there. Most of the visitors that we receive at
25 the museum are children from schools. So the

2 thought was that those children come on buses,
3 that they would, they could come to this facility
4 just like they go to the current Seaport facility.
5 They can disembark from the bus and then the buses
6 could go park. Also, our current museum only
7 allows us to put out about a third of the
8 historical items that we have inside of our
9 archives, so this would allow us to put out more,
10 perhaps half or two-thirds of those items, as
11 opposed to a third. Yes, sir.

12 COUNCIL MEMBER AVELLA: Where would
13 the buses park, after they drop off the students?

14 TERENCE RILEY: Well, I would
15 assume we would send them over to the parking
16 garages.

17 COUNCIL MEMBER AVELLA: So, it just
18 wouldn't be, you know, passengers cars in that
19 parking lot, then.

20 SCOTT SIEGEL: The garage was, is
21 being, would be constructed, it's being designed
22 to accommodate the height that would be needed for
23 school buses.

24 COUNCIL MEMBER AVELLA: And what
25 happens with people who just come to the Police

2 Museum? Where are they going to park?

3 PHILIP HABIB: I think that all of
4 the entries of parking will come through the
5 College Point. They may get persons dropped off
6 at the museum, but ultimately they will be parking
7 in the parking garage.

8 COUNCIL MEMBER AVELLA: So, even
9 just people visiting the museum are going to be
10 parking in the parking lot. So there's no
11 restriction on who can park in the parking lot,
12 then.

13 PHILIP HABIB: They would end up
14 being reviewed on entry, but there is--for the
15 museum visitors, which are really not that many, I
16 think that there will be, they will be asked where
17 they're going, because they're probably not a
18 regular face, and they'll say, "Well, we're at the
19 museum," and they'll be probably told how the
20 garage works, and given a location to park. I
21 believe that it'll be free, and you can--

22 COUNCIL MEMBER AVELLA: Well, you
23 just can't say you believe. I mean--

24 PHILIP HABIB: Yeah.

25 COUNCIL MEMBER AVELLA: --you're

2 making the presentation here, and he's hoping to
3 get more people if you bring it here, so.

4 PHILIP HABIB: As of now, yes.

5 COUNCIL MEMBER AVELLA: I mean, you
6 shouldn't say "believe." What is going to be the
7 system? You don't know.

8 PHILIP HABIB: Right now, the
9 entrance controls are designed for, there is no
10 entrance controls associated with collecting
11 money. So, the students will all have cards,
12 please, so that you have that kind of entrance
13 control. And then police will have their--

14 COUNCIL MEMBER AVELLA: - - And,
15 you know, normally when you have a situation where
16 you have a drop off, usually have some sort of,
17 you know ,circular driveway where they go off the
18 main lane of traffic, they drop people off, and
19 then they come out. So they don't interfere with
20 local traffic. I don't see that. Is that part of
21 the proposal for the museum? I mean, because both
22 of you now have talked about dropping off.

23 PHILIP HABIB: Yeah.

24 COUNCIL MEMBER AVELLA: But you two
25 are dropping on the city street. If you get one

2 bus, you're tying up traffic on that intersection.

3 So how have you accounted for that?

4 PHILIP HABIB: Well, as you know,
5 the plan is not to permit any standing parking at
6 the curbsides, whether it be on 28th or on College
7 Point, so those curbsides are going to be
8 available for handicapped drop off or a school bus
9 drop off, which would be sort of ideal on 28th
10 Avenue because you know, the school buses all open
11 on the right. You couldn't drop them off on any
12 other street. So they'd come along 28th and open
13 on the right, if they were visiting the museum,
14 and so that would be the location and they'd come
15 around the block, clockwise, park, and then they
16 would have to be signaled to come back again.
17 That would be the school buses. In terms of drop
18 offs for other visitors, they can be dropped off
19 and a person park, or they can actually park in
20 the garage and walk through the system to the
21 museum and see the whole campus. I mean, that's
22 the other option.

23 TERENCE RILEY: And just--

24 COUNCIL MEMBER AVELLA: I mean, go
25 ahead.

2 TERENCE RILEY: Just the, I mean,
3 the reason that the entrance and the museum were
4 put on that corner is for two reasons. One,
5 because the other side of the campus, it's very
6 much industrial over by College Point Boulevard, I
7 mean, there are, it's cement plants and whatnot.
8 And over here, it's a little more residential, but
9 also the Q25 stops right there, and that's why we
10 put the entrance up in this corner, and that's why
11 we put the museum up there, 'cause it was adjacent
12 to the bus.

13 COUNCIL MEMBER AVELLA: You know, I
14 mean, I guess we could go back and forth, when you
15 use the word residential, and one of you have just
16 said before it's not near residential. So now
17 you're saying it's near residential. I don't want
18 you to respond to that. Just, we can go on.

19 CHAIRPERSON LAPPIN: My questions
20 are no so specific to the traffic or the
21 infrastructure, which I know have been discussed a
22 lot today and in the community, but just sort of
23 an overall why build this now, given the fiscal
24 constraints that we're facing? It doesn't sound
25 to me that you're going to be doing that much

2 consolidating or eliminating of existing
3 facilities. So you're just sort of--I mean, I'm
4 not disputing the need for it. And it's going to
5 be a much nicer and much better facility than what
6 you have, but you've had it for a long time, and
7 you've been kind of limping along with it. So,
8 why embark on this project at this moment? And
9 really what is going to be, for the taxpayers, the
10 long term benefit, if we're not getting rid of
11 these other satellite locations?

12 TERENCE RILEY: To be brief, and
13 simply stated, the way police officers are trained
14 has a direct impact on the services that are
15 provided to the people who seek our assistance.
16 And the training is the foundation of the services
17 that are provided. And we feel that this
18 facility, on top of consolidating, will give us
19 more tools to better train our police officers.
20 And we just feel that that's good for all.

21 CHAIRPERSON LAPPIN: I hear you,
22 but we're the safest large city in America, we're
23 the safest we've been in 40 years, so we're doing
24 okay with what we got. So why do we need it. I
25 mean, I'm just, I want you to answer that question

2 for me.

3 TERENCE RILEY: Our current
4 facilities, and certainly anyone who has visited
5 20th Street, can understand that police officers
6 when they're hired, shouldn't be expected to share
7 eleven shower heads for several hundred police
8 recruits to the point where they have literally 15
9 seconds to take a shower after doing their
10 calisthenics. They shouldn't be expected to share
11 a locker with two other recruits while they're in
12 gym. We just really feel that there is a
13 compelling need for this, and it's something that
14 will translate to, hopefully, even lower crime
15 rates.

16 SCOTT SIEGEL: And if I could add
17 to that, these are college kids, I mean they're 20
18 years old, they get college credits for attending
19 the Police Academy, they're 22 years old. We
20 think that it's important that from the start a
21 certain standard be presented to them, and they be
22 expected to uphold a certain standard, and to be
23 training them for, you know, real life
24 altercations and interactions in hallways is just
25 not the way that it's supposed to be done. And

2 the Police Commissioner, the Mayor, has stressed
3 how essential it is to train police officers.
4 There's no, you know, secret that there's been
5 instances that have occurred that we're all not
6 proud of over the last several years. And in all
7 of the studies that have occurred since those
8 incidents, one of the things that's been stressed
9 is the poor facilities that the NYPD has. And a
10 Council Member Barron said earlier, it really is
11 essential that our police officers be trained from
12 the start properly, and we think this is going to
13 really pay dividends, not immediately, but over
14 the long term for their 20 or 20 plus year career.
15 The other thing is, we do recognize that the City
16 obviously is in a historic fiscal crisis right
17 now. Initially, the funding for the project was a
18 billion dollars. We had hoped to fully fund the
19 project in excess of \$1.5 billion, and the Office
20 of Management of Budget working with the Police
21 Department really forced them to prioritize what
22 the immediate needs were, and to reduce the scope
23 of the project in the Sequence One, and to reduce
24 the funding down to \$750 million. Lastly, there's
25 no doubt that our construction industry has been

2 incredibly hard hit, and you had asked me earlier
3 why did we go ahead, and why did we seek to
4 procure these, the construction work, in advance
5 of getting the ULURP approval? As I'm sure you're
6 all aware, the bid process is a long process, it's
7 typically about six months, and we did try to
8 sequence the bid process with the ULURP process,
9 so that as soon as, you know, hopefully we got the
10 approval of the Council to go forward with the
11 project, only a couple of days would go by before
12 we actually had construction workers at the site.
13 That was our intention, if you were to approve
14 this project, that is the goal. We think as, if
15 this contract gets registered, we think we can
16 break ground in November.

17 CHAIRPERSON LAPPIN: Is the full
18 build ever going to happen?

19 SCOTT SIEGEL: I can't speak for
20 who the next Mayor is going to be in three months,
21 let alone who the next Mayor will be in five
22 years. I think what we're doing is developing a
23 master plan as Columbia or NYU or CUNY or SUNY
24 does whenever they have, you know, a need for
25 growth. [off mic comments] And--[laughter] It's

2 a--And so, that's why this site was selected, is
3 because we felt like it could accommodate the
4 various different needs of the Police Department.
5 And we think Sequence One would, you know,
6 although a very large \$750 million budget, clearly
7 we're not able to accomplish all our goals in
8 Sequence One.

9 CHAIRPERSON LAPPIN: I guess what
10 I'd like from you in writing is--'cause we're
11 running out of time, and I don't know if you have
12 questions Rosie, but, you know, the appeal in part
13 is to give our cadets a better training facility,
14 I get that. But the appeal is also in the way it
15 was sold in the State of the City address is,
16 we're going to be consolidating, we're going to be
17 taking facilities out of Manhattan and moving them
18 other places, when they don't need to be in
19 Manhattan. And I'm not really hearing that you're
20 doing that. I'm hearing that this is going to be
21 in addition, particularly, if the second phase
22 never happens, to kind of, everything you have
23 already. So, I'd like to better understand what
24 exactly you're closing, what you're consolidating,
25 as part of this project.

2 TERENCE RILEY: In connection with
3 the master plan, just so I understand?

4 CHAIRPERSON LAPPIN: Well, I guess
5 in both, I'm not convinced that the master plan--
6 I'm not saying you shouldn't do it, I think it's
7 smart to plan ahead, I think that's the right
8 approach, I just am not convinced it'll ever get
9 built. There are lots of things we phase and they
10 never happen. That doesn't mean you shouldn't
11 try. But if it doesn't happen, and certainly it
12 wouldn't happen for quite a few years, so if in
13 Phase One, what are really consolidating here?
14 What are we saving the taxpayers on other places
15 and relocating? And then, you know, what are we,
16 if it's City owned property that we're not going
17 to dispose of, you know, what are upside options
18 to use that land, you know, down the road?

19 TERENCE RILEY: By way of example,
20 with Sequence One, we would be able to move our
21 management training, our recruit training from 20th
22 Street to this new facility. And then we could
23 take, for instance, management training, which is
24 at 300 Gold Street, and could moved into the 20th
25 Street Academy, we would no longer need that

2 facility. We could also move Traffic Enforcement
3 Training, which is in the police facility in
4 Queens Plaza, that could be moved out of there
5 into 20th Street. So those two facilities could be
6 vacated. So it's something like that.

7 CHAIRPERSON LAPPIN: Right. So
8 that's fine, I thought the whole point was to get
9 rid of 20th Street. Huh? [off mic comments]

10 TERENCE RILEY: So, for instance,
11 if we move recruit training out of 20th Street, and
12 we put it inside our new College Point facility,
13 then we could consolidate all the other training
14 to 20th Street, we can get out of these leased
15 facilities, until the master plan is completed,
16 and then everyone would be here, at the new
17 facility. [off mic comments] Well, it all
18 depends upon money. I mean, if we have enough
19 money to build the whole site, then we can
20 consolidate everything here in College Point.

21 COUNCIL MEMBER MENDEZ: [off mic]
22 20th Street is in my district - - I'm just trying
23 to get a sense, 'cause I do think, you know, it's
24 in my district, and it's clearly overcrowded.
25 However, again, as everyone's been saying, as it's

2 been told to us, it was all about efficiency
3 because of consolidation. Now at 20th Street,
4 also, there's all these police trucks. Did that
5 belong to the Academy or the 13th Precinct? And is
6 that going to be made back available to the City
7 residents, all those spaces that are taken up
8 along 2nd Avenue?

9 TERENCE RILEY: As you know, 20th
10 Street is a very unique facility, 'cause it's not
11 just a police academy, and it's not just the
12 precinct. But we actually have Manhattan South's
13 borough office, the Borough, which is really the
14 command and control center for Manhattan South, is
15 inside of that facility. How we're going to deal
16 with that, once the Academy is relocated, I'm not
17 certain.

18 SCOTT SIEGEL: Yeah, it is a little
19 bit, we have been approached by a couple of
20 developers, two years ago, when we made the
21 announcement with Council Member Avella and the
22 Borough President in College Point. We were
23 approached just unsolicited by developers who said
24 "That's a great property," the market was very hot
25 at that point, the real estate market, and they

2 wanted to acquire the site and put up residential,
3 commercial, some kind of development.

4 COUNCIL MEMBER MENDEZ: Well, the
5 community wanted a school, we're kind of
6 overcrowded there, so we were looking at that site
7 as a possible school siting, but--

8 SCOTT SIEGEL: And as we talked
9 about what are the different options, the big
10 issue of course is that the precinct is in there
11 right now, and the Manhattan Borough Patrol, and
12 so to answer your question, we don't know. We
13 don't know what would happen to that facility, you
14 know, five years from now.

15 COUNCIL MEMBER MENDEZ: Madam
16 Chair, so I don't know when we're going to be
17 ending this hearing, and I certainly missed part
18 of it when I left. When are we going to be voting
19 on this, be--

20 CHAIRPERSON LAPPIN: Tomorrow
21 morning at 9:55.

22 COUNCIL MEMBER MENDEZ: Tomorrow
23 morning. But we're not getting any answers today.
24 They don't, you know, most of what I hear is "We
25 don't know, we don't know." How can we in good

2 conscience vote on something when the
3 Administration's coming back to us and they don't
4 know. We're in a fiscal crisis and this is a
5 pretty hefty price tag. I mean, we've all had to
6 make cuts for lots of things in our district and
7 the City, and we certainly haven't moved forward
8 with any projects where there was all these
9 unanswered questions. I just don't--

10 SCOTT SIEGEL: I'm sorry, if I
11 could just ask for clarification. Other than not
12 knowing how the facilities that would be vacated
13 would be used, what are some of the other
14 unanswered questions that you have? And then one
15 other thing that was said before you arrived is we
16 did cut this project by \$250 million.

17 COUNCIL MEMBER MENDEZ: Yes, I did
18 hear that.

19 SCOTT SIEGEL: Okay.

20 COUNCIL MEMBER MENDEZ: From a
21 billion or slightly over a billion to \$750
22 million. It's still a lot of money.

23 SCOTT SIEGEL: Certainly.

24 COUNCIL MEMBER MENDEZ: It's still
25 a lot of money. You know, if I could--

2 CHAIRPERSON LAPPIN: So, Rosie,
3 what are some of the questions that you would like
4 to have answered?

5 COUNCIL MEMBER MENDEZ: I mean, to,
6 you know, I'm just quickly looking at this, that
7 the traffic is an issue, I don't understand the
8 whole Police Museum thing, so people are going to
9 be, you know, Rosie Citizen can go into the Police
10 Museum, park my car, there's not going to be any
11 kind of sensors or someone checking my car? I can
12 just go in. How, I maneuver around there to get
13 into the parking. This is just, I mean there
14 wasn't like clear answers on how this Police
15 Museum parking and going to visit the Police
16 Museum is going to work.

17 TERENCE RILEY: The entry to the
18 garage has a booth with a police officer, so they
19 would allow access to the garage. Again, the, we
20 really wanted to have a facet of this campus that
21 was open to the public, that they could come and,
22 again, share in our heritage and our history, and
23 we thought it was a valuable addition to the
24 campus.

25 COUNCIL MEMBER MENDEZ: Well, I

2 certainly want to support the Department when
3 they're trying to make better and bigger
4 facilities that will have a long term impact for
5 this City, but I have real issues voting on this
6 tomorrow, when I just don't feel like, you know,
7 and I still have more questions, and I'd have to
8 review this, and I didn't know this was going to
9 be voted on so quickly.

10 CHAIRPERSON LAPPIN: Okay. Council
11 Member Avella, - - and we have one witness signed
12 up to testify.

13 COUNCIL MEMBER AVELLA: Right.

14 CHAIRPERSON LAPPIN: So we're going
15 to, this will be the last line of questioning, and
16 then we'll move to the witness.

17 COUNCIL MEMBER AVELLA: Well, I'm--

18 CHAIRPERSON LAPPIN: Unless Council
19 Member Mendez, can you continue to chair the
20 meeting? Is that what Council's asking? Go
21 ahead, begin.

22 COUNCIL MEMBER AVELLA: I have to
23 say that I'm sort of shocked that the Chair just
24 said we're going to vote on this tomorrow. We
25 have held over sidewalk café applications for a

2 longer period of time. And we're going to have
3 the public hearing today, and we're going to vote
4 on this application, a \$750 million application
5 which could be \$1.5 billion tomorrow. I'm like
6 shocked, and I think it's a disgrace. I think
7 it's an example of the fact that the Mayor thinks
8 he's going to get his way on everything he wants,
9 in the City Council. And I got to tell you, if
10 you've heard me complain before, you're going to
11 hear me complain at the vote, the Land Use
12 Committee, and at the full City Council. And when
13 this comes to pass, if there are no modifications,
14 if this full build out, and that's what we're
15 talking about, gets done, those communities are
16 going to start complaining. And they're going to
17 be looking at the City Council for just going
18 along with this, without addressing any of these
19 issues. This is basically a billion dollar
20 project. And none of these questions are going to
21 get answered. I mean, I'm obviously not even
22 going to have the time to go into the full traffic
23 applications, implications, of this. You're
24 talking about 5,000 people, and all we're going to
25 do is some lane striping, and some signal changes?

2 It's unbelievable.

3 CHAIRPERSON LAPPIN: Thank you very
4 much. I don't have any further questions for you.

5 SCOTT SIEGEL: Okay, thank you.

6 TERENCE RILEY: Thank you for your
7 time.

8 CHAIRPERSON LAPPIN: Dan Halloran.
9 [pause] Good morning, just introduce yourself.

10 DAN HALLORAN: Good morning, Madam
11 Chair. Dan Halloran, I am a lifelong resident of
12 the community, District 19, and I am one of the
13 two candidates for City Council to replace
14 Councilman Avella in this election cycle. I'm
15 surprised that there are not more people from my
16 community here. While it is correct that the
17 College Point civic and the community board did
18 vote in favor of this project, they did so with
19 numerous caveats, the request for numerous
20 assurances, and I don't believe the entire scope
21 of what is before you now on a full vote for the
22 full plan was ever really presented to them that
23 way. I was with the College Point Civic
24 Association, Taxpayers Association, just yesterday
25 at the College Point Street Fair. There are three

2 ways in and out of College Point: 14th Avenue, 20th
3 Avenue, and College Point Boulevard. They are
4 major congestion hubs. Unfortunately, because
5 it's a peninsula, the infrastructure issues which
6 Councilman Avella is referring to, are not only
7 significant, but they will have a tremendous
8 impact on that entire community. While it's true
9 that none of the residential portions of the
10 community are located near the facilities being
11 proposed, in fact the only way to get to the
12 residential portions are through the areas in
13 which the facility is proposed. In addition, I'd
14 like to point out that the College Point Police
15 Pound was put in several years ago at the cost of
16 millions of dollars, and is not going to be wiped
17 out to put in this facility. I'd like to ask the
18 City why they're spending my tax dollars so
19 frivolously in constructing a facility over a
20 facility they just built as a capital improvement
21 just a few years ago. In addition to the road
22 issues, which are going to be significant, we just
23 had major construction of the Van Wyck and
24 Whitestone Expressways completed in that facility,
25 in that area. They will have to be redone at the

2 cost of millions of dollars of my taxpayer's money
3 in order to accommodate these changes in the road
4 structures which are being proposed. In addition
5 to that, I have seen absolutely no planning for
6 the water and sewer infrastructure issues that are
7 going to be raised by putting 5,000 additional
8 persons inside this location. While it's a
9 wonderful idea that local businesses will gain a
10 benefit from this in some form of commuter
11 shopping or whatnot, the simple reality is there
12 is absolutely no small businesses located
13 proximately to that, that would provide it.
14 They'd have to go up College Point Boulevard,
15 almost 20 blocks, to get to the heart of any of
16 those facilities that we're talking about, small
17 business shops, restaurants and the like. So
18 that's another red herring here in this
19 presentation. I do support the Police Academy
20 coming there, having come from five generations of
21 police officers here in the City. I understand
22 the need for better training facilities, and I
23 encourage the Police Department to come to College
24 Point and set up a comprehensive facility.
25 However, it must be done with proper planning,

2 which is clearly not happening. Having a vote
3 tomorrow on an issue of this magnitude does not
4 seem well thought out. In addition, had we looked
5 ten years ago, 20 years ago at Fort Totten as it
6 was being closed, perhaps that facility would've
7 been suited for the kinds of developments that the
8 City is talking about right now. Fort Totten is
9 sort of a plan without a--an action without any
10 plan going on not far away in Bay Terrace. In
11 addition, of course, there has been cries for a
12 local police precinct, or at least satellite in
13 the vicinity of the College Point area, which
14 could've been addressed in this Police Academy
15 proposal. We've had, we had an incident just two
16 weeks ago, where an individual was assaulted based
17 on his demographics, and the police response time
18 into that area is horrible. It will be worse with
19 congestion continuing. In addition, there is
20 absolutely no infrastructure development. While
21 it's nice, the Q25 and Q65 run in that area, we
22 are not proximate to a Long Island Railroad
23 station or to the MTA 7 line. Issues related to
24 the, a spur there or some sort of facility
25 development ten years ago, five years ago, when

2 all of the redevelopment in Flushing took place in
3 the Main Street area for those types of
4 facilities, should've been addressed before a
5 project of this magnitude was taken on. Finally,
6 I'd like to note that with regards to green
7 spaces, the fact that 2,000 parking spots will be
8 established, but only 900 in the first instance,
9 will not obviate the parking problem. It simply
10 is unrealistic to think that it'll accommodate it.
11 The City has not made it's commitment to the
12 Flushing Airport area and its use for soft
13 recreation, green space that has been sitting
14 fallow for the last 15 to 20 years because the
15 City has not taken action on it, which is
16 immediately proximate to this location. It's
17 something that the City could've at least taken
18 into consideration when it was looking to build
19 buildings which will be out of character for the
20 area. There is no facility eight stories tall in
21 the College Point area. To say that the Times
22 facility is proximate to it is kind of a
23 misstatement. The College Point Industrial Park
24 expands over a very large piece of land, and the
25 closest thing in terms of structures to it would

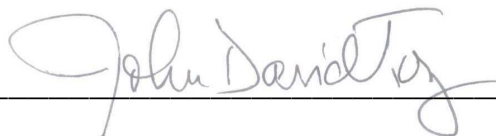
2 be the shopping facilities on 20th Avenue, none of
3 which vaguely resemble the type of facility you're
4 looking to put in there. So I would just ask that
5 the City Council take the time to review this, be
6 slow and deliberate, so that we don't spend \$750
7 million, three-quarters of a billion dollars, in a
8 fiscal crisis without a plan for the future, not
9 five years from now as the College Point Pound
10 wound up being, but 25 years in the future, so
11 that our citizens can actually appreciate the fact
12 that the City Council was thinking about them and
13 their future, and not spending their money wildly.
14 Thank you.

15 CHAIRPERSON LAPPIN: Thank you.
16 Seeing no one else here to testify, this hearing
17 is closed. And this meeting is adjourned,
18 recessed until tomorrow morning at 9:55 a.m. We
19 have a Stated Council Meeting on Wednesday, so
20 unless this application is withdrawn, we have to
21 vote on it by Wednesday. [gavel]

C E R T I F I C A T E

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

Signature

A handwritten signature in cursive script, appearing to read "John David Tong", written over a horizontal line.Date November 10, 2009