

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS

AND DISPOSITIONS

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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June 12, 2024  
Start: 11:20 a.m.  
Recess: 12:00 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH  
FLOOR

B E F O R E: Kamillah Hanks, Chairperson

COUNCIL MEMBERS:

Justin L. Brannan  
Amanda Farías  
Christopher Marte  
Sandy Nurse  
Yusef Salaam

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS  
AND DISPOSITIONS

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A P P E A R A N C E S

Steven Thomson, Director of Community and Intergovernmental Affairs at the New York City Landmarks Preservation Commission

Kate Lemos-McHale, Director of Research at the New York City Landmarks Preservation Commission

Duncan Miller, Senior Planner for Queens and Staten Island at the New York City Department of Housing Preservation and Development

Tamia Perry, CEO of Urban Ecospaces Incorporated

James T. Howard, President of JT Realty Advisors LLC

Everett Perry, Construction Division at Urban Ecospaces, Inc

Justin Donlon, Senior Project Manager for the Government Affairs Division at the New York City Department of Housing Preservation and Development

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND  
DISPOSITIONS

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2 SERGEANT-AT-ARMS: Good morning, and  
3 welcome to the New York City Hybrid Hearing on the  
4 Subcommittee on Public Siting, Disposition and  
5 Landmarks.

6 Please silence all electronic devices at  
7 this time.

8 Also, please do not approach the dais. If  
9 you have any questions, please raise your hand and we  
10 will kindly assist you.

11 Thank you very much for your kind  
12 cooperation.

13 Chair, we're ready to begin.

14 CHAIRPERSON HANKS: Thank you. Good  
15 morning, and thank you all for your patience.

16 Welcome to the meeting of the  
17 Subcommittee on Landmarks, Public Sitings and  
18 Dispositions. I am Council Member Kamillah Hanks, and  
19 I'm the Chair of the Subcommittee. Today, we are  
20 being joined by my Colleagues, Council Members  
21 Brannan, Marte, and Salaam.

22 Before we begin with today's agenda, I  
23 will remind everyone that this meeting is being held  
24 in a hybrid format.

25

1  
2           For members of the public who wish to  
3 testify remotely, we ask that you first register  
4 online and you may do so by visiting  
5 [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse) to sign up and then sign  
6 into Zoom and remain signed in until you have  
7 testified.

8           For anyone with us today in person  
9 wishing to testify and you have not already done so,  
10 please see one of our Sergeants to fill out a  
11 speaker's card, and we will call your name at the  
12 appropriate time.

13           For anyone wishing to submit written  
14 testimony on the items being heard today, we ask that  
15 you send it via email to  
16 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Include the land  
17 use number and project name in the subject line of  
18 your email. Video and audio testimony will not be  
19 accepted.

20           I'll remind members of the public that  
21 this is a government proceeding and that decorum  
22 shall be observed at all times. As such, members of  
23 the public shall remain silent unless called to  
24 testify.

1  
2           The witness table is reserved for the  
3 people who wish to testify. No video recording or  
4 photography is allowed from the witness table.  
5 Further, members of the public may not present audio  
6 or video recordings at testimony but may submit  
7 transcripts of such recordings to the Sergeant for  
8 inclusion of the hearing record.

9           Today, we will have a hearing on the  
10 proposed landmarking of Old Croton Aqueduct Walk in  
11 Council Member Sanchez's District in the Bronx. We  
12 will also have a hearing on the project known as  
13 Resilient Homes Staten Island in Council Member  
14 Carr's District in Staten Island, and we will also be  
15 voting on a number of items previously heard by the  
16 Subcommittee.

17           Now turning to our votes, we will vote to  
18 approve LU80 for the landmark designation for the New  
19 York Public Library Tremont Branch in Council Member  
20 Feliz's District in the Bronx.

21           We will also vote to approve LU81 for the  
22 104-108 West 139th Street ANCP Cluster in Council  
23 Member Salaam's District in Harlem. The vote is to  
24 approve designation of the Urban Development Action  
25 Area, approval of an Urban Development Action Area

1  
2 project, the related disposition of City-owned land  
3 to a developer selected by HPD, and a real property  
4 tax exemption pursuant to Article XI of the Private  
5 Housing Finance Law. Together these actions will  
6 facilitate the development of an affordable  
7 homeownership housing project with approximately 73  
8 units in Harlem.

9           We will also vote to approve LU84 and 85  
10 for the Red Hook Coastal Resiliency Project in  
11 Council Member Aviles' and Hanif's District in  
12 Brooklyn. This project will facilitate the  
13 acquisition of real property and changes to City map  
14 as part of this important flood protection system  
15 initiative.

16           Members of the Subcommittee who have  
17 questions or remarks about today's item, please let  
18 me know now.

19           Seeing none, I will now call for the vote  
20 to support the local Council Members to approve LU  
21 numbers 80, 81, 84, and 85.

22           Before Counsel calls the roll, I would  
23 like to recognize that Majority Leader Farías has  
24 joined us.

25           Counsel, please call the roll.

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND  
DISPOSITIONS

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2 COMMITTEE COUNSEL HUH: Chair Hanks.

3 CHAIRPERSON HANKS: Aye.

4 COMMITTEE COUNSEL HUH: Council Member

5 Brannan.

6 COUNCIL MEMBER BRANNAN: Aye.

7 COMMITTEE COUNSEL HUH: Majority Leader

8 Farías.

9 MAJORITY LEADER FARIÁS: I vote aye.

10 COMMITTEE COUNSEL HUH: Council Member

11 Marte.

12 COUNCIL MEMBER MARTE: Aye.

13 COMMITTEE COUNSEL HUH: Council Member

14 Salaam.

15 COUNCIL MEMBER SALAAM: I vote aye.

16 COMMITTEE COUNSEL HUH: Chair, the vote is

17 currently five in the affirmative, zero in the

18 negative and, if okay with you, we'll keep the vote

19 open for Members who may join later.

20 CHAIRPERSON HANKS: Thank you, Counsel. We

21 will leave the vote open for any Subcommittee Members

22 who may be joining us later.

23 I will now open the public hearing for a

24 Pre-Considered Land Use Item under ULURP number N

25 240327 HIX for the LPC designation of the Old Croton

1  
2 Aqueduct Walk as a scenic landmark. This designation  
3 includes the linear public park located along the  
4 Aqueduct Avenue between West Kingsbridge Road and  
5 West Burnside Avenue in Fordham and University  
6 Heights neighborhood of the Bronx.

7                   Appearing today on behalf of the  
8 Landmarks Preservation Commission are Steven Thomson,  
9 Director of Community and Intergovernmental Affairs,  
10 and Kate Lemos-McHale, Director of Research.

11                   Again, those wishing to testify remotely  
12 must register online by visiting the Council's  
13 website at [council.nyc/landuse](http://council.nyc/landuse).

14                   Counsel, will you please administer the  
15 affirmation?

16                   COMMITTEE COUNSEL HUH: Panelists, would  
17 you please raise your right hands and state your name  
18 for the record?

19                   DIRECTOR LEMOS-MCHALE: Kate Lemos-McHale.

20                   DIRECTOR THOMSON: Steven Thomson.

21                   COMMITTEE COUNSEL HUH: And do you swear  
22 or affirm to tell the truth, the whole truth, and  
23 nothing but the truth in your testimony before the  
24 Subcommittee and in answer to all Council Member  
25 questions?



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DIRECTOR LEMOS-MCHALE: I do.

3

DIRECTOR THOMSON: I do.

4

COMMITTEE COUNSEL HUH: Thank you.

5

CHAIRPERSON HANKS: Thank you. Applicant  
panelists, please begin.

6

7

DIRECTOR LEMOS-MCHALE: Thank you, Chair  
Hanks. Good morning, Subcommittee Members. My name is  
Kate Lemos-McHale, the Director of Research at the  
Landmarks Preservation Commission, joined by Steven  
Thomson, our Director of Community and  
Intergovernmental Affairs. Thank you for the  
opportunity to present our recent designation of the  
Old Croton Aqueduct Walk. This designation was  
identified and prioritized on our recent  
comprehensive survey of the Bronx, an area where we  
have been working to increase landmark designations  
that reflect the diversity and rich heritage of our  
city. Next, please.

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Thanks. The Old Croton Aqueduct Walk is  
New York City's 12th and the Bronx's first scenic  
landmark. The Croton Aqueduct, completed in 1842, was  
the first direct water source to New York City,  
providing life-sustaining clean water. This  
engineering marvel allowed New York City's

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1  
2 development to accelerate rapidly through the 19th  
3 century, during which the embankment atop the  
4 aqueduct became a favored public walkway. The section  
5 known as Aqueduct Walk was especially cared for by  
6 the communities of Fordham and University Heights,  
7 who fought for its preservation, eventually securing  
8 it as a permanent public park in 1930. The Commission  
9 received support for the designation from Council  
10 Member Pierina Sanchez, representatives of the owner,  
11 it's owned by the Department of Parks and Recreation,  
12 with two very small lots, which I'll point out, that  
13 are owned by DEP. We also had support from the Bronx  
14 Borough President's Office, Bronx Community Boards 5  
15 and 7, the New York Landmarks Conservancy, Historic  
16 Districts Council, and Friends of the Aqueduct Walk,  
17 and there was no opposition to the designation. Next,  
18 please.

19           The Aqueduct Walk scenic landmark is  
20 located between West Kingsbridge Road and West  
21 Burnside Avenue in the Bronx. The landmark site is  
22 situated within a New York City Park that comprises a  
23 small section of the entire length of the Old Croton  
24 Aqueduct, and it's 4.9 acres and approximately one  
25 and a half miles long. Next, please.

1  
2           New York City desperately needed water by  
3 the early 1800s. Natural resources had been depleted,  
4 the water sources from wells was dirty, disease was  
5 rampant, fires burned without the ability to  
6 extinguish them, and the surrounding rivers offered  
7 no solution. The City began looking to construct an  
8 aqueduct north of the city in the early 19th century,  
9 and ground was broken on the Croton Aqueduct in 1837.  
10 Next, please.

11           When the aqueduct was finally completed  
12 on July 4, 1842, the water took 22 hours to reach  
13 Manhattan from Croton. Water became available for use  
14 on October 14, 1842, and changed the lives of New  
15 Yorkers forever. The aqueduct meant fresh drinking  
16 water, clean streets, the ability to extinguish  
17 fires, plumbing for creature comforts, and allowed  
18 New York City to develop at an accelerated rate.

19 Next, please.

20           The aqueduct was named after the river  
21 which was dammed for the water. Croton's name comes  
22 from the name of Chief Kenoten, which means wind. The  
23 Croton Aqueduct is 45 miles of continuous horseshoe-  
24 shaped tunnel from Croton to Manhattan. This is an  
25 1843 map showing the aqueduct and its grading within

1 the City of New York. The entire length of the  
2 aqueduct is a National Historic Landmark, and the red  
3 star on this map indicates the location of Aqueduct  
4 Walk in the Bronx. Next, please.  
5

6           The aqueduct is powered by gravity, and  
7 so it has a continuous declination for its entire  
8 length, and that creates an interesting situation  
9 where the street level dips below the actual aqueduct  
10 itself, and so this stretch of it in the Bronx is  
11 really the largest part of it where it's actually  
12 above grade, and so you see as a result these stone  
13 embankments that date from the construction of the  
14 aqueduct in the 1830s and 1840, and so this is an  
15 image of that at 188th Street. Next, please.

16           Then there's a very interesting layering  
17 of history and significance here. We have the  
18 engineering marvel, but then the embankment on top of  
19 the aqueduct became a public walkway, and it was  
20 instantly really beloved. One notable frequenter of  
21 the walk was the poet Edgar Allan Poe. He enjoyed  
22 walks across the High Bridge once it was completed,  
23 and this is a painting of him doing that walk. In  
24 1910, the Bronx Society of Arts and Sciences wrote of  
25 Poe's beloved walk, "no more delightful path can be

1  
2 imagined than the grassy turf above the aqueduct  
3 spring." Next, please.

4           The City also in this area developed  
5 around the aqueduct, and the communities of Fordham  
6 and University Heights cared for the walk and fought  
7 for its preservation. They first opposed a trolley  
8 line along the aqueduct in 1903, and then in 1929  
9 opposed the sale of the land for development so the  
10 community was instrumental in the official takeover  
11 of the land by the City, and it became owned by the  
12 Parks Department in 1930. Next, please.

13           In 1938, noted landscape architect  
14 Gilmore D. Clarke, who had also designed the 1939  
15 World's Fair and the Central Park Conservancy Garden,  
16 designed the new park. It included trees, lawns,  
17 plantings, horseshoe pitches, shuffleboards,  
18 sandpits, and playhouses, and Parks officially opened  
19 the aqueduct walk on April 27, 1940, and it's  
20 continued to be an integral part of the community.  
21 Next, please.

22           The designated Aqueduct Walk is the  
23 oldest landmark in New York City associated with the  
24 Croton aqueduct system. It would also be the only one  
25 in New York solely associated with the Old Croton

1  
2 Aqueduct system. Basically, as soon as the old Croton  
3 Aqueduct was built, it was so popular it needed to be  
4 expanded, and so then the new Croton aqueduct was  
5 built. Next, please.

6           Aqueduct Walk Park allows visitors to  
7 experience the aqueduct both on top of the old  
8 aqueduct conduit and alongside the stone embankment  
9 wall on the western side of the aqueduct between West  
10 Fordham Road and West 188th Street, and these are  
11 just views along the length of the park. As a scenic  
12 landmark, LPC is advisory to the Public Design  
13 Commission, and aspects like this, the continuous  
14 presence of a walkway, the visibility and condition  
15 and care of the historic embankments are things we  
16 would be looking at. Next, please.

17           The Park has many entrances, including  
18 recently updated accessible ramps where the walk is  
19 at grade level, ramps to higher elevations, and  
20 updated stairs at historic locations and historic  
21 stairs so part of the significance here also is the  
22 accessibility of the walk to the public. I think  
23 future changes that increase accessibility would be  
24 in keeping with that history that's important here.  
25 Next, please.

1  
2           Then reflecting the Park's long history  
3 of community use, the Parks Department has added  
4 various amenities in recent years, such as additional  
5 play spaces, seating areas, and accessible entrances,  
6 and these later improvements do not detract from the  
7 historically significant elements of the 1842  
8 aqueduct or the park itself. Next, please.

9           To conclude, the Croton Aqueduct was the  
10 first direct water source to New York City. It was  
11 long sought after and hard won. It was a life-  
12 sustaining engineering marvel constructed by  
13 immigrants that allowed the city to continue to  
14 develop at an explosive rate through the 19th  
15 century. After its construction, the walkway became a  
16 beloved path and open space which continues to this  
17 day. Due to the engineering, the historical, the  
18 cultural significance, the Commission voted to  
19 designate Old Croton Aqueduct as the Bronx's first  
20 scenic landmark, and we urge the Council to uphold  
21 this designation. Thank you.

22           CHAIRPERSON HANKS: Thank you so much.  
23 Before I turn to my Colleagues for any questions or  
24 remarks, I want to note that Council Member Sanchez  
25

1  
2 could not be here today but has asked me to read a  
3 statement on her behalf, so she thanks me.

4           Thank you, Chair, for reading my  
5 statement. I am in strong support of the historic  
6 landmark designation of the Old Croton Aqueduct Walk  
7 which sits atop the Old Croton Aqueduct itself, an  
8 engineering marvel of its time built by immigrants.  
9 The aqueduct was constructed in 1842 and brought the  
10 first direct supply of water to New York City from  
11 upstate. Since almost immediately after its  
12 completion, the Aqueduct Walk has been well-known to  
13 New Yorkers, especially the Bronx residents, as an  
14 open space and park. Today, the Aqueduct Walk is the  
15 geographic spine of Council District 14 and includes  
16 basketball courts, playgrounds, seating areas, and  
17 historic features of the park that have been  
18 maintained. For those who love the Aqueduct Walk like  
19 Friends of the Aqueduct and surrounding neighbors, we  
20 want to see its use and enjoyment continued for  
21 generations to come. I hope that my Colleagues will  
22 join me in supporting this designation.

23           That concludes Council Member Sanchez's  
24 statement, and now do any of my Colleagues have any  
25 questions for our LPC panelists?



2 MAJORITY LEADER FARIAS: I just want to  
3 express my support and excitement for this. As a  
4 Bronxite, someone who's walked it in the past, really  
5 excited to see this, so a pre-congrats to Council  
6 Member Sanchez and you folks at LPC.

7 DIRECTOR LEMOS-MCHALE: Thank you.

8 CHAIRPERSON HANKS: Okay, that concludes  
9 so thank you. This applicant panel is now excused.

10 DIRECTOR THOMSON: I also just wanted to  
11 briefly note that my colleague, Director of Research  
12 Kate Lamos-McHale, is departing the Commission after  
13 seven years of service. She's moving beyond New York  
14 City, and so I wanted to apprise the Subcommittee  
15 that this might be her final visit to these Chambers,  
16 but we thank the Subcommittee for welcoming her.

17 CHAIRPERSON HANKS: We thank you for all  
18 of your contributions. Thank you so much.

19 DIRECTOR LEMOS-MCHALE: Thank you. It's  
20 been an honor to share these designations with you  
21 and to work for the City, so I appreciate it.

22 CHAIRPERSON HANKS: It's important work.  
23 We appreciate everything you've done. Thank you so  
24 much.

25 DIRECTOR LEMOS-MCHALE: Thank you.

1  
2 CHAIRPERSON HANKS: Counsel, are there any  
3 members of the public who wish to testify on this  
4 item?

5 COMMITTEE COUNSEL HUH: Chair, we're just  
6 going to check to see if there's anyone registered  
7 online.

8 No, I'm seeing that we have no persons  
9 registered online.

10 Anyone in the room wishing to testify  
11 should make themselves known at this time.

12 Okay, appears we have no one signed up to  
13 testify on this item.

14 CHAIRPERSON HANKS: With there being no  
15 other members of the public who wish to testify  
16 regarding the Pre-Considered LU for the landmark  
17 designation of Old Croton Aqueduct Walk, the public  
18 hearing is now closed, and this item is laid over.

19 I will now open the public hearing for  
20 two Pre-Considered LU items for proposal by the New  
21 York City Department of Housing Preservation and  
22 Development, including the designation of an Urban  
23 Development Action Area, approval of an Urban  
24 Development Action Area Project, approval of an  
25 Article XI real property tax exemption, approval of

1  
2 an Urban Development Action Area Project real  
3 property tax exemption, and the disposition of City-  
4 owned land, which together will facilitate  
5 development of an affordable homeownership project  
6 collectively known as the Resilient Homes Staten  
7 Island Project in Council Member Carr's District,  
8 Council District 50.

9           Appearing today on those related items,  
10 we have Duncan Miller, HPD Senior Planner for Queens  
11 and Staten Island, Tamia Perry, CEO of Urban  
12 Ecospaces Incorporated, and James T. Howard,  
13 President of JT Realty Advisors LLC.

14           We also have available for questions on  
15 behalf of HPD Justin Donlon, Senior Project Manager,  
16 Government Affairs; Ryan Moroz, Director of Open Door  
17 Program; and Luz Torres, Senior Project Manager,  
18 Division of Home Ownership Opportunities and  
19 Preservation, and I believe also Everett Perry and  
20 Kevin Parris.

21           Those wishing to testify remotely must  
22 register online by visiting Council's website at  
23 council.nyc/landuse.

24           Counsel, will you please administer the  
25 affirmation?

COMMITTEE COUNSEL HUH: Panelists, would you please raise your right hand and state your name for the record?

TAMIA PERRY: Tamia Perry.

DUNCAN MILLER: Duncan Miller.

COMMITTEE COUNSEL HUH: Do you swear to tell the truth, the whole truth, and nothing but the truth in your testimony before the Subcommittee and in answer to all Council Member questions?

TAMIA PERRY: I do.

DUNCAN MILLER: I do.

COMMITTEE COUNSEL HUH: Thank you.

DUNCAN MILLER: Thank you very much, Chair Hanks, and thank you for everybody for being here today. I'm here to present on Resilient Homes Urban Ecospaces. I'm joined with our development partners, Urban Ecospaces, and I will be giving a brief introduction and background to the project and then turn it over to our development partners to provide a bit more details on the project. Next slide, please.

To begin, the applicant is New York City HPD, and our development partners are Urban Ecospaces. This project first received ULURP City Council approval on October 16, 2019. The proposed

1  
2 project is the first phase of that project. It calls  
3 for the new construction of eight two-family homes  
4 and seven single-family homes for a total of 23 units  
5 across 14 lots in the Middle and Beach neighborhood  
6 of Staten Island, providing resilience and affordable  
7 home ownership and rental opportunities to the  
8 neighborhood. As mentioned earlier, the Land Use  
9 actions that we are seeking are a UDAP tax exemption,  
10 an Article XI tax exemption, and approval for  
11 disposition of City-owned land. Next slide, please.

12 For some context, again, these are 14  
13 sites scattered around Midland Beach. You can see the  
14 sites here. They are primarily scattered around  
15 Midland Avenue.

16 CHAIRPERSON HANKS: Excuse me, I'm so  
17 sorry to interrupt. I just have to interrupt your  
18 testimony by acknowledging that we have Council  
19 Member Nurse that has joined us and, if you would  
20 like to vote on the items.

21 COUNCIL MEMBER NURSE: I vote aye.

22 CHAIRPERSON HANKS: Thank you so much.  
23 Thank you for your patience. Please continue.

24 DUNCAN MILLER: Thank you. As I was  
25 saying, these are 14 sites scattered around the

1 Midland Beach neighborhood in Staten Island,  
2 primarily centered around Midland Avenue near Father  
3 Capitano Boulevard. All these sites are within  
4 Community District 2 and Council District 50. They're  
5 all currently zoned R3-1 or R3-2, so they're low-  
6 density residential districts. These 14 sites are  
7 currently vacant and formerly held homes that were  
8 damaged during Hurricane Sandy and have since been  
9 demolished, and there's one site, if you note in the  
10 corner, that's about two miles north of the rest of  
11 the 13 sites, but they are all primarily in the same  
12 neighborhood. Next slide, please.

14 For a bit of background on the project as  
15 a whole, the Resilient Homes Staten Island project is  
16 part of the Build It Back program, which was  
17 established in response to Hurricane Sandy to devise  
18 resiliency strategies for homes and communities to  
19 mitigate the effects of future storms. Project  
20 Rebuild Inc. is a non-profit that was created by the  
21 City in 2013 to help administer the Build It Back  
22 program. In 2018, Project Rebuild acquired a dozen  
23 properties across Staten Island and demolished the  
24 damaged structures, leaving the vacant sites today.  
25 As part of the rebuilding efforts in 2018, HPD

1 released the Resilient Homes RFP to develop 30 sites  
2 for affordable housing across Staten Island, Queens,  
3 and Brooklyn. They required submissions to  
4 incorporate resilient design and construction  
5 strategies, and Cluster A today is the first phase of  
6 the project and, as mentioned earlier, will develop  
7 seven two-family homes and eight one-family homes  
8 across 14 lots in Midland Beach. Next slide, please.

10 TAMIA PERRY: Hi. I'm Tamia Perry, and I'm  
11 here on behalf of Urban Ecospaces. We serve as the  
12 developer for the project. I'm going to provide a  
13 little context about what it is that we're proposing  
14 to build, but I also just want to provide some  
15 background because my company is a real estate  
16 development and construction firm, and we were  
17 heavily involved in rebuilding of Staten Island after  
18 Hurricane Sandy. We worked as a general contractor on  
19 many projects and had the opportunity to do work not  
20 just in Staten Island but also in Brooklyn and Queens  
21 as well, and we did the most work in Staten Island.  
22 We probably completed 90 homes, which was some of the  
23 homes were repaired, some of the homes were modular  
24 construction homes and, even though we did 90 homes,  
25 50 of those were in Staten Island so we developed a

1  
2 deep connection to the community so when this project  
3 came along, we were very eager to continue our work  
4 that we had done as part of Hurricane Sandy  
5 rebuilding.

6           Just in terms of this project, as was  
7 mentioned, there are 14 sites in Midland Beach.  
8 There's also one site in South Beach for a total of  
9 15 sites. We're proposing to build 23 units of  
10 affordable housing. As mentioned, they will be broken  
11 down into eight two-family homes and seven single-  
12 family homes. In terms of the homeownership  
13 opportunity, eight of the homes that are owned, those  
14 homeowners will have the opportunity if they choose  
15 to rent one of their units to help subsidize the cost  
16 of the home.

17           The units will be a variety of sizes. The  
18 homes range in square foot size of 800 square feet to  
19 over 2,200 square feet. Some of the lots are smaller  
20 lots, and the unit sizes are broken down as 11 three-  
21 bedrooms, eight two-bedrooms, and four one-bedrooms  
22 so we've tried to maximize to the extent that we  
23 could the amount of bedrooms that we've provided for  
24 each unit, obviously dealing with the size of the  
25 lots.



1  
2           The sales prices will be affordable for  
3 moderate-income households that lie within the 80  
4 percent to 130 percent area medium income.

5           Because the sites were sites that were  
6 previously damaged as a result of the hurricane, a  
7 lot of effort went into making sure that the builds  
8 are going to be resilient. To the extent that another  
9 natural disaster occurs, we want to ensure that the  
10 homes are able to withstand any future flood events,  
11 any future wind events, any future rain events, so  
12 the design that's been included as part of the  
13 project is utilizing materials that are going to help  
14 with resiliency as well as sustainability as well as  
15 energy efficiency, which I'll talk a little bit about  
16 on the next slide. Next slide, please.

17           One of the most critical things that  
18 we're doing is that the homes are going to be  
19 elevated, right? So to the extent that another flood  
20 comes through, the lower level of the home will be  
21 empty. Should water come through again, the water  
22 will just flow through the home and not damage any of  
23 the critical mechanical and electrical equipment  
24 that's in the home. We've decided to utilize a  
25 modular construction approach for this project, which

1  
2 means that the majority of the home will be built  
3 off-site in a factory-controlled environment. There  
4 are a number of advantages to using modular  
5 construction. One is efficiency. A home can be built  
6 in a modular factory within seven and three-quarter  
7 days. It generates less waste, and it creates less  
8 impact to the community because there's less noise,  
9 there's less construction going on and, because it's  
10 produced in an assembly line fashion, it's able to be  
11 produced in a much more energy-efficient manner.  
12 We're working with a modular manufacturer in Staten  
13 Island that was also integral to the Build It Back  
14 program when Hurricane Sandy happened so they're  
15 well-familiar with building in the community. Each of  
16 the homes will be certified under the Enterprise  
17 Green Community Standards, ensuring that the homes  
18 are energy-efficient, and some of the sustainable  
19 measures that we're intending to include are energy-  
20 efficient windows, LED lighting, spray foam  
21 insulation, 30-year roofs, and water-sense fixtures.  
22 In addition to being energy-efficient, one of the  
23 great things is that over the course of the long  
24 term, it's going to cost less for a homeowner to

1 maintain their home by having these elements in the  
2 home. Next slide, please.

3  
4 Project is being developed under HPD's  
5 Open Door Program and, as part of that program, all  
6 homes have to be sold to first-time homebuyers so, if  
7 you previously owned a home, you would not be  
8 eligible to purchase one of these homes. The  
9 anticipated area median incomes, as we discussed, are  
10 between 80 to 130 percent, and we've provided some  
11 initial sales prices. These are the projected sales  
12 prices that we intend to sell the homes to the  
13 community once they're completed. As you can see,  
14 with the seven one-families, the projected sales  
15 prices will range between 293,000 to 431,000, and the  
16 projected sales prices for the eight two-families are  
17 355,000 to 466,000. These houses present a  
18 substantial discount. As we all know, it's almost  
19 impossible to buy a house for these numbers so it's  
20 offering the opportunity for people who otherwise  
21 wouldn't be able to own a home to own a home.

22 For the rental units, we're proposing  
23 projected rents that will range between 1,900 to  
24 2,500, depending upon whether you have a one-, two-,  
25 or three-bedroom, and I think here we have a

1 breakout, just so everyone can see of the unit types,  
2 which we've discussed. Again, it's four one-bedrooms,  
3 eight two-bedrooms, and eleven three-bedrooms for a  
4 total of 23 units.  
5

6 That's all we have for our presentation.  
7 We thank you for the opportunity to present, and  
8 we're very excited about the project, and we hope  
9 that the community is as well.

10 CHAIRPERSON HANKS: Thank you so much. I  
11 mean, that was really enlightening. It's great. We're  
12 all very excited about that.

13 Before I turn to my colleagues for  
14 questions and remarks, I just want to note that  
15 Council Member David Carr could not join us today,  
16 but he asked me to read the following statement on  
17 his behalf, and it reads:

18 While other neighborhoods around the city  
19 have long since recovered from the devastation of  
20 Superstorm Sandy, several parts of my District are  
21 still rebuilding nearly 12 years later. The  
22 importance of quality housing for Staten Islanders  
23 cannot be understated when working to recreate the  
24 vibrant, livable, and resilient Midland Beach that so  
25 many Staten Islanders still need. This requires

1  
2 assurances from the government that this project will  
3 be an asset to rebuild efforts and community growth  
4 and will not damage the tightly knit community that  
5 already exists. Therefore, I'm requesting that HPD's  
6 Resilient Homes Staten Island Project in the East  
7 Shore meet and adhere to the following criteria to  
8 ensure that in every case that Staten Island  
9 neighborhood and the local neighborhood residents are  
10 prioritized. Firstly, this project should primarily  
11 and effectively advertise to residents of our  
12 borough's Community District 2 as well as Staten  
13 Islanders more generally. Second, this project should  
14 first be advertised in the Staten Island Advance and  
15 its digital counterpart, SI Live. There should also  
16 be a paid social media campaign on Facebook and other  
17 platforms that are geo-targeted to Staten Island and  
18 its Community District 2 in particular. Additionally,  
19 there should be tabling at Community District 2  
20 events as well as information sessions at area's  
21 civic associations well in advance of the opening of  
22 the application process. Fourth, this project should  
23 be advertised in Staten Island and Midland Beach in  
24 English, Spanish, Mandarin, and Cantonese, Albanian,  
25 Russian, and Italian. Finally, this project should do

1  
2 all it can to ensure that Staten Islanders are aware  
3 of and can apply for this program. This project is an  
4 opportunity to ensure resilient homes are built for  
5 Staten Islanders, and I want to work with the New  
6 York City Department of Housing Preservation and  
7 Development and the project sponsor to ensure that is  
8 exactly what happens.

9           That concludes my Colleague's statement,  
10 and I also have some questions also on behalf of  
11 Council Member Carr. One, can you elaborate on the  
12 design of these buildings and how they will respond  
13 to the context of the existing buildings in the  
14 neighborhood? Please be specific about materials and  
15 other design elements.

16           TAMIA PERRY: Sure. I'm going to have my  
17 colleague, Everett, who heads up our Construction  
18 Division at Urban Ecospaces, come to speak on that.

19           COMMITTEE COUNSEL HUH: Mr. Perry, would  
20 you please raise your right hand and state your name  
21 for the record? Do you swear or affirm to tell the  
22 truth, the whole truth, and nothing but the truth in  
23 your answer to all Council Member questions?

24           EVERETT PERRY: Yes.

25           COMMITTEE COUNSEL HUH: Thank you.

1  
2                   EVERETT PERRY: Can you repeat the  
3 question?

4                   CHAIRPERSON HANKS: The question is, can  
5 you elaborate on the design of these buildings and  
6 how they will respond to the context of existing  
7 buildings in the neighborhood? Please be specific  
8 about materials and other design elements.

9                   EVERETT PERRY: The design is going to be  
10 typical to what's currently there, most similar to  
11 the homes that were lifted after the event so these  
12 are going to be colonial-style homes. The exterior is  
13 going to be of hardy siding, which is a concrete  
14 fireproof board. They're going to be sprinklered for  
15 safety. There's going to be energy efficient, as we  
16 spoke about. The interior is going to be likely sort  
17 of an LVL flooring, which is a luxury vinyl tile  
18 flooring, or there could be some other carpeting  
19 within there. It's typically painted. There's going  
20 to be split minis, which are a HVAC system. That's a  
21 HighSEER, which is an energy efficient way of heating  
22 and cooling homes. I'm trying to think what else I  
23 might be missing. There's going to be parking if that  
24 makes, that's good. We're working on that diligently.  
25 It's going to be basically a typical house. It's just

1  
2 going to be lifted slightly higher than what's there  
3 so, if anyone is from Staten Island, if you drive in,  
4 you see, you're from Staten Island? Okay. So if you  
5 think about those homes that are lifted, we're going  
6 to look just like that, except it's going to be new  
7 and it's going to be energy efficient.

8 CHAIRPERSON HANKS: Thank you very much.  
9 Yes, I represent Council District 49, and I walk that  
10 boardwalk every day, eight miles.

11 EVERETT PERRY: There you go.

12 CHAIRPERSON HANKS: We do understand. It's  
13 incredible. Thank you. The last question I have is we  
14 want to make sure as many Staten Islanders know about  
15 this project. I think in Council Member's statement,  
16 he made a mention of that, but could you tell us more  
17 about your budget and how much it will be allocated  
18 to marketing and the specific ways you intend to  
19 advertise the units to ensure constituents are  
20 applying?

21 COMMITTEE COUNSEL HUH: Please raise your  
22 right hand and state your name for the record.

23 JUSTIN DONLON: Justin Donlon.  
24  
25



1  
2 COMMITTEE COUNSEL HUH: Do you swear to  
3 tell the truth, the whole truth, and nothing but the  
4 truth, your answer to all Council Member questions?

5 JUSTIN DONLON: I do.

6 COMMITTEE COUNSEL HUH: Thank you.

7 JUSTIN DONLON: Thank you for that  
8 question, Chair, and thank you to Council Member Carr  
9 for spelling that all out in his statement. Per the  
10 HPD marketing handbook, which basically all marketing  
11 agents, the marketing agents being those who will  
12 advertise the housing opportunities, there's standard  
13 guidelines that they have to follow. First of all, I  
14 do just want to state for the record that HPD has to  
15 maintain a commitment to fair housing and inclusivity  
16 across all neighborhoods of the city, regardless of  
17 where someone's coming from and where their intended  
18 neighborhood is but, of course, we balance that  
19 against the critical need of New Yorkers, and in this  
20 case, Staten Islanders, to have opportunities to  
21 apply for housing in their district and stay in their  
22 district. A number of the things that Council Member  
23 Carr spelled out are things that will be required to  
24 begin with. I'd like to walk through the four major  
25 requirements that any marketing agent has for HPD

1  
2 developments. The first being that, because this is a  
3 homeownership project, two public homeownership  
4 information sessions have to be held with the public.  
5 The team must disseminate community outreach letters  
6 to both the Community Board and the Council Member,  
7 and this is kind of the formal heads-up of where this  
8 opportunity will be located, the units, all the  
9 critical details of the project, and then  
10 advertisements have to be in at least three  
11 newspapers so one of them must be citywide, one of  
12 them must be local, so the Staten Island Advance, as  
13 Council Member Carr identified, would certainly meet  
14 the criteria for that and then ethnic-based  
15 newspapers and, as many are, if they're published in  
16 another language, the advertisements must appear in  
17 that other language.

18           Then just how it works. The marketing  
19 agent begins official marketing period at least six  
20 months prior to the anticipated occupancy of the  
21 first units. In terms of the budgeting for this  
22 project, so at minimum, 30,000 is being designated  
23 for advertising marketing efforts. Of course, nothing  
24 is final until the formal marketing plan is adopted,  
25

1  
2 and that's developed in conjunction with HPD and the  
3 marketing agent.

4                   CHAIRPERSON HANKS: Thank you so much. I  
5 guess I'm not going to recognize any of my  
6 Colleagues.

7                   Thank you so much. This panel is now  
8 excused.

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

11                   COMMITTEE COUNSEL HUH: As a reminder to  
12 anyone with us in person today wishing to testify on  
13 this item, you need to please see one of the  
14 sergeants to fill out a speaker card.

15                   Okay. It appears that there is no one  
16 here in person seeking to testify on this item, and  
17 we have no one registered online either.

18                   CHAIRPERSON HANKS: There being no other  
19 members of the public who wish to testify regarding  
20 Pre-Considered LU items for the Resilient Homes  
21 Staten Island proposal, this public hearing is now  
22 closed, and the items are laid over.

23                   COMMITTEE COUNSEL HUH: Chair, just before  
24 we close, the vote on today's Land Use items to  
25 approve LU numbers 80, 81, 84, and 85. The vote is

2 six in the affirmative, zero in the negative, and no  
3 abstentions. The items are adopted and referred to  
4 the full Land Use Committee.

5 CHAIRPERSON HANKS: Thank you, and that  
6 concludes today's business.

7 I would like to thank the members of the  
8 public, my Colleagues, Subcommittee Counsel, Land Use  
9 Staff, and the Sergeant-At-Arms for your  
10 participation today.

11 This meeting is hereby adjourned. [GAVEL]

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C E R T I F I C A T E

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



Date July 10, 2024