

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

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October 19, 2016  
Start: 10:11 a.m.  
Recess: 01:12 p.m.

HELD AT: 250 Broadway- Committee Rm, 16<sup>th</sup> Fl.

B E F O R E:

DONOVAN J. RICHARDS  
Chairperson

COUNCIL MEMBERS:

ANTONIO REYNOSO  
DANIEL R. GARODNICK  
JUMAANE D. WILLIAMS  
RITCHIE J. TORRES  
RUBEN WILLS  
VINCENT J. GENTILE

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

Patricia Sullivan  
72<sup>nd</sup> Rest LLC

Shlomo Wygoda  
Architect  
Happy Cooking Bistro LLC

Bob Gromley  
District Manager  
Manhattan Community Board 2

Eric Plotnick [sp?]  
Representative  
Calderoni & Santucci

Caroline Harris  
Partner  
Goldman Harris LLC

Susan Albrecht  
Agency Director  
Association of New York Catholic Homes

John Woelfling  
Architect  
Dattner Architects

Nora Martin  
Akerman LLP [sp?]

Ron Sholdman [sp?]  
Representative  
Concourse Village West

Ted Weinstein  
Director of Bronx Planning  
HPD

William (Bill) Stein  
Dattner Architects

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

Adam Weinstein  
President & CEO  
Phipps

John Sanchez  
District Manager  
Community Board 6

Sarah Nunez Mahia [sp?]  
Bronx Community Board 6

Saray Davis [sp?]  
Bronx Community Board 6

Tony Ahmeti  
Building Service Worker  
32BJ

Mary Louise Acheron [sp?]  
Intern  
Community Board 6

2 [gavel]

3 CHAIRPERSON RICHARDS: Good morning. I  
4 am Donovan Richards, Chair of the Subcommittee on  
5 Zoning and Franchise and this morning we are joined  
6 by Committee Members Ritchie Torres, Council Member  
7 Reynoso, and Council Member Gentile, Council Member  
8 Johnson, and others will join us later on. We have  
9 seven items for our consideration today. We are  
10 going to layover 141 Wallaby application, Land Use  
11 Item number 472 three, through 474 until the next  
12 regularly scheduled meeting. We are going to start  
13 with hearings and votes on the two sidewalk cafes  
14 and two applications in the Bronx. After the vote,  
15 we will hold public hearings on the Lambert Houses  
16 redevelopment and the Concourse Village West  
17 Rezoning. We will start with Land Use Item number  
18 470, REEF Café an application for an unenclosed,  
19 unenclosed sidewalk café located at 108 72 72<sup>nd</sup>  
20 Avenue in Council Member Koslowitz district in  
21 Queens. I will now open the public hearing for this  
22 item and I will call Patricia Sullivan up first  
23 from 108-02 72<sup>nd</sup> LLC. The mic.

24 PATRICIA SULLIVAN: Hi, my name is  
25 Patricia Sullivan. I'm here with Soco Coopie

1 [phonetic] who is the owner of 10802 72<sup>nd</sup> Rest LLC.  
2  
3 We submitted a, an application for unenclosed  
4 sidewalk café with the Department of Consumer  
5 Affairs on July 19<sup>th</sup>, 2016 after speaking with the  
6 council member and the community board it was  
7 decided that the original application we submitted  
8 had too many tables and chairs. So, because of this  
9 we changed it from 16 tables and 32 seats to 12  
10 tables with 24 seats for our agreement with the  
11 council member and the community board and we  
12 submitted new plans to the Department of Consumer  
13 Affairs to this affect.

14 CHAIRPERSON RICHARDS: Alrighty thank  
15 you. And were there any other issues that came up?

16 PATRICIA SULLIVAN: No, this was pretty  
17 much it.

18 CHAIRPERSON RICHARDS: Okay. Well we  
19 thank you for that. Do any of my colleagues have  
20 questions on this? Alright, thank you so much.

21 PATRICIA SULLIVAN: Okay, thank you.

22 CHAIRPERSON RICHARDS: Alrighty. Anybody  
23 here from the public who wishes to speak on this  
24 item? If not, I will close the public hearing on  
25 Land Use Item number 470. Thank you.

2 PATRICIA SULLIVAN: We will now move on  
3 to Land Use Item number 471, Happy Cooking Bistro  
4 in, an application for an unenclosed sidewalk café  
5 located at 322 Spring Street in Council Member  
6 Johnson's district. We will now open the public  
7 hearing for this item. Shlomo Steve Wigard  
8 [phonetic]. Hopefully I didn't... Wygoda, hopefully I  
9 didn't chop your name up too much. Is that you?

10 SHLOMO WYGODA: Yes.

11 CHAIRPERSON RICHARDS: Okay. Perfect.  
12 Sorry I mispronounced your name. And I'll just ask  
13 you to state your name for the record and who  
14 you're representing.

15 SHLOMO WYGODA: Is it on?

16 CHAIRPERSON RICHARDS: It'll light up  
17 red. There you go.

18 SHLOMO WYGODA: Now? My name is Shlomo  
19 Steve Wygoda. I'm an architect I represent Happy  
20 Bistro Cooking. It's an enclosed café. I don't know  
21 if you mentioned it to be an unenclosed, it's  
22 enclosed.

23 CHAIRPERSON RICHARDS: Oh. Oh,  
24 apologize, enclosed.

2 SHLOMO WYGODA: No problem. So, I'm just  
3 here very briefly to present to the council the...  
4 we, we... just to make some statements that city  
5 planning has approved the application as is. We  
6 have a copy of their approval letter. We had  
7 requested a meeting with the council member and  
8 were told that we cannot meet with the council  
9 member. And I requested the reason why and I got no  
10 response. I have a... the, there's currently an  
11 unenclosed sidewalk café in, in the, in the  
12 location, the footprint of the enclosed café is the  
13 same as the footprint of the unenclosed sidewalk  
14 café. I have with me a copy of the New York City  
15 zoning resolution and I also have read through the  
16 DCA guidelines on sidewalk café and I read all the  
17 New York City Rules and Regulations on sidewalk  
18 cafes. And for the record I have done... I have been  
19 the architect for over 900 sidewalk cafes in New  
20 York City and was involved with a taskforce that  
21 created the small sidewalk café regulations in New  
22 York City. And I'm, for the record, writing a book  
23 on sidewalk cafes in New York. I don't know where  
24 in these rules and regulations and I've also done  
25 about 12 enclosed sidewalk cafes including one for

1 a former council member Doctor Stewart. I have read  
2 through these documents and I don't see what the  
3 basis for denying the application is of the  
4 enclosed sidewalk café. And basically, that's all I  
5 have to say.  
6

7 CHAIRPERSON RICHARDS: I'm going to go  
8 to Council Member Johnson. Okay. So, okay... okay...  
9 Hold on one second. So, no questions? Okay, fine.  
10 Okay. Thank you. So, we'll now go to the community  
11 in particular on this issue. I'll start with Bob  
12 Gormley, the District Manager Community Board 2.  
13 Anyone else?

14 BOB GORMLEY: Good morning...

15 CHAIRPERSON RICHARDS: Just make sure  
16 your mic is lit up, thank you.

17 BOB GORMLEY: Good morning Chairman  
18 Richards, Council Member Johnson, members of the  
19 Subcommittee. My name is Bob Gormley and I am the  
20 District Manager of Manhattan Community Board 2. I  
21 want to thank you for the opportunity to testify  
22 today regarding the application of Happy Cooking  
23 Bistro LLC, DBA Sacco and Vanzetti located at 322  
24 Spring Street for an enclosed sidewalk café.  
25 Community Board 2 has several concerns regarding



1 this application and what we'd like to bring to the  
2 attention of this committee. First, the applicant  
3 for this enclosed café is not the entity that would  
4 benefit if it was to be approved. During the same  
5 month, June 2016 that this application was being  
6 considered by CB2's quality of life committee  
7 another application was being considered by our SLA  
8 Licensing Committee to transfer the existing on  
9 premise liquor license from Happy.. Happy Cooking  
10 Bistro LLC to RLV Bistro LLC. Community Board 2  
11 feels it is inappropriate for an operator to pursue  
12 an application that would result in a permanent  
13 structure on the sidewalk while simultaneously be  
14 in the process of selling the assets of his  
15 business to another corporate entity. We also  
16 wonder why the application for the enclosed  
17 sidewalk cay, café was not pursued until after the  
18 transfer of the liquor license was completed by the  
19 applicant at this location. Second, the Department  
20 of City Planning applied the wrong rule and  
21 therefore has erred in allowing a portion of the  
22 enclosed sidewalk café to intrude onto the  
23 Greenwich Street sidewalk. According to Title 6 of  
24 the rules of the city of New York Section 2-46A it  
25

1 is a prerequisite that a sidewalk be a minimum of  
2 12 feet wide in order for a café to be allowed on  
3 that sidewalk. The sidewalk on the Greenwich Street  
4 side of the, of the restaurant is only 10 feet 10  
5 inches wide and therefore should prohibit any  
6 sidewalk café or any portion of a sidewalk café  
7 from occupying it. In this case the enclosed  
8 sidewalk café juts out 1 foot 10 inches beyond the  
9 Greenwich Street property line and should not be  
10 approved. In addition to not meeting this threshold  
11 requirement the definition of an enclosed sidewalk  
12 café on the Department of Consumer Affairs' website  
13 states that it is an enclosed area on the public  
14 sidewalk in front of the restaurant. This enclosed  
15 sidewalk café plan extends beyond the front of the  
16 restaurant and so does not meet DCA's own standard.  
17 Third, the Department of City Planning has applied  
18 the wrong rule regarding clearance of sidewalk  
19 obstructions. RCNY Section 252A states that the  
20 minimum distance, that a minimum distance of eight  
21 feet or 50 percent of the sidewalk, whichever is  
22 greater shall be reserved for pedestrian use.  
23 RCNY252A1 states that the distance for the  
24 pedestrian clear path shall be measured from the  
25

1 sidewalk café to the curb line or the nearest  
2 obstruction. In this case, there are two such  
3 obstructions; the fire department call box and the  
4 electrical pedestrian crossing sign located  
5 opposite the eastern end of the sidewalk café. The  
6 applicant correctly maintains the required 8-foot  
7 distance between these obstructions and the  
8 enclosed sidewalk café. However, RCNY Section  
9 2252A1 further states that quote in no event may  
10 recesses in this sidewalk café frontage be used to  
11 satisfy this unobstructed width requirement except  
12 that the corners of the café may be rounded or  
13 mitered. In this case the eastern end of the  
14 sidewalk café is 6 feet 6 inches and the western  
15 end of the side... of the café is 9 foot 6 inches  
16 thereby violating the letter and the spirit of this  
17 rule and resulting in a very bizarrely configured  
18 enclosed sidewalk café. Fourth, this enclosed  
19 sidewalk café plan includes a handicap ramp on the  
20 Spring Street side of the restaurant. It is not  
21 clear that appropriate rules had been adhered to  
22 for such a ramp and specific approvals from the  
23 Department of Buildings should be included with  
24 this application. Finally, and more generally the  
25

1 sidewalk café laws were created to help and liven  
2 streets and they have been generally successful.  
3 Enclosed sidewalk cafes are an exception. They are  
4 a privatization of the public sphere. They narrow  
5 the sidewalk and detract from a sense of safety by  
6 inhibiting visibility and they offer nothing to the  
7 neighborhood in return. When they are, unsuccessful  
8 there is no effective way to have, them removed.  
9 For example, in Community Board 2 we have a... we had  
10 a shuttered sidewalk, a shuttered enclosed café in  
11 the West Village that sat for two years covered in  
12 graffiti and was a blight on the surrounding area.  
13 Our district also has examples of what were once  
14 enclosed sidewalk cafes would have been converted  
15 into illegal extensions of retail stores. These  
16 broader concerns are perhaps a discussion for  
17 another day. However, it is our hope that this  
18 subcommittee and the entire city council will  
19 consider the broader context when ruling on this  
20 and other enclosed sidewalk café applications in  
21 the future. Thank you.

22  
23 CHAIRPERSON RICHARDS: Thank you. We'll  
24 go to Council Member Johnson.

2 COUNCIL MEMBER JOHNSON: Thank you Chair  
3 Richards. As you heard from the District Manager of  
4 Community Board 2, the Community Board  
5 overwhelmingly disapproved this café because of the  
6 sidewalk obstruction that it created. I concur that  
7 the proposed size of the café which would block  
8 half of the sidewalk and more than double the size  
9 of the restaurant is inappropriate for this  
10 location. I am recommending modification of this  
11 enclosed sidewalk café application to reduce the  
12 size to a maximum of six tables and 12 chairs and  
13 to restrict the café to extending a maximum of 5  
14 feet 6 inches onto the sidewalk. These  
15 modifications are necessary to ensure that the  
16 sidewalk café will not adversely affect the  
17 pedestrian environment in the area. An  
18 environmental analysis for a nearby rezoning found  
19 that the level of service on Spring Street was  
20 graded at B in 2010 assuming the full width of the  
21 sidewalk was available. This application would cut  
22 that width in half which would undoubtedly increase  
23 pedestrian congestion in an already congested and  
24 growing neighborhood. An enclosed café unlike the  
25 existing unenclosed café that is permitted for this

1 restaurant would allow a semi-permanent structure  
2 to block the public sidewalk. I hope the members of  
3 this subcommittee will support this recommendation  
4 to modify the application and reduce the size of  
5 the proposed café. Thank you for the opportunity to  
6 speak on this application today.

8 CHAIRPERSON RICHARDS: Thank you so  
9 much. And thank you for your testimony or any  
10 members from the public who wish to testify on this  
11 issue? You had your chance already. Alrighty you  
12 want a rebut? Alright, come on up.

13 SHLOMO WYGODA: Thank you again. Shlomo  
14 Steve Wygoda. So, we... The issues that Bob raised we  
15 updated the drawings so there's no intrusion onto  
16 the side street. It's been approved without the  
17 encroachment over 12 inches onto Greenwich, onto  
18 the side street. The, the handicap accessibility  
19 ramp will be filed with DOB, I will file it with  
20 DOB. The restaurant, the enclosed café fronts the  
21 restaurant fully so I'm not sure where Bob got that  
22 information. It's on the drawings. And I think all  
23 the other rules and regulations have been met. The..

24 CHAIRPERSON RICHARDS: Reduction of the...  
25 so I think you spoke of reduction of tables and

1 chairs? So, can you speak to that because that  
2 seemed to be a major concern from the community.

3 SHLOMO WYGODA: I'm sorry, to the what?

4 CHAIRPERSON RICHARDS: The reduction of  
5 a... chairs and tables? Am I, right?

6 COUNCIL MEMBER JOHNSON: I was... I  
7 proposed reducing the size of the café. It's my  
8 understanding that you all are unwilling to do  
9 that.

10 SHLOMO WYGODA: That's correct.

11 COUNCIL MEMBER JOHNSON: Yes, thank you.

12 SHLOMO WYGODA: We feel that there's no  
13 basis for the café as designed to be denied. So...  
14 and then the... the other aspects of the traffic  
15 safety study is a broad study that was done  
16 throughout the neighborhood... I've been there,  
17 there's no pedestrian traffic on this block of, to  
18 speak of. And we can conduct our own...

19 CHAIRPERSON RICHARDS: So, I'm going to  
20 stop you there because I think the community,  
21 obviously, the community board and a local council  
22 member obviously would know what's going on in  
23 their local community. And if they're raising  
24 particular concerns, that you're just not going to  
25

1  
2 adhere to you know the council is in its right, has  
3 the right, this committee has its right to say no.

4 SHLOMO WYGODA: No, Sir, the... what I'm...  
5 [cross-talk]

6 CHAIRPERSON RICHARDS: So, I would just  
7 caution you on saying there's no traffic...

8 SHLOMO WYGODA: No, no, no, what I said  
9 is that we would conduct our own...

10 CHAIRPERSON RICHARDS: Okay.

11 SHLOMO WYGODA: ...independent traffic  
12 study to validate that there is no impact on...

13 CHAIRPERSON RICHARDS: Okay.

14 SHLOMO WYGODA: ...pedestrian traffic,  
15 that's what I meant.

16 CHAIRPERSON RICHARDS: ...not working with  
17 the Department of Transportation per say but you  
18 would...

19 SHLOMO WYGODA: We'll work with anyone.  
20 We'll work with anyone who's willing to work on it,  
21 anyone.

22 CHAIRPERSON RICHARDS: Okay.

23 SHLOMO WYGODA: You know whatever is  
24 required by law, whatever substantiates the, the  
25 amount of traffic, it's fine.



2 COUNCIL MEMBER JOHNSON: So, Chair,  
3 Chair Richards I... my council district I think has  
4 nearly 20 to 25 percent of the sidewalk cafes in  
5 New York City are just in this one council  
6 district. So, the four community boards that  
7 overlap with this councilmanic district deal with  
8 hundreds if not thousands of sidewalk cafes  
9 annually in 98 percent of all circumstances. When  
10 the community board has a recommendation on not an  
11 outright rejection of a sidewalk café but modifying  
12 it to meet the needs of the local block or the  
13 community the vast majority of applicants will work  
14 with the community board in that reduction and  
15 modification to be a good neighbor. It's my  
16 understanding that in this instance and as we're  
17 hearing from the applicant's representative they're  
18 unwilling to make the modifications. I am not  
19 outright rejecting a sidewalk café. I am not saying  
20 they can't have a sidewalk café. I am not asking  
21 the committee to reject any type of sidewalk café.  
22 I am asking for some I think common sense, smart  
23 modifications that will ensure that this enclosed  
24 sidewalk café which is going to be some type of  
25 obstruction is less of an obstruction than what is

1 being proposed. I feel comfortable with the  
2 community board's resolution and again I reiterate  
3 and ask that the council modify this application to  
4 what I've requested, thank you.  
5

6 CHAIRPERSON RICHARDS: Thank you. Thank  
7 you for your testimony.

8 SHLOMO WYGODA: May I, may I respond.

9 CHAIRPERSON RICHARDS: Unfortunately, we  
10 have, we have a lot to get to. I'll allow you to  
11 have your last...

12 SHLOMO WYGODA: No problem. So initially  
13 the council member denied any sidewalk enclosed  
14 café and that's what we were told, that there would  
15 be none. Then the council member came back with  
16 this 5 and 10, then the council member came back  
17 with 6 and 12 just for the record.

18 CHAIRPERSON RICHARDS: And that's,  
19 that's common. That's a common thing that happens.  
20 Council Members...

21 COUNCIL MEMBER JOHNSON: ...I want to,  
22 Chair Richards, I want to be clear there, if the,  
23 if the council member that's being referred to is  
24 me as the council member the, there are no  
25 decisions until the day of the hearing. So, there

1  
2 may be communication, there may be negotiations but  
3 there was no denial. Today is the day we had the  
4 hearing. Today is the day that I make my public  
5 statement on the record. Today is the day that the  
6 community board testifies and the applicant  
7 testifies. So, as all sorts of Land Use  
8 negotiations happen things go back and forth. We  
9 were willing to work with the applicant and we made  
10 some counter proposals. Again, they have been  
11 unwilling to move off of their original application  
12 and to consider the community board's  
13 recommendation. I believe the community board has  
14 been flexible. I have been flexible. The applicant  
15 has been inflexible. Again, I ask that this  
16 committee please vote for the modifications that I  
17 outlined. Thank you.

18 CHAIRPERSON RICHARDS: Thank you. Thank  
19 you for your testimony.

20 SHLOMO WYGODA: Just want to...

21 CHAIRPERSON RICHARDS: No, no...

22 SHLOMO WYGODA: No, no, no, I have to.

23 So, we are...

24 CHAIRPERSON RICHARDS: Sorry we're going  
25 to, we're going to cut this short.

1  
2 SHLOMO WYGODA: I know that. We're  
3 respectfully withdrawing the application.

4 CHAIRPERSON RICHARDS: Okay.

5 SHLOMO WYGODA: Okay?

6 CHAIRPERSON RICHARDS: Okay.

7 SHLOMO WYGODA: So, I'm submitting this  
8 letter...

9 CHAIRPERSON RICHARDS: Okay.

10 SHLOMO WYGODA: ...without prejudice.

11 CHAIRPERSON RICHARDS: Okay. Thank you  
12 so much.

13 SHLOMO WYGODA: Alright. So, can I enter  
14 this?

15 CHAIRPERSON RICHARDS: Sure.

16 SHLOMO WYGODA: Thank you.

17 CHAIRPERSON RICHARDS: Sergeant of Arms  
18 will take it. Thank you. Alrighty, we're going to  
19 close this item. Very popular sidewalk café  
20 obviously on Land Use Item number 471. Alright we  
21 will now move on to Land Use Item number 494, Land  
22 Use Items number 494, 16-14 Williams Bridge Road,  
23 an application for a zoning map amendment to  
24 legalize existing commercial uses on a property  
25 located in Council Member Vacca's district in the

1  
2 Bronx. I will now open the public hearing for Land  
3 Use Item number 494. And with us is Eric Plotnick  
4 and you know the drill.

5 ERIC PLOTNICK: I know the drill. Good  
6 morning. I'll speak quickly. Hopefully the  
7 committee will not have any issues with this  
8 application because I'm happy to say we've had a  
9 very well supported rezoning application. Good  
10 morning, my name is Eric Plotnick and I'm  
11 representing the law firm of Calderoni and Santucci  
12 which is located on the aerial map there next to  
13 Elise who is helping me this morning and acting as  
14 Vanna White. It's marked site there. It's in the  
15 Williamsbridge section, Williamsbridge road, the  
16 Morris Park section of the Bronx. It's at the  
17 intersection of Pierce Avenue and Williamsbridge  
18 Road. The area of the rezoning you'll see in the  
19 next map that I'm going to pull up not yet but on  
20 this map what you're seeing are all the little dots  
21 represent commercial uses that are located in R4  
22 zoning district and an R4A zoning district. They're  
23 existing, previously existing nonconforming uses.  
24 Our client owns the law firm that's three off of  
25 the corner that we're asking for a rezoning to

1  
2 rezone that whole intersection to a C22 district  
3 which would more accurately reflect the as built  
4 ground floor commercial streetscape and at the same  
5 time would legalize the law firm which has been  
6 there for many years and is very well supported by  
7 the community. Community Board 12 voted to support  
8 it and we've met with Councilman Jimmy Vacca who's  
9 district it is within and he has indicated that he  
10 has supported the... support the application but as  
11 we just heard in the last application he hasn't  
12 taken a vote yet so that's not final but he  
13 certainly is supportive of it so far. If you could  
14 flip down to the next one. This map shows you the  
15 intersection itself and the area of the rezoning is  
16 highlighted in the dots. Everything that's located  
17 that's painted or I should say dot of this colored  
18 orange or pink-ish is all, are all the commercial  
19 uses that I showed in the earlier... [cross-talk]

20 CHAIRPERSON RICHARDS: ...see two over...  
21 [cross-talk]

22 ERIC PLOTNICK: ...that, are too relocated  
23 in the C2 overlay.

24 CHAIRPERSON RICHARDS: Yeah.

25

ERIC PLOTNICK: If you could flip down to the next map. And this is the last map. Up, Vanna dropped one.

CHAIRPERSON RICHARDS: Oh, you can't mess up Vanna White.

ERIC PLOTNICK: That's why she's not working on Wheel of Fortune. But she's very good at Land Use. Zoning map change itself is ultimately what we're asking you to approve. That shows you all the properties I just showed you with the proposed zoning map. The map on the left shows you everything now. The map on the right shows you the affected area and will be rezoned to C22. And I would like to say thank you at the end of my presentation to city planning. They've been a pleasure to work with on this application and they've shepherded it through in a reasonable amount of time and they've been very6 communicative. So, thank you.

CHAIRPERSON RICHARDS: Alrighty. So, this just brings it into conforming use and it's a pretty much straight forward application. So, we thank you for your time.

ERIC PLOTNICK: Thank you very much.

CHAIRPERSON RICHARDS: Thank you. Any questions?

ERIC PLOTNICK: ...lean everything there, just lean it back. Thank you.

CHAIRPERSON RICHARDS: Thank you.

Alright any members of the public here who wish to speak on this application? Seeing none I will now close the public hearing on Land Use number 494. We will now move onto Land Use items number 497, 498, 499, and 500, four related applications for a zoning map amendment, zoning text amendment, and two special permits to facilitate the development of a 12-story mixed use building with 290 units of affordable housing. This application is located in Council Member Salamanca's district and he is support, he supports its approval. I will now open the public hearing for Land Use Items number 497 through 500. And I will call up first panel. Oh, sure. Alright we're going to, we're going to pause for five minutes and allow Council Member Salamanca to join us. But I will call the first panel up. Caroline Harris 2<sup>nd</sup> Farm... am I reading this right? Okay, 2<sup>nd</sup> Farms, okay got it. John Woelfling. Sorry if I mess up all your names. And then Susan Alvarez



1 [phonetic], Alvarez, Alvarez Association of New  
2 York Catholic Homes. And we'll take a five-minute  
3 pause.  
4

5 [pause]

6 CHAIRPERSON RICHARDS: Alrighty,  
7 alrighty. Welcome back. We're going to begin again.  
8 And right before just... oh. Alrighty. First I want  
9 to acknowledge we've been joined by Council Member  
10 Ruben Wills from Queens. And we've been joined by a  
11 new staff member, hopefully I don't mess his last  
12 name up, Jeff Yuen [sp?], did I say it right, did I  
13 get it right? Alrighty, good. Then he's a new  
14 addition to our Land Use Division. He will be  
15 covering upper Manhattan and the Bronx in the Land  
16 Use Division. So, we welcome you and we wish you  
17 god speed in all you and, and it's you know god  
18 willing you won't be thrown into any storms too  
19 quickly. But welcome aboard. With that being said,  
20 we are now going to take a vote on our four  
21 applications before moving onto our remaining  
22 items. So, we'll be voting out today... hold on one  
23 second, some changes. So, we'll be voting to  
24 approve land use items number 470 and 494 and then  
25 we'll be voting on a motion to file 471 the

sidewalk café in Council Member Johnson's district.

Are there any questions or remarks on this from any subcommittee members? If not, I'll ask the council to please call the role.

COMMITTEE COUNSEL: Council Member Richards.

CHAIRPERSON RICHARDS: I vote aye.

COMMITTEE COUNSEL: Council Member Gentile.

COUNCIL MEMBER GENTILE: Aye.

COMMITTEE COUNSEL: Council Member Wills.

COUNCIL MEMBER WILLS: I vote aye.

COMMITTEE COUNSEL: Council Member Reynoso.

COUNCIL MEMBER REYNOSO: I vote aye.

COMMITTEE COUNSEL: By a vote of four in the affirmative, zero in the negative, and zero abstentions land use items 470 and 494 are approved and land use item 471 is filed.

CHAIRPERSON RICHARDS: Alrighty. Thank you all. Oh, hold it open. We've been joined by Council Member Garodnick.

COMMITTEE COUNSEL: Council Member  
Garodnick.

COUNCIL MEMBER GARODNICK: Thank you.  
Apologies. Aye.

COMMITTEE COUNSEL: Vote stands...

CHAIRPERSON RICHARDS: No need for  
apologies.

COMMITTEE COUNSEL: ...at five in the  
affirmative, zero in the negative, and zero  
abstentions and all items are referred to the full  
Land Use Committee.

CHAIRPERSON RICHARDS: Alrighty thank  
you. You now, may now begin and just make sure your  
mic is lit up and then you may just state who you  
are on the record, who you're representing and, and  
you may begin your testimony.

CAROLINE HARRIS: So, it's a hot mic  
now? I'm Carolyne Harris, Partner at Goldman  
Harris. I represent the applicant, second Farms  
HDSC which is affiliated with the Association of  
New York Catholic Homes. I'm accompanied by Susan  
Albrecht who's the Director of the Housing Office  
of the Archdiocese and Catholic charities who are  
the, the parent organizations of the association.

1  
2 And to my right is John Woelfling with Dattner  
3 Architects. I'll make the presentation. They're  
4 available for a comment or two, address any other  
5 questions. This series of applications is to  
6 change, to rezone an existing seven, R71 district  
7 to an R8 district and establish a C24 district  
8 overlay on a portion of the property. There'll be a  
9 modification of Appendix X to establish mandatory  
10 inclusionary housing. We're seeking a grant of a  
11 special permit to waive the required off street  
12 parking spaces for existing developments on certain  
13 zoning lots within our large-scale plan and special  
14 permits for modification of rear yard height and  
15 setback requirements for proposed mixed use  
16 development within this large-scale plan. The  
17 large-scale plan that we are seeking to amend is  
18 the orange area in, identified on the overview, the  
19 aerial view above. The boundary of the orange  
20 includes the Lambert Houses project which today  
21 Lambert in the dark orange are in one large scale  
22 plan, the south Bronx Park large scale residential  
23 plan. The Lambert Project will be subdividing the  
24 large-scale plan in two. Ours is the remaining  
25 large scale plan which we are seeking to amend with

1 these actions. The entire orange, dark orange area  
2 is comprised of these blocks of, that include  
3 already developed parcels as well as include, which  
4 include a NYCHA project... yeah there it is. This is  
5 a NYCHA project and the association and its  
6 affiliates have parcel 78A and this parcel 10... I'm  
7 sorry, 9 which is the project site. So here is our  
8 project site. And you can see along Boston Road  
9 there's the elevated line of the subway which forms  
10 one boundary of the project it's also bounded by  
11 Bryant Avenue and East Tremont Avenue. These  
12 buildings here are out parcels in the large-scale  
13 plan although they will be affected by the rezoning  
14 application. You can also see from this over,  
15 aerial view that there are many already tall  
16 buildings mid to tall size buildings in the area.  
17 There's a public school located here across the  
18 street from the project site. The project site is  
19 currently improve... improved is the wrong word  
20 because it's a dilapidated garage that's not  
21 utilized. It's been closed for several years. And  
22 so, improvement is only a term of art here. And the  
23 goal is to tear down that parking garage, change  
24 the use in the large-scale plan to residential and  
25

1 to build a multi-story residential building I'll  
2 describe more, in more detail momentarily. The area  
3 surrounding this site, this is East Tremont looking  
4 West. These are the buildings that will remain that  
5 are outparcels from the large-scale plan. This will  
6 be part of what's demolished in order to build a  
7 new building. Here you see on Boston Road looking  
8 towards East Tremont. This is the elevated and the  
9 side of the garage. And you can see again here the  
10 elevated railroad line. In order to, to the  
11 project, I'll just pause for a moment is to develop  
12 a 13 to 15 story mixed use building. It'll be from  
13 about 150 to 165 feet tall. In response to  
14 particular comments by Borough President Ruben Diez  
15 we've proposed staggering the height of the  
16 building so that it looks like a different mass,  
17 different masses and doesn't have such an imposing  
18 impact on the neighborhood. This presentation only  
19 shows the staggered heights in one view but the  
20 final design will have staggered heights of the  
21 buildings. The site is sloped and they're... so that  
22 they're also different elevations once you account  
23 for the slope of the site as well as the staggering  
24 of the building. Original proposal was to have  
25

1 285,000 square feet of residential, 10,000 square  
2 feet of community facility and 14,500 commercial  
3 floor area for a total building of 309,000 square  
4 feet at 6.24FAR which is beneath the maximum FAR  
5 that would be permitted pursuant to the rezoning.  
6 We had originally proposed up to... you know we were  
7 targeting about 277 units but in our original  
8 proposal 290 units was sort of the scope of where  
9 we were looking. But in order to respond to... and  
10 the, the program was to be entirely 60 percent  
11 below AMI. 100 percent of the units were originally  
12 planned to be 60 percent below AMI but again in  
13 response to Borough President Diez's comments in  
14 particularly Council Member Salamanca's request,  
15 the applicant is committed now to 15 percent of the  
16 units will be at 80 percent of AMI and the balance  
17 of the units will be at or below 60 percent of AMI.  
18 And in order to accomplish this however we will  
19 need to modify our unit count, increase the actual  
20 floor area of the project all within the envelope  
21 of the approvals that you'll be granting today. So,  
22 my understanding is that you won't be able to vote  
23 today. We need to just touch base again with city  
24 planning to confirm that our revised proposal is  
25

1 within scope. And so, we will also be seeking a  
2 modification letter from the council to make sure  
3 that that takes place. So, that's the overview. Let  
4 me keep going here. You can see one of the, the,  
5 the first slide was of the front, this slide shows  
6 the, the rear yard space that will be created with  
7 the project. You can't imagine if this, when this  
8 space was filled instead by the parking garage  
9 there was no lighter air for these adjacent  
10 buildings and it was unsightly for the school kids  
11 across the street although they're higher because  
12 of a slope in the street there too, a rock out  
13 cropping there. Now this Bryant Avenue of frontage  
14 will be beautified. There'll be recreation space,  
15 passive and active recreation space. And it will  
16 be, there'll be security so people in the building  
17 are safe but it'll be a much-improved site  
18 condition. The rear yard waiver we've applied for  
19 enables this portion of the building to actually be  
20 built as a, all this building to be built as a  
21 single bar building rather than having a, a kind of  
22 jagged building in the back. Again, this is an  
23 overview of the site in plant. You can see it's  
24 basically a bar building and this area here along  
25



1 East Freemont and part of the site along Boston  
2 Road will be commercial. There will be community  
3 facility space in the building in all likelihood  
4 one of the requests we're making with city planning  
5 is to modify the square footages of each of those  
6 uses in order to accommodate more residential uses.  
7 Here you can see a section which indicates where we  
8 need the waiver of the height and setback in order  
9 to build a uniform floor place in the building  
10 going straight up for the 13 15 stories. So, that  
11 is a summary of the project. If you have any  
12 questions I'd be happy to answer them.

14 CHAIRPERSON RICHARDS: So, can you just  
15 go through parking again. So yes, I'm familiar that  
16 the site obviously had you know abandoned parking  
17 lot. And I think you're in a transit zone, am I  
18 correct.

19 CAROLINE HARRIS: Correct.

20 CHAIRPERSON RICHARDS: So, you would not  
21 be required to do any parking for these units. So,  
22 can you just go through... so you're not going to do  
23 any parking...

24 CAROLINE HARRIS: Nope.  
25

2 CHAIRPERSON RICHARDS: ...particular for  
3 dwelling units.

4 CAROLINE HARRIS: So, so for the new  
5 building because it's all affordable housing it's  
6 not required to have parking for the new, for the  
7 new building. There was parking on the site that  
8 served the buildings on parcel 7 and 8A. That was  
9 pretty remote even though it looks like it's only a  
10 block or two away it's actually quite a long walk.  
11 And Boston Road here is dark, very unsightly and a  
12 little dangerous. And the garage itself when, from  
13 the day it was constructed was substandard part of  
14 the garage had to be closed because of unsafe  
15 conditions. And it was always underutilized. So,  
16 parking spaces have now, are now being provided on  
17 the pink locations on this plan. These are  
18 permitted parking and...

19 CHAIRPERSON RICHARDS: Is this for the  
20 commercial...

21 CAROLINE HARRIS: No, these spaces are  
22 for the existing dwelling units...

23 CHAIRPERSON RICHARDS: Okay, okay.

24 CAROLINE HARRIS: ...that used to be  
25 served by the parking garage. So in lieu of those

1  
2 required parking spaces in the garage we have  
3 permitted spaces on these three parking...

4 CHAIRPERSON RICHARDS: So how many...

5 CAROLINE HARRIS: ...we have 73...

6 CHAIRPERSON RICHARDS: ...how many  
7 parking...

8 CAROLINE HARRIS: 73.

9 CHAIRPERSON RICHARDS: Okay.

10 CAROLINE HARRIS: And there was a...

11 CHAIRPERSON RICHARDS: So, 73 parking  
12 spots in totality for all 290...

13 CAROLINE HARRIS: No, the parking... the...

14 CHAIRPERSON RICHARDS: No parking for  
15 the... [cross-talk]

16 CAROLINE HARRIS: No parking for the...  
17 for this new... for the new affordable 73 spaces for  
18 the existing units.

19 CHAIRPERSON RICHARDS: Okay.

20 CAROLINE HARRIS: Of those 73 we  
21 understand that only 43 are actually rented by  
22 people in the building.

23 CHAIRPERSON RICHARDS: Okay. Can you  
24 just go through... so be bans on the affordable  
25

1 housing so you're... and I know you have to sort of  
2 play with the numbers again because...

3  
4 CAROLINE HARRIS: Sure.

5 CHAIRPERSON RICHARDS: ...you got 15  
6 percent at 80 or is there any at 30 AMI or can you  
7 just...

8 CAROLINE HARRIS: It's a really  
9 wonderful...

10 CHAIRPERSON RICHARDS: ...give us... [cross-  
11 talk]

12 CAROLINE HARRIS: ...very broad range  
13 project that includes the lowest... housing for the  
14 homeless. I'd like to turn the question over to  
15 Susan Albrecht to answer who's much more familiar  
16 with the...

17 CHAIRPERSON RICHARDS: Great.

18 SUSAN: So, the, the lower band of the,  
19 of the housing is for a new program from HPD called  
20 Our Space, formerly homeless families employed. And  
21 that's about 20...

22 CHAIRPERSON RICHARDS: ...30, oh is that  
23 the 30.

24 SUSAN: Yeah, below 30 percent.  
25

2 CHAIRPERSON RICHARDS: Okay, below 30  
3 percent.

4 SUSAN: And that's 20 percent of the  
5 units.

6 CHAIRPERSON RICHARDS: Okay.

7 SUSAN: And then again we're looking at  
8 15 percent of the units at 80 percent of area  
9 median income and the remainder will be 50 and 60.  
10 And we're still on under... [cross-talk]

11 CHAIRPERSON RICHARDS: Still... [cross-  
12 talk] Okay got it. Okay. That's... Okay, I'm going to  
13 go to Council Member Salamanca who's really been  
14 doing a phenomenal job at really changing the face  
15 of the Bronx in particular in his district. I think  
16 this is one the second biggest projects you're  
17 doing already in your first tenor so I want to  
18 congratulate him on a, a good job and allow him to  
19 ask some questions. Thank you.

20 COUNCIL MEMBER SALAMANCA: Thank you Mr.  
21 Chair. I, I want to thank you. I'm really excited  
22 about this project. As you know I was born and  
23 raised in this community, still live there raising  
24 my family and this site has been underutilized for  
25 quite some time. It's very dark. It's dangerous. To

1 see that where going to provide affordable housing  
2 to the community and kind of bring life to that  
3 area. It's really exciting. I just also want to  
4 explain... a thank you for working with me in  
5 ensuring that we provide units for families as high  
6 as 80 percent AMI. You know I as, as I'd mentioned  
7 before all new projects that are coming in, they  
8 have to be mixed income. I want to ensure that I  
9 preserve and do not, not displace my working  
10 families in my community. I, you know and I believe  
11 in this project. I put a good amount of capital  
12 money in this site as well. And, and so I'm really  
13 excited about it. So, you do not have the numbers  
14 in terms of how many units this development will  
15 have. Correct?

17 SUSAN: Yeah, we're in the process now  
18 of re-underwriting it. We know and, and I know in  
19 terms of the technical parts of the application  
20 we've studied up to 327 right. But we won't be  
21 that... But we're... do you want to talk about that  
22 part of it, yeah?

23 CAROLINE HARRIS: The environmental  
24 impact statement study 327 city planning, no to  
25 325, right now we're in the vicinity of 306 units.

1 The challenge of this project is that the applicant  
2 is seeking to have family sized units three  
3 bedrooms and two bedrooms not only one in zero. So,  
4 getting the mix that is financeable as well as  
5 affordable while bringing up to make this  
6 affordable to the 80 percent run which is better  
7 for the Bronx, we understand the, the, the goals  
8 that you have. It's a little bit of juggling and,  
9 and moving things around. So, I, I can't tell you  
10 the exact number of units this moment. It's going  
11 to be shaped by the combination of the ULERP  
12 application approval of the environmental impact  
13 statement and has a finding... [cross-talk]

14  
15 COUNCIL MEMBER SALAMANCA: Which you,  
16 you imagine it will be an increase in units?

17 CAROLINE HARRIS: It'll definitely be an  
18 increase in units. So, it'll, it'll be a, whereas  
19 we were... our original proposal had 277 or targeted  
20 277. It looks more like we're going towards 300,  
21 306.

22 COUNCIL MEMBER SALAMANCA: Alright. And  
23 just to be clear the 15 percent at... the 15 percent  
24 units at 80 percent AMI, that 15 percent is going  
25 to be from the new units.

CAROLINE HARRIS: The new units. The whole... of the total project... [cross-talk]

COUNCIL MEMBER SALAMANCA: The total project size.

CAROLINE HARRIS: Whatever the total project is, if it's 306 it will be 15 percent of that. If it's 300 15 percent of that. If it's still 290 300... 15 percent of that.

COUNCIL MEMBER SALAMANCA: Alright.

CAROLINE HARRIS: Not 15 percent of where we started with and then adding to the top.

COUNCIL MEMBER SALAMANCA: Awesome. Can you speak a little bit about your commercial space and what type of business you're, you're, you know you're planning on bringing in?

CAROLINE HARRIS: Sure. The commercial space, we had originally programmed and analyzed 14,500 square feet of commercial space. It may be less than that. It's just that was a cap on how much commercial space we could have. And..

SUSAN: It'll be located along Boston Road and Tremont.

CAROLINE HARRIS: It'll be at the corner. So, as Council Member Richards pointed out



1 this is a transit rich neighborhood. We're right by  
2 the elevated. There is a, there is a subway stop  
3 there. There are numerous bus lines. So, the corner  
4 of East Tremont in Boston is a really perfect  
5 location for retail. And what our goal is, is to  
6 upgrade the retail. There's no, there are no leases  
7 out yet. We don't have anything like that. But they  
8 were looking at banks that are kind of not a dollar  
9 store type of place but a, a higher quality  
10 products that could serve the neighborhood.

12 COUNCIL MEMBER SALAMANCA: Okay awesome.  
13 And in terms of lighting in that area that area is  
14 very dark, it's underneath the, the elevated train  
15 there. What are your plans in terms of ensuring  
16 that there's appropriate lighting there? I want to  
17 hear about lighting security. I want to hear about  
18 maintenance, staff employment, and are you going to  
19 hire locally?

20 CAROLINE HARRIS: Okay so with regard to  
21 security along Boston Road. That's a very important  
22 factor in the design of the building itself. You'll  
23 notice on this plan that there's landscaping along  
24 Boston Road. And in fact, the building line... you  
25 see the black line shows the property line where as

1 the grey is the building line. So, we've pushed the  
2 building back from the property line to allow for a  
3 wider sidewalk which allows more light to come to  
4 the sidewalk where it was previously blocked, light  
5 was blocked by the elevated. So just in the very  
6 design of the building we're already mindful of the  
7 security risks that were along Boston Road. The  
8 landscaping also will make it a more pleasant place  
9 to walk and will there be lighting on the.. side of  
10 the building?  
11

12 JOHN WOELFLING: Yeah and we're also  
13 that, that whole.. or the majority of that corner  
14 will be occupied by commercial space which will  
15 activate that frontage and provide a lot more  
16 street traffic or foot traffic along that part of  
17 the building.

18 COUNCIL MEMBER SALAMANCA: Now in terms  
19 of local hiring for construction jobs what are the  
20 plans for your general contractor to do outreach to  
21 see how he can you know hire locally..

22 SUSAN: On... so we have engagement on not  
23 contracting for the, to be the JC [phonetic] for  
24 this project and they have a system of doing that.  
25 We haven't put together the full plan of outreach

1 yet but they do encourage local hiring and they,  
2 they feed them in through their, through their,  
3 their process. I can't commit to that right now but  
4 it's something that we will encourage and we  
5 definitely want to encourage.

6  
7 COUNCIL MEMBER SALAMANCA: Alright I  
8 will, I recommend that your general contractor  
9 works with community board 6... I see the district  
10 managers here to ensure that there is, there's  
11 local hiring.

12 CAROLINE HARRIS: In fact, at the  
13 community board hearing a representative Monadnock  
14 appeared and made that commitment.

15 CHAIRPERSON RICHARDS: And let me just  
16 add on that as well and, and I would recommend also  
17 reporting mechanism on that so Council Member  
18 Salamanca, perhaps the community board should be  
19 receiving monthly reports on whose hired. Know we  
20 can't put addresses but certainly zip code. So, we  
21 would love to see that in writing and also can you  
22 speak to MWBE procurement? Are there any goals in  
23 working with subs... [cross-talk] MWBE... Okay, yes,  
24 yes, yes. It's the year of the woman. But I want to  
25 make sure everybody... well the eternity..

CAROLINE HARRIS: I agree.

CHAIRPERSON RICHARDS: ...Right I don't want to say the year and get in trouble. But we certainly would love to, to know especially on a construction front in particular and, and I would even go a step further if Council Member Salamanca perhaps has, perhaps a group that does workforce development within the community, perhaps a local LDC that you are partnering to ensure that there are local hiring, hiring halts perhaps in the local community to ensure that local people are being hired and MWBEs have an actually an opportunity at the construction as well. So, we'll be looking forward to hearing those things before we actually pass in particular this particular application...

CAROLINE HARRIS: I'm sorry Council Member those, those details may not be ironed out before this is voted on. We'd be happy to make a commitment to work with you on that and to endeavored... [cross-talk]

CHAIRPERSON RICHARDS: I have faith in you. [cross-talk] I have faith in you. I have faith that you're going to work with Council Member Salamanca to ensure that a reporting mechanism or

1 at least some sort of agreement is in place before  
2 we, before we in totality see there's that, finish  
3 this application up. So... Alright Council Member  
4 Salamanca.

6 COUNCIL MEMBER SALAMANCA: No, no, no  
7 thank you Mr. Chair. So, with that I mean I'm very  
8 confident with this project. You've answered most  
9 of my questions and I, I want to thank you for  
10 working with my office and really redeveloping this  
11 intersection for far too long has been underserved.  
12 Thank you.

13 CHAIRPERSON RICHARDS: Thank you. We're  
14 going to go... First I want to acknowledge we've been  
15 joined by Council Member Williams, Chair  
16 Greenfield, and we're going to go to Council Member  
17 Wills. I believe he has questions.

18 COUNCIL MEMBER WILLS: No. Thank you.  
19 Thank you for coming in. Yeah, all the questions  
20 were answered superbly. I just want to give the BP  
21 and Council Member Salamanca Kudos for all the work  
22 that they did with this. Thank you.

23 CHAIRPERSON RICHARDS: Thank you Council  
24 Member Wills. Alrighty, thank you so much for your  
25 testimony.

2 CAROLINE HARRIS: I'd like to also thank  
3 your staff for working with us. They've been very  
4 helpful and forthcoming with information to help us  
5 to get to this point as well as City Planning of  
6 course.

7 CHAIRPERSON RICHARDS: Thank you so  
8 much. Alright are there any people from the public,  
9 any individuals from the public? Okay. Thank you so  
10 much for your testimony. We're now going to go to  
11 Sarah Nunez, Mahia Logan I think I said it right,  
12 Community Board 6 the Bronx.

13 SARAH: Good morning.

14 CHAIRPERSON RICHARDS: Good morning.

15 SARAH: My name is Sarah... [cross-talk]  
16 Nunez Mahia and I chair the housing and land use  
17 committees for Bronx Community Board 6. Yeah. Oh,  
18 they're not. Okay. I'm for Lambert.

19 CHAIRPERSON RICHARDS: Oh, okay,  
20 alright. Well it's okay. You're a little early.  
21 That's alright. Better late than never. Better  
22 early than never. Any people who wish to testify in  
23 particular on 497, 498, 500? Alright seeing none we  
24 will now close the public hearing on this item. And  
25 I will try to make sense of my notes. Alrighty.

1 Alrighy perfect. Alrighy here we go. Should  
2 always wear your glasses... don't be... We will now  
3 move on to public hearing on Land Use item 495 and  
4 496, an application for a zoning map amendment and  
5 relating zoning text amendment to facilitate the  
6 development of three buildings to the, to be known  
7 as the Concourse Village West apartments. This  
8 development would contain 213 units of affordable  
9 housing for tenants ranging from 60 to 100 percent  
10 of the area median income. The zoning actions would  
11 change the existence at the rezoning district to R8  
12 and R7D districts and establish a mandatory  
13 inclusionary housing area. This application is once  
14 again in Council Member Salamanca's district in the  
15 Bronx. You're going to have to join this committee  
16 soon. I will now open the public hearing for Land  
17 Use item number 495 and 496 and we have the  
18 applicants here Nora Martin representing Akerman  
19 LLP and Ron Sholdman representing Concourse Village  
20 West rezoning.

22 NORA MARTIN: Good morning Chair  
23 Richards, Council Members. Nora Martin from Akerman  
24 LLP representing the applicant here; Upper  
25 Manhattan Development Corporation. This application

1 requests approval of two land use actions for a  
2 site located in Bronx Community District 4 in  
3 Council Member Salamanca's district including a  
4 zoning map amendment on part of Block 24-58 to  
5 change an existing C83 zoning district to an R7D,  
6 an R7D with a C14 overlay and R8 zoning districts  
7 as well as the zoning text amendment to designate  
8 the rezoning areas, mandatory inclusionary housing,  
9 designated area option 2 which is 30 percent of 80  
10 percent AMI. The purpose of these actions is to  
11 facilitate the replacement of three underutilized  
12 parking lots on block 24-58 with 3 new 100 percent  
13 affordable housing buildings currently proposed 233  
14 units in total to be known as the Concourse Village  
15 West Apartments. These will be more consistent with  
16 existing surrounding land uses in the stretch of  
17 the grand concourse and will meet a need for  
18 housing in this area. The project was approved by  
19 Community District 4 and by the Bronx Borough  
20 President. Ron Sholdman who is joining me here will  
21 speak more to the project's affordability program  
22 but I just want to briefly mention that the project  
23 is currently ranging from 27 percent to 100 percent  
24 AMIs with 30 percent at 80 percent, 30 percent at  
25



1 80 percent AMI permanently affordable under the  
2 mandatory inclusionary housing program. We  
3 understand that Council Member Salamanca would like  
4 to further discuss the affordability program and we  
5 look forward to continuing that discussion after  
6 this hearing. If you look at the area map and you  
7 have it in your package as well the project areas  
8 in the concourse village neighborhood. It's bounded  
9 by the Grand Concourse, East 156, East 156<sup>th</sup> Street  
10 Concourse Village West and East 153<sup>rd</sup> Street  
11 consists of three development sites which are owned  
12 by the applicant as well as five other properties  
13 that are included in the rezoning. The current C83  
14 zoning district is a general service low density  
15 commercial district that only permits a 2 FAR. As  
16 you can see from the existing development it does  
17 not encourage substantial commercial development  
18 with three parking lots on the site that currently  
19 employ about four people between the three parking  
20 lots. We're proposing the R8 zoning district as an  
21 extension of an existing R8 district that fronts on  
22 the Grand Concourse. R7D on the remainder of the  
23 block with a commercial overlay on the corner of  
24 East 156<sup>th</sup> Street and Concourse Village West. So,  
25

1 the first of the three buildings is 702 Grand  
2 Concourse which would be a 14 story all residential  
3 building in the character of residential  
4 development along Grand Concourse. It's actually as  
5 the borough president noted in his recommendation  
6 one of the first residential buildings built south  
7 in this area of Grand Concourse in the last 50  
8 years. It's very exciting. This will as I said 100  
9 percent residential in response to comments made by  
10 the community board and the borough president, some  
11 changes were made to the design of the building to  
12 reflect the historic art deco nature of development  
13 on Grand Concourse as well as to relocate the  
14 entrance of the building. The building will be  
15 7.19FAR, 14 stories, 140 feet. It will include  
16 indoor and outdoor recreation space. The second  
17 building will be located at the corner of Concord  
18 Village West and East 156<sup>th</sup> Street within the  
19 proposed R7D C14 zoning district, be eight stories  
20 with a basement and cellar due to grade changes at  
21 the site. 5.59FAR and will include residential  
22 units as well as parking and 63, right now 6,300  
23 square feet of retail. Also, including recreation  
24 space and 96 units. And the third building which  
25

1 will be located mid-block on Concourse Village West  
2 in the R7D zoning district will in, will be 10  
3 stories including residential on floors 2 through,  
4 2 through 10 and community facility on the ground  
5 floor just under 10,000 square feet of community  
6 facility. Based on the program here likely would be  
7 a daycare, possibly a universal pre-k. Those  
8 discussions are ongoing.

10 CHAIRPERSON RICHARDS: That's on lot 49  
11 right.

12 NORA MARTIN: Yes, that's Lot 49.

13 CHAIRPERSON RICHARDS: Okay.

14 NORA MARTIN: Parking will also be  
15 included underneath this building. With regard to  
16 parking we understand that that's been something  
17 that's been discussed with the community and with  
18 Council Member Salamanca and with the borough  
19 president. Currently the lots are utilized by about  
20 150 users. Those spaces are, will be recreated in  
21 the existing, in the proposed development. While we  
22 can't finalize the number of parking spaces still  
23 looking at geotechnical reports and how we'll be  
24 able to use stackers to maximize parking.

CHAIRPERSON RICHARDS: So, it'll be underground.

NORA MARTIN: Yes, it'll be underground.

CHAIRPERSON RICHARDS: Mm-hmm.

NORA MARTIN: So, we're trying to determine how many levels, how deep we can go, how we can organize the stackers to have attended parking there to meet the demands of the tenants as well as the current users of the public parking lot.

CHAIRPERSON RICHARDS: And how soon will you have that information?

NORA MARTIN: That... we won't have that information before the conclusion of this process. But I think we also are taking some other steps to ensure that that need... during construction and after construction is met the current tenants of the parking will be notified well in advance of the commencement of construction of identified, even within two blocks of this site there are six other public parking facilities, identify spaces for them. We will ask that they'll... their current rates are honored which they would also be once the parking... [cross-talk]

2 CHAIRPERSON RICHARDS: So, you'll find  
3 space at the worst case scenario if...

4 NORA MARTIN: Yes, we'll...

5 CHAIRPERSON RICHARDS: ...can't honor...

6 NORA MARTIN: ...yes, we'll do our best  
7 to, to accommodate that.

8 CHAIRPERSON RICHARDS: Okay.

9 NORA MARTIN: ...the need.

10 CHAIRPERSON RICHARDS: And how many  
11 spaces are... would you say, would be able to... would  
12 residents be able to have access to...

13 NORA MARTIN: We're...

14 CHAIRPERSON RICHARDS: ...on the other  
15 lot? So, you don't have that number?

16 NORA MARTIN: We don't have that number.  
17 We can... we can come up with...

18 CHAIRPERSON RICHARDS: So, we would urge  
19 you to get that number to us.

20 NORA MARTIN: Yes, we can come up with  
21 that. And we're looking at hopefully accommodating  
22 up to 200 spaces on the site. So just, just in  
23 conclusion the proposed development will be in one  
24 of the most well recognized and important  
25 residential areas in the city and the grand

1  
2 concourse in the Bronx on sites that are currently  
3 substantially underdeveloped and you know close to  
4 public transit you have the two and five trains at  
5 149<sup>th</sup> Street Grand Concourse, a little more than a  
6 quarter mile away. And then you have the 4&D trains  
7 at 161<sup>st</sup> Yankee Stadium. The sites lend themselves  
8 to this type of residential development and we look  
9 forward to working with the council member to make  
10 this project a reality.

11 CHAIRPERSON RICHARDS: So just had a  
12 question on... So, can you, so can you just go  
13 through the breakdown of the AMIs again?

14 NORA MARTIN: Yes, actually Ron will  
15 address that.

16 RON SHOLDMAN: Okay. Good morning Mr.  
17 Chair, Council Member Salamanca and all committee  
18 members. So, this project would be financed under  
19 the 50/50 mix and match program with HPD and HDC.  
20 Presently proposed there would be 50 percent of the  
21 units at 60 percent of AMI or below. About 5  
22 percent of those units would be at the lowest tiers  
23 which is 27 and 37 percent of AMI. And then there  
24 would be 45 percent of the units in the 57, I'm  
25 sorry...

2 CHAIRPERSON RICHARDS: ...percent at 60...

3 RON SHOLDMAN: Right.

4 CHAIRPERSON RICHARDS: 5 percent

5 between... [cross-talk]

6 RON SHOLDMAN: 5 percent at 27/37 and 45  
7 percent at 47 and 57 percent. And then when you go  
8 into the moderate to middle income units the  
9 breakdown is about 10, 25, and 15 between 80, 90,  
10 and 100 percent of AMI. So, it's, it's in total 7  
11 tiers of, of affordability between 27 and 100  
12 percent of AMI.

13 CHAIRPERSON RICHARDS: Why only 5  
14 percent at the lowest tier?

15 RON SHOLDMAN: It's really, it's about  
16 financial modeling and I guess feasibility to make  
17 sure that numbers balance. We can look at that and  
18 see if we can come up with some different  
19 solutions. There's a lot of moving parts in these  
20 models and we'll, we'll definitely look into it.

21 CHAIRPERSON RICHARDS: Well I would  
22 appreciate definitely just looking at...

23 RON SHOLDMAN: Sure.

24 CHAIRPERSON RICHARDS: ...seeing if we can  
25 do a little bit better there.

1                   RON SHOLDMAN: Okay.

2                   CHAIRPERSON RICHARDS: ...huge need as you  
3 know in this city to make sure we're reaching those  
4 particular tiers of AMIs in particular as well in  
5 the, especially in light of the homeless crisis  
6 that we, that we face in the city. So, wherever we  
7 can find additional units you know we, we  
8 desperately need them especially for the borough of  
9 the Bronx.

10                  RON SHOLDMAN: Okay, understood.

11                  CHAIRPERSON RICHARDS: And then I'll  
12 just go... and I'm going to go to Council Member  
13 Salamanca. So, you're going to do UPK in  
14 particular, lot 49. Was that something the  
15 community asked for?

16                  RON SHOLDMAN: We think it's a great  
17 fit. There's a school across the street and also  
18 the neighborhood is pretty dense and this would be  
19 a good fit for the neighborhood to have a universal  
20 pre-k on this block.

21                  CHAIRPERSON RICHARDS: And then on lot  
22 13. So, you're going from a C83 right which is I  
23 think somewhere around a 2.0 FAR right?

24                  NORA MARTIN: Yeah.  
25



2 CHAIRPERSON RICHARDS: And then you're  
3 going to 7, 7.2 I think?

4 NORA MARTIN: Yes.

5 CHAIRPERSON RICHARDS: R8? Right?

6 NORA MARTIN: Yeah.

7 CHAIRPERSON RICHARDS: So, what was the  
8 thought process around only giving 430 square feet  
9 of recreational space on the first floor? Why  
10 didn't we do better there or is there no room to  
11 do...

12 RON SHOLDMAN: Well actually in  
13 Concourse Village West it's R7D, I'm not mistaken.

14 NORA MARTIN: Yeah, which...

15 CHAIRPERSON RICHARDS: Oh, I'm sorry I'm  
16 talking about Lot 13.

17 NORA MARTIN: Lot 13, oh okay. That one  
18 I think while there is a lot of density there the  
19 floor plate is...

20 CHAIRPERSON RICHARDS: floor plate is...

21 NORA MARTIN: ...the smallest.

22 CHAIRPERSON RICHARDS: Okay.

23 NORA MARTIN: So just, you know... [cross-  
24 talk]

1 CHAIRPERSON RICHARDS: So, you couldn't  
2 squeeze in any more...

3 NORA MARTIN: Yes, there is a 27 hundred  
4 square foot outdoor recreational space.

5 CHAIRPERSON RICHARDS: Okay.

6 NORA MARTIN: We can take a look at that  
7 and see if there's any way we can do that but...

8 [cross-talk]

9 CHAIRPERSON RICHARDS: Yeah we would...

10 NORA MARTIN: ...it would be at the cost  
11 of units likely but we could take a look at that.

12 CHAIRPERSON RICHARDS: Okay. Okay I'm  
13 going to go to Council Member Salamanca for  
14 questions.

15 COUNCIL MEMBER SALAMANCA: Thank you Mr.  
16 Chair. I want to go and speak a little on the units  
17 and the AMIs. Just a little confused here. Had a  
18 conversation with someone from your team last night  
19 and they informed me that they were going to set  
20 aside 10 percent of the units at 30 percent AMI.  
21 But in your presentation you mentioned only 5  
22 percent.

23 RON SHOLDMAN: Presently we still have 5  
24 percent. We'll try to shoot for 10 percent if we  
25

1  
2 can make that work. We, we do have the comment but  
3 in light of getting here on time we didn't have  
4 time to re-run the model.

5 COUNCIL MEMBER SALAMANCA: Okay. You do  
6 understand in order for you to have my support you  
7 need to have 10 percent of your units at 30 percent  
8 AMI.

9 RON SHOLDMAN: Understood.

10 COUNCIL MEMBER SALAMANCA: Okay. In  
11 terms of... I just want to... in terms of your  
12 management company. I know we had this discussion.  
13 I have a great concern with wave crest management  
14 in my council district. They are prior to my life  
15 as a council member, as a district manager, I spent  
16 five and a half years of complaints about the lack  
17 of services that wave crest management provides to  
18 its tenants. So, I know that when we had our  
19 preliminary discussions I asked who was your  
20 management company and you mentioned wave crest and  
21 I'm, I'm formally requesting that you seek another  
22 management company other than wave crest.

23 RON SHOLDMAN: We... I'm not a principal  
24 of the company but I'll advise the principals that  
25

1 they should do that and they have not made a  
2 decision on the management company yet.

3  
4 COUNCIL MEMBER SALAMANCA: Yeah. And,  
5 and this is also a conversation I would like to  
6 have with HPD. It's my understanding that there's a  
7 list of management companies that you provide to  
8 developers who know... well I want to have a  
9 discussion in terms of services that Wave Crest is,  
10 is providing to my constituents. Local jobs, the  
11 local hiring, can you speak a little on how that  
12 will work?

13 RON SHOLDMAN: Any contractor who  
14 undertakes HPD financing always has to reach out  
15 aggressively to hire locally and we've seen that  
16 all the contractors on the jobs that we finance do  
17 that before the job starts having job fairs, open  
18 houses, etcetera. And geography speaking most of  
19 the laborers do come from the Bronx or Manhattan  
20 because that's closer to work but there will  
21 definitely be outreach well before the project  
22 starts construction, probably in the Spring because  
23 it's slated to close by the summer.

24 COUNCIL MEMBER SALAMANCA: Alright.  
25 Would love to have a conversation with you in terms

1 of using a local not-for-profit in the area to help  
2 in terms of local hiring. And we can have that  
3 discussion...

4  
5 RON SHOLDMAN: Okay.

6 COUNCIL MEMBER SALAMANCA: ...offline.

7 CHAIRPERSON RICHARDS: And I'll just add  
8 to that reporting mechanisms as well, very  
9 important to this committee. And don't, and we  
10 don't want to leave everything on the city's  
11 doorstep so being that you're going to be working  
12 with development teams and construction companies  
13 we want to ensure that you also take a hands on  
14 approach here as well and let's not just leave this  
15 to HPD in particular. So really working with  
16 Council Member Salamanca and local community hiring  
17 halls within the local community we want to see  
18 those particular things before we move forward on  
19 this application as well. And it's a standard  
20 question that I ask all applicants when they come.  
21 If you're going to build in these communities the  
22 locals should have first preference in opportunity  
23 at these jobs.

24 NORA MARTIN: Absolutely. We agree.  
25

2 COUNCIL MEMBER SALAMANCA: Can you speak  
3 a little on the, the security once the buildings  
4 are built are you going to have surveillance  
5 cameras? Is there going to be an onsite security  
6 guard?

7 RON SHOLDMAN: The buildings are  
8 designed with state of the art cameras all over the  
9 buildings, very secure doors, generally magnetic  
10 lock doors where people can only get in if they  
11 have keys. On site security is not generally  
12 planned. It's very expensive. We don't find its  
13 needed in these buildings if they're run properly.  
14 And at this time there's no onsite security desk  
15 proposed.

16 NORA MARTIN: There will be live in  
17 superintendents in the building and will be  
18 exterior lighting as well to ensure that you know  
19 those along concourse village west particularly  
20 because of the school across the street it does get  
21 a bit dark at night.

22 COUNCIL MEMBER SALAMANCA: How many live  
23 in superintendents? Two?

24 NORA MARTIN: There are two.  
25

1 COUNCIL MEMBER SALAMANCA: Two. And any  
2 porters?  
3

4 RON SHOLDMAN: Yes, there are I believe  
5 four but let me look it up.

6 COUNCIL MEMBER SALAMANCA: And are they,  
7 do you know... Are, are you, are you planning on  
8 working with 32BJ for this maintenance staff?

9 RON SHOLDMAN: I'm not sure at this time  
10 no but there plan to be three porters actually,  
11 three porters.

12 COUNCIL MEMBER SALAMANCA: Okay.  
13 Alright. Really exciting about the parking, that  
14 you're going to keep parking there. I'm very  
15 familiar with the area. You know it, it's difficult  
16 finding parking in that area. To know that this  
17 project provides that amenity to my constituents  
18 is... I'm grateful. With that thank you Mr. Chair.

19 CHAIRPERSON RICHARDS: Thank you Council  
20 Member Salamanca. Any questions from any of my  
21 colleagues on this application? Alright want to say  
22 we've been joined by Council Member Ritchie Torres,  
23 thank you so much. We look forward to continuing  
24 the conversation. Are there any members of the  
25 public who wish to testify on this particular

1 application? Alright seeing none we will now close  
2 Land Use items number 495 and 496. And we will now  
3 move on to, and we're going to lay these items over  
4 I'm sorry, over until the next regularly scheduled  
5 meeting as well. So, we'll continue the  
6 conversation.  
7

8 NORA MARTIN: Thank you.

9 RON SHOLDMAN: Thank you.

10 CHAIRPERSON RICHARDS: Thank you. We  
11 will now move on to a public hearing on Lambert  
12 Houses, Land Use Item numbers 482 and through 488,  
13 an application for a zoning map amendment, text  
14 amendments, two special permits and then, and an  
15 amendment to the city map in an urban development  
16 action area project and disposition of city  
17 property. These approvals would facilitate the  
18 redevelopment of the Lambert Houses creating an  
19 additional 900 units of affordable housing. 61,000  
20 square feet of retail and a site for a new  
21 elementary school. This application is located in  
22 the Bronx again. The Bronx is hot today. In Council  
23 Member Torres district. I will now open the public  
24 hearing for Land Use Items number 482 through 488.  
25 Adam Weinstein is in the house. ...go first, yeah



1 HPD? Okay. Ted Weinstein is going to go first. Any  
2 relation? No relation, okay. Alrighty. David would  
3 have to report that. Alrighty so Ted Weinstein,  
4 Adam Weinstein from Phipps, Cara McCater [phonetic]  
5 Phipps, and William Stein Dattner Architects.  
6

7 [background comments]

8 TED WEINSTEIN: Okay good morning  
9 Chairman, Council Members, members of the  
10 committee. My name is Ted Weinstein. I'm Director  
11 of Bronx Planning for HPD. And we're here this  
12 morning to talk about a very, very significant  
13 project. I, I will just give a brief background  
14 about the importance of this project and then talk  
15 about the disposition, there is a city owned  
16 property involved here and then turn it over to  
17 Phipps to go into more detail about the project  
18 itself. They'll go with more detail but this is a  
19 situation where there's an existing development of  
20 731 units that is owned by Phipps, managed by  
21 Phipps but they have found it to be extremely  
22 difficult based on the design to, to manage it  
23 successfully. And so some years back they concluded  
24 that the best course of action...

1  
2 CHAIRPERSON RICHARDS: You know what,  
3 I'm going to... can you hold for one second I'm  
4 going..

5 TED WEINSTEIN: Sure.

6 CHAIRPERSON RICHARDS: ...to bring you  
7 back. Council Member Williams come on out. Alrighty  
8 we just got a call. I'm just going to give, knock  
9 out our procedural... Alright we're going to call a  
10 vote on particular items, continue vote and I'll  
11 ask the council to call the role.

12 COMMITTEE COUNSEL: Continued vote on,  
13 to approve Land Use item 470 and 494 and file Land  
14 Use item 471. Council Member Williams.

15 COUNCIL MEMBER WILLIAMS: [off mic] Aye.

16 COMMITTEE COUNSEL: Council Member  
17 Torres.

18 COUNCIL MEMBER TORRES: I vote aye.

19 CHAIRPERSON RICHARDS: Thank you.

20 COMMITTEE COUNSEL: Final vote is 7 in  
21 the affirmative, zero in the negative, and zero  
22 abstentions.

23 CHAIRPERSON RICHARDS: Okay you may  
24 begin again.

25 TED WEINSTEIN: Okay thank you.

1  
2 CHAIRPERSON RICHARDS: Sorry.

3 TED WEINSTEIN: No, no. No problem. So,  
4 they decided that the, the, the configuration of  
5 the design of the existing buildings was too  
6 difficult to successfully maintain and operate and  
7 decided that the best course of action would be to  
8 demolish the existing buildings, relocate people,  
9 and then build an entirely new complex adding to  
10 the city's inventory of affordable housing. So that  
11 is the project that will be presented. There is one  
12 spot... it covers the development as... covers a few  
13 separate blocks, one of the blocks which is  
14 basically commercial has on the, on the southwest  
15 corner of the block a piece of city owned property.  
16 The, it's on the corner of Tremont Avenue...

17 CHAIRPERSON RICHARDS: What is the  
18 particular property right now? I mean what... you  
19 said it's a city... [cross-talk]

20 TED WEINSTEIN: Okay...

21 CHAIRPERSON RICHARDS: ...vacant land or  
22 is it...

23 TED WEINSTEIN: It, it's really  
24 sidewalk...

25 CHAIRPERSON RICHARDS: Side... okay.

1  
2 TED WEINSTEIN: The, that particular  
3 block is occupied by a garage, a supermarket, and  
4 some other small stores. In the front of that  
5 little shopping center facing East Tremont Avenue  
6 is just a large sidewalk. The corner of that at  
7 Tremont and Boston Road, the southwest corner of  
8 the block originally when the urban... this was  
9 originally part of the Bronx Park South Urban  
10 Renewal Plan. And the plan provided at the time,  
11 which that plan has since expired, at the time with  
12 what was envisioned was cutting off this corner so  
13 that traffic coming west on East Tremont Avenue  
14 could then make a more efficient right turn to go  
15 north on Boston Road. And so, that corner piece  
16 there was maintained ownership by the city in order  
17 to do that. But, so all this time if you're  
18 standing there in front of this little shopping  
19 center you think you're just standing on a, sort of  
20 like a plaza type of a sidewalk when in fact the  
21 corner is owned by the city. And so, we will be  
22 disposing of that piece of property to Phipps as  
23 part of this development. The, the development, the  
24 construction to take place on that block will  
25 actually extend onto this... what is now the city

1 owned piece. So, it's not just cleaning up an old  
2 change of ownership. It's actually providing a  
3 little more room for the building that they plan to  
4 build on this block. The importance of this project  
5 again it's going to add a significant amount. The,  
6 the new development will total approximately 1665  
7 units of affordable housing. Which is...

9 CHAIRPERSON RICHARDS: From 700, right?

10 TED WEINSTEIN: From 731 to 1665. All be  
11 that's adding tremendous amount of affordable  
12 housing to this community, to the Bronx, and to the  
13 city. It'll be a much better design. There's been  
14 extensive discussions for a period of time now with  
15 HPD with city planning about the... with the  
16 architects, with the development team about the  
17 best configuration. A lot of input has gone into  
18 how best which they'll describe, how best to design  
19 each of these blocks. And so, we really look  
20 forward to this development. They'll explain the  
21 phasing. It's going to take quite a bit of time  
22 because it has to be sort of a, I wouldn't even  
23 call it the checkerboard, it's a step by step... a  
24 building will be vacant, demolished, new building  
25 built, another building will be vacant, demolished,

1 and so it'll take probably I think 13 years is the  
2 estimate as to how long it'll take to build this  
3 entire new development. But we consider it to be a  
4 very important project for the community and for  
5 the Bronx... the city. So essentially HPD is a co-  
6 applicant. We're able to do that because there is a  
7 disposition. But there are seven actions all  
8 together that have been outlined. And so, at this  
9 point I think I'll turn it over to Phipps to  
10 describe the project itself but I'll be happy to  
11 answer any of the questions...

13 ADAM WEINSTEIN: Thank you Ted. Good  
14 morning Chairman Richards, Chairman Greenfield,  
15 Council Member Torres. Nice to see you again. I'll,  
16 I'll go through it quickly supplementing what Ted  
17 has already said. I think the, I, I can't begin my  
18 testimony about this project without saying in my  
19 27 years in working in affordable housing now as  
20 the past 15 or 16 as the chief executive of Phipps  
21 Houses, the city's oldest and largest not-for-  
22 profit affordable housing organization there is no  
23 single project that is as complicated. Maybe one  
24 that, that is close. And it is, it is possibly the

1 most complicated project of my career with maybe  
2 one...

3  
4 CHAIRPERSON RICHARDS: ...the most  
5 complicated. So, you got to play this politically..

6 ADAM WEINSTEIN: Just got to, just got  
7 to take more time.

8 CHAIRPERSON RICHARDS: Okay, alright got  
9 it.

10 ADAM WEINSTEIN: This one, this one has  
11 been in the makings for... community board meetings  
12 as I told John Sanchez, I showed up at my first  
13 community board meeting and all I got... you know we  
14 showed up to talk about a new development we were  
15 doing and all I got were complaints about Lambert  
16 Houses. And why not? Lambert Houses, it was  
17 designed wrong, conceived wrong, financed wrong,  
18 tenant, tenanted wrong, built wrong, plumbed wrong,  
19 secured wrong but other than that it's a perfect  
20 project. It was interconnected buildings as you can  
21 see from the existing property. 42 separate means  
22 of access and egress. No perimeter control. I heard  
23 you asking, or heard Council Member Salamanca  
24 asking earlier about doormen. You can't post 42  
25 doormen in a building. We do anticipate having

1 doormen in the new buildings which I think is an  
2 enormous amenity that affordable housing tenants in  
3 larger buildings should get, they should get  
4 someone to greet them. They should get someone to  
5 give a work order to every single morning and every  
6 single evening when they come home from work or go  
7 to work or school. Lambert's design was innovative  
8 but it was actually a downzoning of the  
9 neighborhood. The underlying zoning originally from  
10 the 61 zoning map was R71, R71 or R72, R71,  
11 permitting close to a 4FAR, the urban renewal plan  
12 was closer to a 1.8 or a 1.9FAR. So, we're, we're,  
13 we're really feel as if we're trying to do here is  
14 take the balance of... And by the way all of this was  
15 well intentioned. We're trying to take the balance  
16 of what we've learned in the intervening 45 years  
17 in affordable housing. And I'm pleased to say the  
18 council and the administration are perpetuating and  
19 continuing the progress toward a better affordable  
20 housing policy in this city that leads the nation  
21 in affordable housing policy and creation and apply  
22 it to the new Lambert which I think is going to be  
23 a pretty crowning glory in this otherwise downtown-  
24 ish section of the east Tremont neighborhood and  
25



1 the West... neighborhood of the Bronx. So, you can  
2 see from the site plan Lambert consists of four  
3 superblocks. The subway runs by it. The  
4 southernmost around that curb is actually a  
5 commercial, just a commercial facility, commercial  
6 building that houses 38,000 square feet of pretty  
7 underperforming retail that we expect to increase  
8 in size and upgrade. The, this, this outlines one  
9 of the actions which is the separation of the old  
10 large scale plan into two large scale plans, the  
11 group, the one outlined in green the entirety of  
12 Lambert plus, at the very corner, the bottom left  
13 corner of the, the, the green portion adjoining  
14 the, the red dotted portion is the city owned  
15 parcel that Ted referred to. Here's the map change.  
16 As you can see one of the goals is to up zone and  
17 apply a commercial overlay to the busier and wider  
18 streets, Boston Road, particularly Boston Road and  
19 East 180<sup>th</sup> Street, the intention and hope being to  
20 attract retail activity that currently exists  
21 underneath the L further up Boston Road toward the  
22 Southern entrance, one of the southern entrances to  
23 the zoo. I'll note and I, I would maybe ask the  
24 parks Committee to suggest that the zoo can, that  
25

1 the zoo instruct people to go to that gate as  
2 opposed to instructing them to go to three stops  
3 further to Pelham Parkway and then over, walk over  
4 a bunch of blocks to the Pelham Parkway entrance.  
5 Grand as it may be it's not the most convenient  
6 access to the zoo. And don't get me started on  
7 getting the MTA map changed. That, that'll be a  
8 whole different thing. Here's the site plan and,  
9 and I think Ted glossed over it but we have spent  
10 probably three years in total working with our  
11 architect Bill Stein of Dattner Architects and his  
12 team, our staff Kara Macatier [sp?], Matt Kelly was  
13 here earlier, the Department of City Planning and  
14 HPD's planning unit, as well as the related  
15 agencies because this project obviously went  
16 through an EIS and that EIS has been finalized. In  
17 coming up with what we thought was the most, the  
18 most beautiful, the most impactful, the most life  
19 changing plan for redevelopment that would  
20 reactivate a place that was you know, that  
21 certainly got... saw its share of trouble in the 70s  
22 but the plan that was put in place then didn't  
23 help. The principals of it as I mentioned earlier  
24 are trying to create perimeter controls so that you  
25

1  
2 have buildings where people can feel safe as  
3 opposed to not knowing who's entering their  
4 building or who's entering the courtyard of their  
5 building. So, each of the, the, the new blocks will  
6 be, will have manned security. They're really  
7 concierges is what we do, we end up staffing.. We  
8 will correct one, one we think mistake of the urban  
9 renewal plan which closed.. excuse me.. Bryant Avenue  
10 and East, East 180<sup>th</sup> Street and turned those into  
11 two superblocks and instead reopened those as..  
12 They, they will look like city streets but they're  
13 private streets. We'll do the maintenance, we'll do  
14 the civil engineering to, to maintain those  
15 streets. The.. It was another feature of Lambert  
16 from the earlier plan as you can see Lambert is  
17 some.. is, it's not really a tower in the park and  
18 it's not really a perimeter building. It's sort of  
19 like a non-perimeter building not really in a park.  
20 It's set back from the street. It's, it doesn't  
21 activate the street in any way. In fact, there are  
22 sort of fenced in grassy areas which while well  
23 maintained really allow for you know no clear  
24 delineation between what's non-residential, what's  
25 residential space. There are ground floor

1  
2 apartments that are at street grade which isn't  
3 particularly nice for folks living at street level  
4 whereas the new Lambert builds out the street  
5 grade. As I mentioned earlier we hope to, to fill  
6 the Boston Road corridor with non-residential uses  
7 particularly retail that would relate to the zoo  
8 and community facility that would generate foot  
9 traffic on Boston Road. The, the open spaces of  
10 Lambert are not, were not particularly clearly  
11 defined and the court yards were not enclosed so  
12 anyone could wander into these sort of non-  
13 programmed court yards. We still have enormous  
14 courtyards in the existing buildings but they'll be  
15 controlled. They'll be semi... they'll be private,  
16 they'll be typically private courtyards where you'd  
17 enter your building. They would, they will be open  
18 to times for semi-public use for programmed  
19 activity, a farmer's market for instance. But this,  
20 the non-delineation of what's public what's private  
21 has contributed to Lambert security issues. And  
22 finally, I like to point out that you'll note on  
23 the, the site plan this, the corridor that runs  
24 through the buildings. You actually will be able to  
25 stand at the Bronx River and look through the

1 entire buildings. The existing Lambert is  
2 essentially just a, a bar that prevents you sort of  
3 getting the experience of viewing through an entire  
4 open development. And we think that's important. We  
5 learn that from our project Via Verde award winning  
6 project that HPD and HDC and the city sponsored  
7 that was completed in 2009, 2011 sorry, that Bill  
8 Stein also architected, that giving, giving the,  
9 letting the public enjoy the beauty of open space,  
10 programmed, planted, open space is, is part of the  
11 street experience. You have to, you have to make  
12 that available to people even if you're not  
13 actually going into it all the time. If you look at  
14 properties like... they're great properties that,  
15 that you have that experience<sup>3</sup>, Riverton is a  
16 perfect example where you can really enjoy the open  
17 space of that, that beautiful development even  
18 though you don't live there. Here's... next on a  
19 metric of the... this is just massing obviously. This  
20 is not... these are not detailed designed buildings  
21 but this gives you a sense looking from the  
22 Southeast, looking northward, the zoo being at the  
23 top right corner, the Bronx River you can see  
24 flowing down and then the subway line sort of is  
25

1 that S shape along the lower half of this.  
2  
3 Importantly we set aside and are granting an option  
4 to, for the school, for the, the city to acquire  
5 the property at the very bottom of the screen and  
6 to operate a school that wasn't in fact identified  
7 in EIS. We've tried to mix building heights, vary  
8 them greatly to integrate better in the  
9 neighborhood putting bulk at corners at busier, you  
10 know busier streets in wider areas where they can  
11 be, where they will be less impactful. And then  
12 this is the same view viewed from the north, the  
13 northeast as if you're 400 feet in the air flying  
14 above the Bronx Zoo or the botanical garden looking  
15 down at the development. And you can see that the  
16 other developments in the urban renewal plan, the  
17 NYCHA buildings.. park to the south immediately, and  
18 to the upper left is the commercial area that we've  
19 programmed also with housing on East Tremont  
20 Avenue. I think, ah one last picture. So, as Ted  
21 mentioned the key to a phased, development  
22 involving relocation the, the project is currently  
23 at 100 percent project based Section 8 HUD assisted  
24 development which has its own complexities to say  
25 the least. The, the key to doing a phased

1 relocation is finding one site in the entire plan  
2 that can accommodate enough units to house the, the  
3 next largest building. And then six buildings  
4 successfully larger new phases to, to rehouse  
5 people and add units. And so, we achieve that at  
6 the... here I'll point it... At that location is the  
7 only standalone development, standalone building in  
8 the original Lambert seeing it in... here you can see  
9 it's this one single building. That building was  
10 vacated voluntarily about two years ago. Residents  
11 were relocated within the vacant units within the  
12 existing Lambert. We assisted everyone in the move.  
13 It was, it was about as quite as could get. And on  
14 that site, we proposed a bill, 163 unit building of  
15 18 stories. There's a rendering of it. We tried to  
16 frame it in a way that would set off the beauty of  
17 the beck memorial church on East 180<sup>th</sup> Street.  
18 It'll be the single tallest building in the  
19 development. In truth that's to a large degree of  
20 practical consideration. We wanted to be able to  
21 build enough units to house the next phase of the  
22 development which is the complex that is where you  
23 can see the... the façade shaded that faces River  
24 Park East 180<sup>th</sup> Street. And the successfully we'll

1  
2 move along that development when redeveloped goes  
3 from 300 from 169 apartments to 300 apartments. The  
4 next phase of the development consists of over 500  
5 departments in the final phase of the development,  
6 nearly 500 apartments. That's how we get to more  
7 broadly integrated, more economically integrated. I  
8 should mention the affordability will be the city's  
9 LF program but with 20 percent of the units at 80  
10 percent of area medium income as well. And  
11 importantly I know that sometimes loss of the  
12 project based Section 8 contract is a concern we  
13 will retain the project based Section 8 contract.

14 CHAIRPERSON RICHARDS: Okay that's it?

15 ADAM WEINSTEIN: That's all.

16 CHAIRPERSON RICHARDS: Alrighty thank  
17 you so much. And I think that this is definitely an  
18 important project for the city. Looks like we're  
19 doubling a little, or a little, getting a little  
20 more than double, doubling the actual residential  
21 units actually here. So, 1,000 more units in..  
22 Question; so you spoke a little bit about  
23 relocation so I'm interesting in hearing a little  
24 bit more of the plan around demolishment and you  
25 know and new buildings coming up how is that being



1 worked out in particular. And then for individuals  
2 who may perhaps... I'm not saying that this is  
3 happening but may be living in units and then not  
4 on the lease how do you plan to address that issue?

6 ADAM WEINSTEIN: Right, right. I mean  
7 the key to relocation is, is we, we've done  
8 inoccupancy relocation before. The key is customer  
9 service, setting up a system whereby people are  
10 informed, where they're treated with respect, where  
11 they are, you know their belongings are cared for.  
12 I mean it's almost like being a concierge. I keep  
13 using that term but that's actually when we've don  
14 inoccupancy rehab. We've set up a concierge  
15 station. In this case the, the tenants are well  
16 aware. We plan to create a secure website, you know  
17 limited website so that they can be updated on  
18 what's coming when. Residents who choose not to  
19 move... the, the federal government allows them to  
20 keep their Section 8 assistance and apply transfer  
21 if we fulfill our bargain to produce housing  
22 quality standards of units in the new development  
23 I'm, I'm sure we'll be able to do. They'll be  
24 better units in the new development. The federal

1 government permits the transfer of the project  
2 based...

3  
4 CHAIRPERSON RICHARDS: Is this like a  
5 RAD project or similar or...

6 ADAM WEINSTEIN: It's not, it's not  
7 really Rad.

8 CHAIRPERSON RICHARDS: Okay.

9 ADAM WEINSTEIN: It's what's referred to  
10 as ABB which is...

11 CHAIRPERSON RICHARDS: Is that just a  
12 different word...

13 ADAM WEINSTEIN: It's, it's a...

14 CHAIRPERSON RICHARDS: Okay.

15 ADAM WEINSTEIN: ...it's transferring the  
16 project based Section 8 authority... [cross-talk] to  
17 a brand new... from one development to another  
18 development. And that can be done irrespective of  
19 whether you're demolishing and building. You can...  
20 you know PUD [phonetic], the tricky part is HUD  
21 does an analysis of impacts which they should do to  
22 make sure that for instance a project based Section  
23 8 contract in a high opportunity neighborhood isn't  
24 transferred you know constantly so that someone can  
25 just churn wealth on a building located in

1  
2 Manhattan and transfer the Section 8 contract to a  
3 building located say in Arvern. So, HUD does that  
4 analysis. Here the analysis will be easy because  
5 it's in the same neighborhood essentially.

6 CHAIRPERSON RICHARDS: So you'll have  
7 someone on site 24 hours for questions... [cross-  
8 talk] on relocation?

9 ADAM WEINSTEIN: Yeah, yeah.

10 CHAIRPERSON RICHARDS: And, and if  
11 you're not on the... [cross-talk]

12 ADAM WEINSTEIN: We have, we have folks  
13 on site 24 hours.

14 CHAIRPERSON RICHARDS: Okay.

15 ADAM WEINSTEIN: I'm not sure if  
16 questions will come up 24 hours. We will have...

17 CHAIRPERSON RICHARDS: I'm just...

18 ADAM WEINSTEIN: ...information and we  
19 will have someone whose job it is to ensure that  
20 the relocation is handled. In other words, the  
21 tenants are well informed. We'll have periodic  
22 meetings. We'll inform them of their rights. This  
23 is all being done under federal uniform relocation  
24 act. So we're compliant with the federal law  
25 governing relocation. Now you8 may come to the end

1 of the line and a tenant doesn't want to relocate  
2 to the new Lambert. For some reason, you know  
3 family circumstances, what have you, they get a  
4 voucher. So, HUD will provide them the option, it's  
5 the tenant's option to move into the new  
6 development or receive a, a housing choice voucher.

8 CHAIRPERSON RICHARDS: And if I, so if  
9 I'm someone with a three unit, I mean a three  
10 bedroom right now how, how would that work in terms  
11 of... [cross-talk]

12 ADAM WEINSTEIN: If you're a...

13 CHAIRPERSON RICHARDS: ...when you...  
14 [cross-talk]

15 ADAM WEINSTEIN: ...if you're a single...

16 CHAIRPERSON RICHARDS: ...so when you be...  
17 would you honor or are you going to downgrade...

18 ADAM WEINSTEIN: If you're a single  
19 person living in a three bedroom you are already in  
20 violation of your Section 8 voucher requirement.  
21 So, we will, we will... a single person will be  
22 offered an appropriately sized unit. What we've  
23 done is for the, the phase, next phase of the  
24 development is that we have determined household... I  
25 mean you, you know how this works. In Project based

1  
2 8 buildings every single year everyone is you know  
3 measured and everyone is interviewed and household  
4 comp and income are certified every single year.  
5 So, we think we have the household comp pretty  
6 tight at this point.

7 CHAIRPERSON RICHARDS: Can you go to...  
8 So, an increase of 20,000 square feet of retail and  
9 I thought I saw office... retail and office space I'm  
10 assuming...

11 ADAM WEINSTEIN: Retail and community  
12 facility.

13 CHAIRPERSON RICHARDS: Okay so...

14 ADAM WEINSTEIN: Most of, most of that  
15 is... so we're expanding the, what we call site 10  
16 which is the existing single purpose commercial  
17 site which is depicted at the bottom of the screen  
18 here. Yeah.

19 CHAIRPERSON RICHARDS: That where the  
20 school is going to?

21 ADAM WEINSTEIN: Yep, school right next  
22 to it.

23 CHAIRPERSON RICHARDS: Okay.

24 ADAM WEINSTEIN: And then we're adding  
25 the, the, the Department of City Planning. We, we

1  
2 asked them to add a mapped commercial overlay to  
3 C14 overlay along Boston Road which is the street  
4 that runs from the busy intersection of East  
5 Tremont down at the bottom left up to the zoo  
6 entrance at the, at the top right.

7 CHAIRPERSON RICHARDS: Can you speak to  
8 community, community facility space? So...

9 ADAM WEINSTEIN: Sure. I mean as you, as  
10 Council Member Torres is aware Phipps has a  
11 substantial social service presence in this  
12 neighborhood. We operate a financial empowerment  
13 center, opportunity center in the existing Lambert.  
14 Until recently we had a universal Pre-K there which  
15 we had to consolidate with another nearby UPK that  
16 we also operate in this neighborhood. We've had  
17 social service programming. We operate you know a  
18 variety of cornerstones and beacons in, in this  
19 neighborhood. So we see there's a need. And by the  
20 way we don't have to operate everything. There's...  
21 you know we, we believe that if we are... our  
22 priority is to try to extend the retail to the  
23 degree that we can find a community facility use  
24 that is retail like. For instance, group medical  
25 practice is you know a, it is technically a

1  
2 community facility but it behaves more like a  
3 retail facility, there's foot traffic during the  
4 day. I think we'd like to do that. We'd like to  
5 achieve both purposes, have viable community  
6 services provided both paid for and not paid for as  
7 well as a vibrant streetscape.

8 CHAIRPERSON RICHARDS: Can you just go  
9 through parking now? So, you're going to add a  
10 thousand more units? What is the...

11 ADAM WEINSTEIN: Yes.

12 CHAIRPERSON RICHARDS: ...plan around  
13 parking?

14 ADAM WEINSTEIN: Yep. So we're building  
15 110 spaces on site and then 80...

16 CHAIRPERSON RICHARDS: And there are  
17 currently how many now?

18 ADAM WEINSTEIN: Is that inclusive of  
19 the street parking? That's inclusive. So, the two  
20 private streets add street parking. And currently...  
21 Well...

22 CHAIRPERSON RICHARDS: And the private  
23 streets will be only for residents to park on or...

24 ADAM WEINSTEIN: No.  
25

1 ADAM WEINSTEIN: ...it can be public... No,  
2  
3 so public can...

4 ADAM WEINSTEIN: Yes.

5 CHAIRPERSON RICHARDS: ...park on as...  
6 Okay.

7 ADAM WEINSTEIN: Yeah.

8 CHAIRPERSON RICHARDS: I had that  
9 experience when you say private streets in the  
10 Rockaways...

11 ADAM WEINSTEIN: Right.

12 CHAIRPERSON RICHARDS: ...where the public  
13 cannot park on certain streets and it's...

14 ADAM WEINSTEIN: Right. No, it's our  
15 plan to program that as if it is a New York City  
16 Street.

17 CHAIRPERSON RICHARDS: Okay.

18 ADAM WEINSTEIN: But obviously because  
19 you're adding street parking it detracts from off-  
20 street parking.

21 CHAIRPERSON RICHARDS: Okay.

22 ADAM WEINSTEIN: We currently have on  
23 the roof of the existing commercial space a garage  
24 that has been a, something of a nuisance to us to  
25 be perfectly honest. It was a very large... you know



1 this is the urban renewal days. People built..  
2 planned for right turns and garages. They thought  
3 if you allow people to drive to it then all of a  
4 sudden it will thrive. Well, guess what we built a  
5 325 space garage and I think at last measure we had  
6 70 people from the existing Lambert... 70 addresses,  
7 maybe fewer parking there. So, it's been a real  
8 pain in the neck to maintain, to secure. The  
9 operator wants out. So, we, we, we did not see and  
10 the, the environmental impact didn't show a great  
11 need for additional parking on the location. If the  
12 retail is to be... if we are successful and the  
13 retail... because site 10 is the last to be built,  
14 the, the retail area. If, if this, if we're  
15 successful and the vibrancy returns we have the  
16 ability to add decks of parking on top.

18 CHAIRPERSON RICHARDS: Okay I'm going to  
19 go to Council Member Torres now.

20 COUNCIL MEMBER TORRES: Thank you Mr.  
21 Chairman. Thank you Mr. Weinstein and Mr. Weinstein  
22 that makes it easier. Two, two years ago when I  
23 first came into office Adam we had a meeting. Do  
24 you remember the subject of that meeting?

25 ADAM WEINSTEIN: I do.

2 COUNCIL MEMBER TORRES: Which was...

3 ADAM WEINSTEIN: This.

4 COUNCIL MEMBER TORRES: It was Lambert  
5 Houses. I, I had real concerns about the safety of  
6 Lambert Houses. I remember going door knocking and  
7 you could easily get lost. I refer to it as Lambert  
8 Houses. It's sprawling, it's interconnected. You  
9 never, you never quite know what floor you're on,  
10 you never quite know what building you're in. And  
11 it could be quite frightening. And so in many ways  
12 this is not only about affordable housing but  
13 there's a public safety component but can you  
14 explain to me how the layout of Lambert Houses  
15 affects your ability to secure and maintain the  
16 property?

17 ADAM WEINSTEIN: You mean the, the  
18 current Lambert...

19 COUNCIL MEMBER TORRES: Existing layout,  
20 yeah.

21 ADAM WEINSTEIN: Yeah. So, there are a  
22 series of problems. The existing Lambert and I'll  
23 go back to the, the aerial of it... whoops, there we  
24 go. The existing Lambert was... it was a reaction. It  
25 was designed as a reaction to the type, the

1 building typology of the urban renewal era which  
2 were primarily Teresa Park. It was thought of as  
3 medium density, low rise housing. It was built of  
4 Wood joists, wood framing, and concrete block or  
5 brick really to support it. And as you can see the,  
6 the developments consist of a variety of buildings  
7 but each building interconnects and each, each  
8 building has its own entrance. So, for instance in...  
9 serpentine development you actually have a series  
10 of buildings each of which has a ground floor entry  
11 but the buildings connect at those knuckles. You  
12 can see their sort of little angles where they  
13 form. And those, those knuckles consist... are, are  
14 fire stairs. So you can't partially demolish one  
15 part of Lambert. Equally troubling you go to those  
16 fire stairs and you can access any floor. Once  
17 you're in you can access any floor. You can walk  
18 the entire length of that serpent. IT's probably an  
19 appropriate word for it, pop out on any floor and  
20 exit through any one of the total is 42 means of  
21 access and egress. For this portion the number's  
22 probably eight or nine. So, it is entirely  
23 impossible to secure. Compounding matters as you  
24 can see the, the design borrows from a, a school of  
25

1 building design planning that keeps a courtyard at  
2 the center. But in buildings typical of that  
3 design, and there are lots of them, lots of the,  
4 the, the Dakota is a perfect example. The Dakota  
5 you walk into a courtyard and then you disperse to  
6 your building. But you have to walk through a  
7 single point of entry and someone will ask you; do  
8 you live here, are you visiting someone, you can't  
9 do that in the existing Lambert. You can walk, you  
10 can be a stranger. I could walk... you could walk up  
11 there right now, walk into that courtyard and you  
12 can't close that courtyard off because of fire cut.  
13 So you can just walk right in, pick your entrance,  
14 any one of five, that one looks good, wander up to  
15 the second floor, wander up to the fourth floor,  
16 wander up to the top floor which is particularly  
17 troubling because we have duplex units on the top,  
18 the top two floors. And in order to maintain fire  
19 egress from the top bedroom floor is an exit door.  
20 So, that top floor has no apartment doors. It just  
21 has egress from the apartment. So, the trouble of  
22 keeping folks who frankly don't belong in the  
23 development off that floor has been all consuming.  
24 And year after year I would, you know I would

1  
2 increase the budget for security at Lambert. We  
3 probably spend a million dollars a year on security  
4 alone at Lambert. And yet it's a drop in the  
5 bucket. I feel like I'm chasing my tail constantly.  
6 And it came to me you know the, the problem here is  
7 not just on a design or operation. The problem is  
8 inherent. It's inherent in the way the building was  
9 built. And the only way to correct that is to  
10 correct all of those features and the, the most  
11 important of which and any security person will  
12 tell you the most important thing you can, single  
13 thing you can do is create a single point of access  
14 whereby people who belong here and people who don't  
15 belong here have to pass.

16 COUNCIL MEMBER TORRES: Yeah and I'm no  
17 expert on property management but it seems to me  
18 the key to securing a building is controlling who's  
19 coming in.

20 ADAM WEINSTEIN: Yes.

21 COUNCIL MEMBER TORRES: And how do you  
22 control who's coming in when you have 42 means of  
23 egress.

24 ADAM WEINSTEIN: Correct.  
25

2 COUNCIL MEMBER TORRES: It seems to me  
3 without a fundamental change in the structure of  
4 the development your ability to maintain the safety  
5 of your own residence is limited. You said the  
6 problem is inherent. And I think there's a public  
7 safety component here but there's also a design  
8 component. You said it's a, a reaction against the  
9 towers in the park model. And so, what's the design  
10 philosophy that underlies the new Lambert Houses?

11 ADAM WEINSTEIN: Sure... do you want to...  
12 we, we have a design expert here. We might as...

13 COUNCIL MEMBER TORRES: Sure.

14 ADAM WEINSTEIN: ...well let him speak.  
15 Yep, come on Bill.

16 BILL: I think...

17 COUNCIL MEMBER TORRES: Because you know  
18 it's obviously a backlash against Towers in the  
19 park but it's not quite Jane Jacobs, the existing  
20 layout and so...

21 CHAIRPERSON RICHARDS: Please identify  
22 yourself.

23 BILL: Yeah, my name is Bill Stein. I'm  
24 with Dattner Architects. I'm the project architect  
25 for Lambert Houses. Good afternoon, good morning,

1 good afternoon. Adam outlined some of the  
2 strategies... Firstly we've aligned the proposed new  
3 buildings with the street line so it reestablishes  
4 a sense of the urban street rather than being set  
5 back from the street. And there's this kind of in  
6 between space that's neither defined as private or  
7 public, has no clear point of entry. The buildings  
8 are aligned with the street line. Secondly, and  
9 each of these blocks as Adam mentioned we retained  
10 large landscaped courtyards but there's a single  
11 point of entry that one goes through an entry into  
12 the courtyard and then to proceed, proceed to one's  
13 lobby and, and elevator cores. And each of those  
14 entries will be staffed by a full-time concierge.  
15 So, there's your real point of arrival and point of  
16 security and it also defines the distinction  
17 between the public space on the street and the  
18 private space of the courtyard which is for the  
19 residence further in working with the Department of  
20 City Planning and HPD along some of the streets  
21 such as along East 180<sup>th</sup> Street where retail is not  
22 planned as opposed to the Boston Road we've  
23 incorporated majonets [phonetic] apartments that  
24 open directly on the street. So, in those cases the  
25

1 buildings are set back six street, six feet from  
2 the property line, bless you, to allow for a  
3 planted area and a small stoop for those residents  
4 to enter directly off the street so you're, you're  
5 referred to Jane Jacobs. This is really the idea of  
6 eyes on the site both to enhance pedestrian  
7 activity and a sense of security by not having  
8 blank walls or unactive street frontages. So, those  
9 are some of the strategies that we've tried to  
10 employ to both enhance a sense of security but also  
11 a lively urban environment.

13 COUNCIL MEMBER TORRES: And you  
14 mentioned eyes on the street but also I guess in  
15 addition to eyes on the street Jane Jacobs refers  
16 to the sidewalk ballet right, the mixed use, the  
17 interactions with business owners and children. My,  
18 one concern I have is how do you attract quality  
19 retail in a low income neighborhood because I, I  
20 have to be honest I'm tired of seeing Kennedy Fried  
21 Chickens, we've been having Arkansas Fried Chicken  
22 in... 99 cent stores... and so how do we ensure, what's  
23 the vision...

24 BILL: That's a good question.

25 COUNCIL MEMBER TORRES: ...quality retail.



1  
2 BILL: I'm going to let Adam answer  
3 that.

4 ADAM WEINSTEIN: So, as you probably  
5 are... sure I've told you Ritchie we, we have a full-  
6 time staff member who's a licensed real, commercial  
7 real estate broker that's been doing this for 25  
8 years. His soul objective is to bring better  
9 shopping options, better credit tenants, and better  
10 shopping options, and avoid the kinds of things  
11 that are stigmatizing and the uses that are  
12 quickest and the easiest to get. I won't lie. It is  
13 going to... It, it will be relatively easy I think to  
14 get credit tenants in the Lambert Commercial  
15 Complex. The thing that frustrates it right now is  
16 its configuration. It is unintelligible. No, no, no  
17 merchant. No commercial real estate developer. And  
18 you know we do a lot of mixed use development.  
19 We'll look at that and say I want to be here yet  
20 it's a busy intersection with two major streets, a  
21 lot of foot traffic, a school across the street,  
22 the exit to the Bronx River Parkway nearby, the  
23 entrance to the Sheridan, the exit to the Sheridan  
24 nearby. It kind of screams let's bring something  
25 better here. So, there I feel very confident that

1 we'll be able to attract a better user, a better  
2 merchant, and, and provide better options for  
3 people in this neighborhood and our, our customers  
4 to shop. Trickier will be up Boston Road. And the  
5 further you move up Boston Road the likely, the,  
6 the more difficult it will be to persuade  
7 merchants. But we, we see that as neighborhood  
8 retail. So, the uses would include things that are...  
9 The, the natural fit is something that follows the  
10 seasonal use of the view. So, small shop, ice  
11 cream, food... We have to be careful about the, the,  
12 the... We carefully screen the user. We go visit  
13 their stores. You know I don't, I don't want you  
14 know a hangout bodega. That's not what I'm looking  
15 for in our development. And I think if you go  
16 around to our developments you'll see that there  
17 are... you know there... there may be neighborhood  
18 retailers but they've stayed with us and their  
19 stores are well kept and well maintained and they  
20 don't attract other users, other, other merchants  
21 that cause some problems in neighborhoods you know  
22 that, that we work in and that we represent. So, I  
23 think the, the, the sourcing of good users is going  
24 to be key. And then finally we're, we've shown an  
25

1 aptitude at attracting good community facility  
2 users. And you know I appreciate the Department of  
3 City, the sort of planning rational behind well if  
4 we're going to... let's, let's make sure to keep  
5 retail users. Let's, let's emphasize retail use  
6 before community facility use because there are  
7 certain community facility uses that turn their  
8 backs on the street or that aren't available you  
9 know that, that drop kids off in the morning. UPK  
10 is a good example. It's, it's a great use don't get  
11 me wrong but it can go on a second floor. It can go  
12 in an off street, an off-avenue location. That's  
13 the, the rational. You know maximize your asset  
14 here which is where you can generate foot traffic,  
15 where I can induce a retailer, where I can persuade  
16 someone, where I can offer a good rent. That's  
17 where I'm going to do it. And then for ancillary  
18 space try to fill in with neighborhood, good  
19 neighborhood retail general... you know the perfect  
20 neighborhood retail is one that's backed by credit  
21 like a franchisee. That's someone that we lease to  
22 all the time. And then important community services  
23 that generate foot traffic. I mean I know you've  
24 mentioned for instance Workforce 1 and frankly  
25

1 that'd be something that we'd be very interested in  
2 talking about. Because that, that satisfies some of  
3 the, the need of let's generate some foot traffic  
4 but it's also a really important service and one  
5 that Phipps neighborhoods is, our, our social  
6 service affiliate is very, very dedicated to  
7 placing folks in jobs and have a good record doing  
8 so.  
9

10 COUNCIL MEMBER TORRES: And you have  
11 affordable housing throughout the city, what, what  
12 uses have been shown to work in neighborhoods like  
13 Less Farms... And I, obviously there are differences  
14 but...

15 ADAM WEINSTEIN: What you... what  
16 commercial uses?

17 COUNCIL MEMBER TORRES: What, what... yeah  
18 or retail...

19 ADAM WEINSTEIN: Daily, daily goods. I  
20 mean that's really... You, you know the, the crime  
21 of, of a lot of retail users, a lot of merchants in  
22 neighborhoods like West Farms is that people pay  
23 more for crummier stuff. That's the, the crime of  
24 it. Right? The shopping options are just not  
25 available. And I can also appreciate the local

1 merchant versus you know big credit retail but  
2 there's somewhere in between where you do have  
3 local operators. Like for instance we have a  
4 supermarket here. He's a local guy. I mean we've  
5 backed Angelo for 20 years now but he was finally  
6 able to get credit from one of his suppliers. So  
7 that to me is a, is a victory. You have a local guy  
8 who started operating, started pushing a broom in a  
9 supermarket. Next thing you know he's the  
10 franchisee and finally he gets credit from you know  
11 from like a Krasdale or White Rose or you know the  
12 supermarket suppliers that provide him credit.  
13 That's a, that's a victory. And is... you know runs a  
14 decent supermarket. Aesthetically not as, not as  
15 good as it could be but it's a decent supermarket.

17 COUNCIL MEMBER TORRES: Can you assure  
18 me no 99-cent store?

19 ADAM WEINSTEIN: Yeah, I can.

20 COUNCIL MEMBER TORRES: And no Kennedy  
21 Fried Chicken?

22 ADAM WEINSTEIN: Yes I can.

23 CHAIRPERSON RICHARDS: ...Popeye's?

24 COUNCIL MEMBER TORRES: ...I might make an  
25 exception for Popeye's.

2 ADAM WEINSTEIN: Family... but family...  
3 biscuits are really good.

4 COUNCIL MEMBER TORRES: I... I do have a  
5 soft spot for... [cross-talk]

6 ADAM WEINSTEIN: Yeah there you go. Now  
7 we're talk... Now we're in the biscuits. But family  
8 restaurant is also something I think we'd, we'd  
9 really try to attract. And there we might be  
10 willing to, we're not going to get an Applebee's to  
11 locate here. We're not going to get a chain. There  
12 we might have to take a little bit of a risk on the  
13 riskiest business that there is in New York City  
14 opening a restaurant and take a risk on someone.  
15 See that they have a track record and you know, you  
16 know hold our breath and hope that the, the  
17 business is successful. The landlord becomes the  
18 retailer's partner.

19 COUNCIL MEMBER TORRES: So, I have  
20 question for HPD. The project is well over 16  
21 hundred units. Is this, is the redevelopment of  
22 Lambert Houses the largest affordable housing  
23 project that the administration has undertaken so  
24 far under housing New York or...

2 TED WEINSTEIN: I couldn't say for sure.  
3 I mean I only cover the Bronx. It is... it will be  
4 certainly the largest project in the Bronx that  
5 the, we have done, that I... I, I don't know enough  
6 about all the projects that go on in the other  
7 boroughs, try to listen to my colleagues but I  
8 don't always hear exactly the numbers...

9 CHAIRPERSON RICHARDS: Far Rockaway  
10 would be close to the... but... I think that's the  
11 only...

12 ADAM WEINSTEIN: There's some, there's  
13 some multi-phase projects. Gateway, for instance,  
14 is a very, very large project. Arbern East [sp?]  
15 will be a very large project. Yeah, yeah it was.  
16 You know multi... those are multi... multi sited,  
17 multi-year, not, not one rezoning necessarily.  
18 Hunters Point South obviously is a huge, huge  
19 multi-year, multi-phase, multi-sited project.

20 TED WEINSTEIN: I'm in my position now  
21 for over 20 years and this will be the first  
22 project over 1,000 units that we've done in the  
23 Bronx.

24 COUNCIL MEMBER TORRES: So it's a  
25 historic project?

2 ADAM WEINSTEIN: Yes.

3 COUNCIL MEMBER TORRES: We're asking the  
4 West Farms Community to absorb a scale of housing  
5 that we probably never seen in decades. And this is  
6 a project that is a real priority for the  
7 administration I imagine right? Both the 1700  
8 units... you're redeveloping 1700. There were  
9 currently 700 units... [cross-talk] Lambert Houses?

10 TED WEINSTEIN: Right.

11 COUNCIL MEMBER TORRES: So, are, are you  
12 counting those as preservation or new construction?

13 TED WEINSTEIN: No, they'll... the...

14 COUNCIL MEMBER TORRES: Under the  
15 Mayor's Housing Plan.

16 TED WEINSTEIN: I know that there's been  
17 some discussion about this because and just to add  
18 a few things and, and relevant to Adam's early  
19 comments about this being the most complex project  
20 that he's ever done. That's no secret that the  
21 current building's not in great condition. And they  
22 are doing what they can at this point to improve  
23 conditions in the existing buildings. Some of those  
24 existing buildings are going to be there for quite  
25 some years yet. And so they are putting money into



1 the existing buildings that could be called a  
2 preservation of it. But I, I believe... I mean it's  
3 really an accounting issue and..

4  
5 COUNCIL MEMBER TORRES: But it's an  
6 important one because new construction is much more  
7 challenging than preservation right?

8 TED WEINSTEIN: My guess is that  
9 ultimately it'll be, it'll be considered the new  
10 construction.

11 COUNCIL MEMBER TORRES: So, you have  
12 1700 units of new construction.

13 TED WEINSTEIN: Right.

14 COUNCIL MEMBER TORRES: And then you  
15 have much deeper levels of affordability than you  
16 normally reach in affordable housing projects  
17 right? So... Will 700 units remain project based?

18 ADAM WEINSTEIN: Yes.

19 COUNCIL MEMBER TORRES: And those units  
20 are affordable to residents or any 30 percent or  
21 lower AMI?

22 ADAM WEINSTEIN: 30, 40... 30, 40, and 50...  
23 up to 50.

24 COUNCIL MEMBER TORRES: Up to 50.  
25

1 ADAM WEINSTEIN: But a significant  
2 number of those, of those occupants are at 30 and  
3 40.  
4

5 COUNCIL MEMBER TORRES: What's the  
6 median income of Lambert Houses presently?

7 ADAM WEINSTEIN: You know I don't know  
8 that.

9 COUNCIL MEMBER TORRES: Okay.

10 ADAM WEINSTEIN: I can to find that out.

11 COUNCIL MEMBER TORRES: Okay. It's an  
12 important project for the administration.

13 TED WEINSTEIN: Yes.

14 COUNCIL MEMBER TORRES: And I think all  
15 of us have a commitment to affordable housing but,  
16 but with a massive redevelopment you have a whole  
17 host of significant adverse impacts identified by  
18 the EIS. And most notable among them is the impact  
19 on school capacity. Lambert Houses falls within  
20 community school district 2 sub-district... community  
21 school district 12 sub-district 2. Do, do you know  
22 the existing rate of utilization for elementary  
23 schools in, in that area?

24 TED WEINSTEIN: I don't have the numbers  
25 offhand, no.

2 COUNCIL MEMBER TORRES: Okay it's 124  
3 percent.

4 TED WEINSTEIN: Right.

5 COUNCIL MEMBER TORRES: So elementary  
6 schools are at 124 percent capacity.

7 TED WEINSTEIN: Right.

8 COUNCIL MEMBER TORRES: In the community  
9 school district in which Lambert Houses is located.  
10 Do you know the rate of utilization for  
11 intermediate schools?

12 TED WEINSTEIN: It's... it'll be  
13 overutilized at some point.

14 COUNCIL MEMBER TORRES: It's egregiously  
15 overutilized. It's 163 percent.

16 TED WEINSTEIN: Mm-hmm.

17 COUNCIL MEMBER TORRES: And so even  
18 without the redevelopment right that community  
19 school district has a severe shortage of K to 8  
20 school seats and that shortage will only deepen  
21 with the infusion of 1,000 new units of affordable  
22 housing. Right? So, the redevelopment is not  
23 creating a new need for school seats it's  
24 exacerbating a preexisting need. And my question is  
25 what is the administration doing presently to

1  
2 mitigate that need? Because that's the number one  
3 concern of the community board. That's the number  
4 one concern of my office. That's the number one  
5 concern of my constituents.

6 TED WEINSTEIN: Okay, as we discussed  
7 yesterday that you know in just...

8 COUNCIL MEMBER TORRES: That was a  
9 private meeting so this is...

10 TED WEINSTEIN: Okay. But there are... SCA  
11 has 912 additional seats designated for this sub-  
12 district that they have not yet been able to site,  
13 to have locations for. But those are definite. So,  
14 in those 912 seats... And I'm sitting here repeating  
15 words from, from you know the people who do the  
16 environmental reviews. I'm hesitant to speak of  
17 another agency but there are 912 school seats that  
18 are committed that were not included in the, the,  
19 the environmental analysis of the EIS because they  
20 don't have locations yet. So, that does to some  
21 degree mitigate the need.

22 COUNCIL MEMBER TORRES: Yeah, but even  
23 if you would have set aside those seats... First of  
24 all, we don't know the SCA's plan for those seats.

1  
2 Are you aware of any plans that the SCA has in mind  
3 for those seats?

4 TED WEINSTEIN: They have to find  
5 locations.

6 COUNCIL MEMBER TORRES: Okay. So, we  
7 have no location. We're not even sure whether it's  
8 going to be elementary or intermediate. Let's  
9 suppose for a moment that it's elementary. We still  
10 have a intermediate need of 163 percent. And as far  
11 as I can tell the administration has no strategy  
12 for addressing that need. So, you have a 1700 unit  
13 development right that's going to have a huge  
14 impact on the local development and, and your own  
15 EIS find that it's going to have a range of adverse  
16 significant impacts. It's going to have an impact  
17 on elementary schools which is already  
18 overenrolled. It's going to have an impact on  
19 intermediate schools which is already overenrolled.  
20 Your own analysis concedes these impacts. And yet  
21 as far as I can tell you're not coming here with a  
22 real plan for mitigating those impacts and that  
23 concerns me.

24  
25

1  
2 TED WEINSTEIN: Well again the, the SCA  
3 is willing to enter into a letter of intent with  
4 Phipps to commit to monitor..

5 COUNCIL MEMBER TORRES: I don't want a  
6 commitment to monitor. I want a commitment to  
7 create a school.

8 TED WEINSTEIN: And, and Phipps is  
9 setting aside as was shown space for a school in  
10 the later phase but to complex... this is... may well  
11 have a school built into it.

12 COUNCIL MEMBER TORRES: I am insistent  
13 on K to 8 seats. That's the need. It, it is deeply  
14 irresponsible to have a massive infusion of housing  
15 without sufficient upgrades and local  
16 infrastructure. That's what ULERP exists for right?  
17 We don't create an EIS for the fun of it. We create  
18 an EIS to identify impacts and then follow up with  
19 a plan. I've never heard of urban planning without  
20 a plan. And, and that concerns me and this is going  
21 to be a point that I will continue to press.

22 TED WEINSTEIN: And, and... and we  
23 understand that but again Council Member with all  
24 due respect I shouldn't be speaking for another  
25 agency... for their plans.

1 COUNCIL MEMBER TORRES: Well the  
2 administration only chose to send HPD right? They  
3 could have chosen to send SCA. It's all relevant to  
4 the conversation right? I can't separate school  
5 capacity from the conversation about the  
6 redevelopment. That's the number one concern. I  
7 want to speak about labor. There are several  
8 employees from Courtlandt Corners and Lambert  
9 Houses, both of which are owned and operated by  
10 Phipps houses that have raised questions about the  
11 labor practices of your organization. And so, I  
12 want to read the allegations that have... and then  
13 afford you the opportunity to respond. But there's  
14 a letter dated September 13<sup>th</sup>, 2016 addressed to  
15 you authored by Phipps employees representing the  
16 Phipps workers committee for good jobs and  
17 affordable housing. They allege that the, your  
18 commitment to good jobs is waived. Quote of the  
19 12 large new complexes or buildings Phipps related  
20 entities have constructed since 2000 in only one  
21 are the workers represented by a union Teamsters  
22 Local 808 in Via Verde. So, is it true that most of  
23 the workers, that almost all of your developments  
24  
25

1 constructed since 2000 have no union  
2 representation?

3  
4 ADAM WEINSTEIN: I don't think that's  
5 true. I would have to review those.

6 COUNCIL MEMBER TORRES: Okay.

7 ADAM WEINSTEIN: And... and...

8 COUNCIL MEMBER TORRES: Do you know the  
9 exact number... [cross-talk]

10 ADAM WEINSTEIN: ...let me, let me just...

11 COUNCIL MEMBER TORRES: ...12 or...

12 ADAM WEINSTEIN: ...let me just say for  
13 the record Lambert is a 32BJ building. We have a  
14 union contract there. We intend to honor that  
15 contract.

16 COUNCIL MEMBER TORRES: And so, the  
17 redevelopment will include 32BJ workers?

18 ADAM WEINSTEIN: We have a union  
19 contract. We will honor that contract. And when  
20 that contract expires we will bargain with...

21 COUNCIL MEMBER TORRES: When is that  
22 contract set to expire?

23 ADAM WEINSTEIN: We, we, we... 2019? I  
24 think. 2018, thank you.



1  
2 COUNCIL MEMBER TORRES: So before the  
3 redevelopment?

4 ADAM WEINSTEIN: Yeah.

5 COUNCIL MEMBER TORRES: Okay.

6 ADAM WEINSTEIN: Yeah. So... no, no. No,  
7 no not before, during the redevelopment. And when  
8 it expires again we will bargain again with our...  
9 through our bargaining unit directly to 32BJ. But  
10 the... the workers choose to be represented by a  
11 union or not. We won't oppose. If... you know there  
12 are, there are employers who will oppose, who will  
13 take actions to oppose employees organizing. Phipps  
14 won't. If employees choose to be represented by a  
15 union, terrific. [cross-talk] They work hard.

16 COUNCIL MEMBER TORRES: The, the letter  
17 notes that, that these workers have been quote  
18 intimidated repeatedly by... [cross-talk] the  
19 contractor.

20 ADAM WEINSTEIN: With all due respect.

21 COUNCIL MEMBER TORRES: Yeah.

22 ADAM WEINSTEIN: The letter is self  
23 serving. I... I don't... and in, I don't know what it's  
24 referring to, to be perfectly honest.  
25

2 COUNCIL MEMBER TORRES: Have, have you  
3 met these workers claim that they deliver a  
4 petition to Phipps houses and to you. Have you  
5 received that petition?

6 ADAM WEINSTEIN: I don't know what  
7 you're referring to.

8 COUNCIL MEMBER TORRES: Okay.

9 ADAM WEINSTEIN: I don't...

10 COUNCIL MEMBER TORRES: Have you had any  
11 communication with the Phipps worker's Committee  
12 for Good Jobs on Affordable Housing?

13 ADAM WEINSTEIN: No.

14 COUNCIL MEMBER TORRES: Any  
15 communication with...

16 ADAM WEINSTEIN: Know what... no  
17 organization of that nature has contacted me  
18 directly. We are in frequent contact with 32BJ,  
19 Local 670, Local 808. They are our counter party in  
20 a collective bargaining agreement. Of course we're  
21 in touch with them all the time. And we have I  
22 think a good relationship until, until very  
23 recently a very good relationship having been... and  
24 I think actually this year 32BJ has honored our  
25 super at West Beth Apartments, Todd Sally trained

1  
2 by us as their super of the year. So look I, I  
3 don't want to make this into more than it is. It,  
4 it, it... I think this is a, a rezoning of a specific  
5 project that has a union agreement where the  
6 employees have elected to be represented by a  
7 union. We will honor that agreement. And the new  
8 development will honor that agreement.

9 COUNCIL MEMBER TORRES: Yeah, but if I  
10 receive a letter alleging intimidation by a  
11 contractor I will not take it lightly. And I, I  
12 have concerns about the quality of the jobs that we  
13 create and this is a city council that has concerns  
14 about the quality of our development and has high  
15 respect for unions like 32BJ which we see as the  
16 gold standard. So I'm, it might not be a concern to  
17 you but it's certainly of concern to me.

18 ADAM WEINSTEIN: As do I. And, and by  
19 the way I, I... we do have buildings that have  
20 chosen... where the employees have chosen not to be  
21 represented. We have buildings where employees have  
22 chosen to be represented by different unions. We  
23 have buildings where we have a third party that  
24 provides maintenance and they have both union and  
25 non-union employees. And I, I leave the bargaining

1 in that instance to them. But I can tell you that  
2 where we have buildings that are not representative  
3 by union we pay the same union scale.

4 COUNCIL MEMBER TORRES: How much do you  
5 pay?

6 ADAM WEINSTEIN: Whatever is the, the  
7 union scale in the, the 32BJ north...

8 COUNCIL MEMBER TORRES: Do you know the  
9 dollar amount?

10 ADAM WEINSTEIN: Off hand, no I don't.

11 COUNCIL MEMBER TORRES: Okay. Do you  
12 provide health care?

13 ADAM WEINSTEIN: It's the law.

14 COUNCIL MEMBER TORRES: I, I don't want  
15 to...

16 ADAM WEINSTEIN: It's the law...

17 COUNCIL MEMBER TORRES: Okay.

18 ADAM WEINSTEIN: Yes.

19 COUNCIL MEMBER TORRES: So, you... so the...

20 ADAM WEINSTEIN: So, for instance non-  
21 union...

22 COUNCIL MEMBER TORRES: I just want to  
23 be clear. So workers in... the workers who have union  
24 representation.  
25

1 ADAM WEINSTEIN: Not just, not just  
2 healthcare benefits but...

3 COUNCIL MEMBER TORRES: Have the same  
4 wages and benefits as those who do not? In all the  
5 affordable housing complexes that you operate? You,  
6 you're... the building service workers...

7 ADAM WEINSTEIN: Right.

8 COUNCIL MEMBER TORRES: ...who have union  
9 representation have comparable benefits and wages  
10 to those who do not?

11 ADAM WEINSTEIN: I can't speak for every  
12 specific building where we are not the, the direct  
13 employer. I can speak for every building that is  
14 not represented by 32BJ where we have a direct  
15 agreement with employees or employed nonunion  
16 employees. They have a comparable wage and benefit  
17 package. They receive the same benefits I do.

18 COUNCIL MEMBER TORRES: But I imagine  
19 they were...

20 ADAM WEINSTEIN: I'm sorry they have  
21 identical wage.

22 COUNCIL MEMBER TORRES: Yeah.

23 ADAM WEINSTEIN: And comparable... you  
24 can't... benefit packages... you know a union... a union  
25

1 benefit agreement may provide certain things that  
2 are superior... and base by... provide certain things  
3 that are inferior. For instance..

4  
5 COUNCIL MEMBER TORRES: Yeah I, I..

6 ADAM WEINSTEIN: ...has a pension that  
7 invests in five years. The union pension invests in  
8 10 years so that, that's a... but I... all I'm saying  
9 to you council member is that if employees choose  
10 to organize and be represented by a union and  
11 bargain with us collectively I say terrific. We're  
12 not opposed in any way.

13 COUNCIL MEMBER TORRES: You referred to  
14 the employees directly employed by Phipps. But then  
15 there are employees directly employed by your  
16 contractor...

17 ADAM WEINSTEIN: Correct.

18 COUNCIL MEMBER TORRES: Are you aware of  
19 their wages or benefits?

20 ADAM WEINSTEIN: I'm aware that we  
21 mandate that their wages be the, the same as  
22 provided in the 32, 32BJ north or 32BJ RAB  
23 agreement depending on where it's located. I don't  
24 know what their benefits are.

COUNCIL MEMBER TORRES: You don't know what... so you don't even know if they have health care?

ADAM WEINSTEIN: I'm positive they have some healthcare benefits...

COUNCIL MEMBER TORRES: Okay.

ADAM WEINSTEIN: ...because it's mandated by law.

COUNCIL MEMBER TORRES: But you don't know the extent of their benefits.

ADAM WEINSTEIN: I do not.

COUNCIL MEMBER TORRES: It can be vastly inferior to the benefits of other building service workers in your...

ADAM WEINSTEIN: I... I... [cross-talk] I really don't want to speculate...

COUNCIL MEMBER TORRES: Okay.

ADAM WEINSTEIN: ...to be perfectly honest.

COUNCIL MEMBER TORRES: Local hire.

ADAM WEINSTEIN: Yeah.

COUNCIL MEMBER TORRES: What's the plan for local hire?

1 ADAM WEINSTEIN: So, the first building  
2 Lambert will be built by Monadnock Construction has  
3 a pretty good record of local hiring. We will work  
4 actively with community board, hopefully with your  
5 office. And with our own Phipps neighborhoods to  
6 identify folks to occupy jobs. I, I think you know  
7 Monadnock is a contracted... I think wants to do...  
8 wants to...

9  
10 COUNCIL MEMBER TORRES: Do we have  
11 targets?

12 ADAM WEINSTEIN: I don't... I... I think the  
13 city's target is 30 percent of jobs and wages. And  
14 that's our target.

15 COUNCIL MEMBER TORRES: And in your  
16 experience is that an achievable target or...

17 ADAM WEINSTEIN: Some cases, yes.  
18 Depends on the construction economy to be perfectly  
19 honest. There are times when it's been very  
20 difficult to achieve that. Now it's a raging market  
21 right now so I would think that you know this is a  
22 good opportunity to make a real swing. And  
23 particularly for Phipps neighborhood to make  
24 referrals so that folks who are coming into us for  
25 financial empowerment can actually find work.



1  
2 COUNCIL MEMBER TORRES: And wherever you  
3 have demolition you certainly... there are always  
4 concerns about displacement right so... I guess what,  
5 what steps are Phipps, is Phipps taking to ensure  
6 that there is no displacement of residents?

7 ADAM WEINSTEIN: Well every resident...  
8 So, I mean every resident will be offered a unit.  
9 So, there's, there's no displacement that can take  
10 place when that's our, that's the whole plan to  
11 produce more units than we currently have and have  
12 each phase produce more units than we currently  
13 have. So, to the, to the extent that someone moves  
14 it is purely by choice. And then the other  
15 protection for displacement is the provision of  
16 units and affordable rents you know. In other  
17 words, the, the, the theory that increasing rents  
18 furthers the, the, or accelerates displacement here  
19 it's a 100 percent affordable complex with units of  
20 30, 40, 50, 60, and 80.

21 COUNCIL MEMBER TORRES: And in the  
22 initial relocation how many of the tenants  
23 relocated to Lambert and how many of them moved?  
24 I'm just curious.

2 ADAM WEINSTEIN: All 40... sorry 37

3 tenants relocated within Lambert, surprisingly to  
4 the part of the complex that is the most troubling.  
5 And they were offered exactly this. We will move  
6 your belongings and when we're done with this  
7 rezoning you'll have an opportunity to move into a  
8 new building, not a promise, not cash, simply we'll  
9 move your belongings and there's potential for hope  
10 in the future. To me that speaks to how important  
11 the project is.

12 COUNCIL MEMBER TORRES: Now I have a few  
13 more questions about the financing and then I'll,  
14 I'll wrap it up. You have 700 units that will  
15 continue to depend on project based Section 8? Is  
16 that...

17 ADAM WEINSTEIN: Correct. Yeah...

18 COUNCIL MEMBER TORRES: Is that a  
19 correct characterization?

20 ADAM WEINSTEIN: Well you'll have... so in  
21 the first... so the contract authority will remain  
22 but the contract, the, the Section 8 contract will,  
23 will in essence suspend, already has suspended the  
24 37 units. So, we're retaining the right to those...  
25 I'm sorry 44 units in the first building that has

1  
2 been vacated. We have the right to go to HUD and  
3 say we would like Section 8 for these 44 apartments  
4 in the new development. So, they've agreed to  
5 suspend and wait until the, the new building is  
6 built. So, the, the authority remains...

7 COUNCIL MEMBER TORRES: Right.

8 ADAM WEINSTEIN: ...budget... [cross-talk]

9 COUNCIL MEMBER TORRES: So, you're  
10 transferring it from 700 units in the existing  
11 Lambert to the future redeveloped complex?

12 ADAM WEINSTEIN: Correct. And the next  
13 phase...

14 COUNCIL MEMBER TORRES: So what's the  
15 financing strategy for the rest of the units?

16 ADAM WEINSTEIN: Same as the, the first  
17 strategy. Each one is a separate development  
18 technically, a separate financing. Each will be  
19 financed with taxes and bonds, low income housing  
20 credits, subordinate loans from HDC, HPD, and our  
21 own capital.

22 COUNCIL MEMBER TORRES: And are there  
23 any contingencies that we should be concerned about  
24 that could potentially complicate the financing of,  
25

1 of the redevelopment? Because your project more so  
2 than...

3  
4 ADAM WEINSTEIN: How long do you have?

5 COUNCIL MEMBER TORRES: As briefly as  
6 you can. So if there are 100 what are the top  
7 three?

8 ADAM WEINSTEIN: The availability of  
9 volume cap is number one.

10 COUNCIL MEMBER TORRES: Okay. Your  
11 project cannot move forward without bond financing  
12 from the city, is that correct?

13 ADAM WEINSTEIN: Correct.

14 COUNCIL MEMBER TORRES: Okay. And how  
15 much bond financing do you anticipate?

16 ADAM WEINSTEIN: The project is about 5  
17 to 600 million dollar project if... finances one  
18 phase today.

19 COUNCIL MEMBER TORRES: Which is  
20 astonishing... over time.

21 ADAM WEINSTEIN: So, it's approximately  
22 300 million... volume cap.

23 COUNCIL MEMBER TORRES: What's the next  
24 contingency then?

1  
2 ADAM WEINSTEIN: What would be the next  
3 most important... construction pricing always affects  
4 us. I mean we're, we've experienced... so Phipps'  
5 last completed development was in... Sorry we bought  
6 our... our most recently completed development in  
7 2013, a comparable building, there's some  
8 distinctions, for 160, 159 dollars per square foot.  
9 I mean that was a real... a coup to be perfectly  
10 honest. So, when the market was probably about 180  
11 we bought it 160. The con to construct the first  
12 building of Lambert albeit a different, a slightly  
13 more expensive building, maybe there's 20 dollars a  
14 square foot of greater expense, more amenities,  
15 more excavations, steel framing, and that will come  
16 in I believe at around 270 dollars a square foot.  
17 So you're really comparing 180 to 250. That's been  
18 the run up in three years.

19 COUNCIL MEMBER TORRES: And a concern I  
20 have beyond the price of construction beyond the  
21 availability of volume cap are rules changes on the  
22 part of HPD, HP... not HPD, HUD. HUD has made a  
23 series of rules changes in the hopes of promoting  
24 fair housing. And there are two examples that come  
25

1 to mind. First is the difficult to define area. And  
2 then there's the smaller area...

3  
4 ADAM WEINSTEIN: Difficult to develop.

5 COUNCIL MEMBER TORRES: Difficult to  
6 develop...

7 ADAM WEINSTEIN: Yeah.

8 COUNCIL MEMBER TORRES: ...area.

9 ADAM WEINSTEIN: Yeah.

10 COUNCIL MEMBER TORRES: And then there's  
11 the smaller area FMRs. What are...

12 ADAM WEINSTEIN: Yeah.

13 COUNCIL MEMBER TORRES: ...impact of  
14 either.

15 ADAM WEINSTEIN: Not I... I'm worried  
16 about...

17 COUNCIL MEMBER TORRES: ...potential rule  
18 change?

19 ADAM WEINSTEIN: ...other HUD rules. I, I  
20 believe Lambert is a QCT, not a DDA, correct? It's  
21 a qualified census tract. So, you get the basis  
22 boost, the boost in the low income housing tax  
23 credit basis that allows in essence, in essence is  
24 a, it's a funds transfer from the other 49 state...  
25 New York, to high cost areas. And that can be

1 achieved two different ways, in a difficult to  
2 development area, difficult to develop area which  
3 is a designation by HUD that it is costly to  
4 develop or a qualified census tract where more than  
5 50 percent of the residents are living at lower  
6 income levels. However, the QCT limits the census  
7 tracts in any area to 20 percent of the total. I  
8 mean it's, it's kind of an anti-big city rule to be  
9 perfectly honest. So, a place like Detroit only 20  
10 percent of the census tracts within all of Detroit  
11 can be considered QCTs and get the basis boost even  
12 though probably 80 percent of the census tracts in  
13 Detroit are going to be QC... qualify as QCTs that  
14 are poorer than other, other areas. So to me that  
15 doesn't make any sense. And it's frustrating, it's  
16 frustrating us because we do have projects where  
17 that, that changed from designation just literally  
18 from year to year. We have one in Rafael Espinal's  
19 district which was a QCT in 2015, fell out in 2016,  
20 and is now designated a QCT again...

22 COUNCIL MEMBER TORRES: Although  
23 something tells me West Farms is not likely to fall  
24 out of that designation.

25 ADAM WEINSTEIN: I think that's right.

1 COUNCIL MEMBER TORRES: Okay. And so  
2 even if there were rule change...

3 ADAM WEINSTEIN: That was a long winded  
4 answer.

5 COUNCIL MEMBER TORRES: Even if there  
6 were a rule change regarding DDA, difficult to  
7 develop area, the QCT would offset whatever  
8 impasse?

9 ADAM WEINSTEIN: Yes, you would get...

10 COUNCIL MEMBER TORRES: Okay.

11 ADAM WEINSTEIN: ...the basis boost either  
12 way. In fact the QCT is better. You get, you have  
13 the potential... market's tax credit issuance for the  
14 nonresidential space. And with regard to small area  
15 FMRs currently HUD's rules apply only to housing  
16 choice vouchers.

17 COUNCIL MEMBER TORRES: Okay.

18 ADAM WEINSTEIN: Not to project...

19 COUNCIL MEMBER TORRES: Project based  
20 Section 8.

21 ADAM WEINSTEIN: There is talk... you know  
22 stay active in your federal... your federal... the  
23 council needs a federal ledge director because  
24 people need to say on top of HUD. There are  
25



1  
2 promising things though on top that are... Senator  
3 Maria Cantwell and our own Senator Schumer are  
4 advocating extension of what's called income  
5 averaging which would enable us to raise tax  
6 credits for the 80 percent AMI units which is  
7 possibly the single most important federal housing  
8 change to benefit New York that could be, that  
9 could pass. Well that and public housing changes,  
10 modifications. Those are the two most important  
11 federal agenda items for New York City and housing.

12 COUNCIL MEMBER TORRES: And I just want  
13 to ask one, one more final question to the  
14 administration. I notice in the EIS the  
15 redevelopment would create six hours of shadow on  
16 the, on the park across the street, River Park. And  
17 I have real concerns that there's going to be some,  
18 some level of diminution in the user experience of  
19 that park. And this is more of a statement. I would  
20 hope that the administration makes investments in  
21 that park that would offset the impact of the  
22 redevelopment. If you're going to diminish it in  
23 one way the administration ought to be enhancing it  
24 another way. Any comment on the...

25 CHAIRPERSON RICHARDS: Don't be shy.

[background comments]

CHAIRPERSON RICHARDS: ...your mic.

TED WEINSTEIN: Not wanting to speak for another agency again but I'm, I know that the Parks Department is aware of your concerns. And they, they're aware of your concerns.

CHAIRPERSON RICHARDS: And when we do these hearings, especially when it's joint applications they should all come so we don't have to... we don't have to speak for other agencies. It's unfair to you.

TED WEINSTEIN: Okay.

CHAIRPERSON RICHARDS: ...unfair to us. So, you should just send that message back to them that if they're going to do joint applications everybody should come to the rodeo. Cool? Okay.

COUNCIL MEMBER TORRES: Yeah I just want to make one more note. You know obviously there's a compelling rationale for the project right. But I, I do have concerns. Right, I have concerns. We had an exchange about labor standards. I have concerns about the impact on local infrastructure. My number one concern is the school capacity and the parks. And it worries me that the administration is

1  
2 proposing a massive redevelopment without a real  
3 plan for mitigation. And that shows a real  
4 disregard for the infrastructure needs of my  
5 community. And it's something that I deeply resent  
6 and I hope the administration can come back with a  
7 serious plan for mitigating the very real impacts  
8 in your own environmental analysis. So that's the  
9 extent of my commentary.

10 CHAIRPERSON RICHARDS: Thank you Council  
11 Member Torres for your leadership. And I'm going to  
12 go to Chair Greenfield for questions.

13 COUNCIL MEMBER GREENFIELD: Thank you  
14 Mr. Chairman. Thank you Council Member Torres. Just  
15 want to run through some of the basics and then ask  
16 you some just quick questions. I don't think we  
17 covered them for folks who are not that familiar  
18 with this project the way the Weinstein brothers  
19 are.

20 ADAM WEINSTEIN: Cousins, cousins.

21 COUNCIL MEMBER GREENFIELD: What's that?  
22 No it's a famous movie, studio... just a joke... as  
23 you...

24 CHAIRPERSON RICHARDS: You look alike.  
25

2 COUNCIL MEMBER GREENFIELD: ..who are  
3 familiar. Currently 14 buildings, 731 units, is  
4 that correct?

5 ADAM WEINSTEIN: Correct.

6 COUNCIL MEMBER GREENFIELD: Okay. The  
7 eventual plan will be how many buildings?

8 ADAM WEINSTEIN: 15 buildings.

9 COUNCIL MEMBER GREENFIELD: 15  
10 buildings.

11 ADAM WEINSTEIN: 14 to 15. 13 buildings,  
12 so sorry.

13 COUNCIL MEMBER GREENFIELD: 13  
14 buildings. See even you guys weren't sure. It's a  
15 good thing we're clarifying this, okay. So... we're  
16 going to go for 14 buildings to 13 buildings and  
17 we're going to have a total of 1665 units?

18 ADAM WEINSTEIN: Correct.

19 COUNCIL MEMBER GREENFIELD: Okay. The 14  
20 buildings that are currently there what is, what's  
21 going to happen to those buildings?

22 ADAM WEINSTEIN: So, the buildings are  
23 demo... demo... so 14 buildings is a little bit  
24 misleading going back to the slide... As you can see  
25 the, the 14 buildings comprise a bunch of buildings

1 that are connected. So, it's really one, two, three  
2 sort of superblock buildings...

3  
4 COUNCIL MEMBER GREENFIELD: Okay.

5 ADAM WEINSTEIN: ...each of which contains  
6 five, six, or seven buildings, and then one  
7 independent building located...

8 COUNCIL MEMBER GREENFIELD: Got it.

9 ADAM WEINSTEIN: Which is... which is...  
10 which is actually, technically two buildings.

11 COUNCIL MEMBER GREENFIELD: So, for  
12 simplicity purposes we're calling it 14 buildings.  
13 Of those 14...

14 ADAM WEINSTEIN: 14 addresses.

15 COUNCIL MEMBER GREENFIELD: 14  
16 addresses. Fair enough. Of those they could be  
17 interconnected potentially obviously.

18 ADAM WEINSTEIN: Yes, they are.

19 COUNCIL MEMBER GREENFIELD: Those 14  
20 buildings, how many are being demolished, how many  
21 are being rehabbed, what's going to happen to those  
22 14...

23 ADAM WEINSTEIN: They're all being  
24 demolished in phases.

25 COUNCIL MEMBER GREENFIELD: Great.

1 ADAM WEINSTEIN: So, first, the first  
2 will be the smallest standalone complex, that two  
3 building complex that I just pointed out which is  
4 currently vacant.

5 COUNCIL MEMBER GREENFIELD: Okay.

6 ADAM WEINSTEIN: It's 44 apartments. On  
7 that site we will... the... the families living in,  
8 there were 37 families living there two years ago.  
9 They relocated elsewhere within the complex to  
10 vacancies that, that were in the complex. That  
11 building will be demolished and a 163-unit building  
12 will be built there.

13 COUNCIL MEMBER GREENFIELD: So, those 37  
14 families are going to have to move twice right?  
15 They move once and then they have to move another  
16 time.

17 ADAM WEINSTEIN: Correct.

18 COUNCIL MEMBER GREENFIELD: Into the,  
19 into the new units. Is that something that you  
20 anticipate happening for other folks or are other  
21 folks just going to have a one time move? Meaning  
22 demolish, building comes up, then they move  
23 directly in, or are you anticipating a double move  
24 as well?  
25

ADAM WEINSTEIN: Only in the final phase will there be... No, actually in each instance there will be a double move because you have to move out in order for us to demolish and then move in.

CHAIRPERSON RICHARDS: Wait so you...

COUNCIL MEMBER GREENFIELD: Not necessarily...

CHAIRPERSON RICHARDS: ...demolish a building and then... [cross-talk]

ADAM WEINSTEIN: Yeah, I'm sorry, I'm sorry, I'm sorry. No, I got that wrong. I'm sorry, I got that wrong entirely. So...

COUNCIL MEMBER GREENFIELD: ...have a new building going up... [cross-talk]

ADAM WEINSTEIN: First, first phase will move twice. The new building will go up.

COUNCIL MEMBER GREENFIELD: Yeah.

ADAM WEINSTEIN: Those families will move once.

COUNCIL MEMBER GREENFIELD: Okay.

ADAM WEINSTEIN: Yeah, thereafter everyone will move once not everyone will move twice.

1  
2 COUNCIL MEMBER GREENFIELD: Alright so  
3 from this point on just to... [cross-talk] exactly  
4 there will be no longer a double move it'll be a...

5 ADAM WEINSTEIN: That's correct.

6 COUNCIL MEMBER GREENFIELD: ...single move  
7 into new buildings?

8 ADAM WEINSTEIN: Correct.

9 COUNCIL MEMBER GREENFIELD: Got it. And  
10 just to be clear. So folks have to leave those...

11 ADAM WEINSTEIN: There will be... Just to  
12 be very clear.

13 COUNCIL MEMBER GREENFIELD: Yeah, okay.

14 ADAM WEINSTEIN: There will be a handful  
15 in the second phase that will relocate within the  
16 complex because the, the building, the next phase  
17 is 169 apartments and we may, we may have natural...  
18 if, if we're able to you know we would maintain  
19 five or six vacancies in order to have families  
20 shift one for one. But there may be a slight  
21 overhang, maybe a couple of households that have to  
22 move twice in the second phase but definitely not  
23 thereafter. Because there are 163 units being  
24 constructed and 169 units occupied.



2 COUNCIL MEMBER GREENFIELD: Okay. So,  
3 but generally the plan is that, that's sort of the  
4 exception of the rule?

5 ADAM WEINSTEIN: Correct.

6 COUNCIL MEMBER GREENFIELD: As a rule  
7 it's going to be a one time move, not a double  
8 move. They're going to move from the current  
9 building into a new unit. Now what happens that the  
10 chair points out in a case where let's say it's a  
11 fluke, someone's currently in a two bedroom, they  
12 should only have a one bedroom, they don't want to  
13 leave. I know it's not a scenario we like to  
14 discuss but you know there's a lot of units, almost  
15 1,000 units what if someone says I'm not going?  
16 What happens then? They're force, forced to leave?

17 ADAM WEINSTEIN: They're protected by  
18 the federal relocation act but they're also in  
19 violation of their current lease to be perfectly  
20 honest.

21 COUNCIL MEMBER GREENFIELD: I, I  
22 understand. I'm not... once again I'm not judging I'm  
23 just trying to... [cross-talk] just so folks will  
24 have an understanding. They have to leave...

25 ADAM WEINSTEIN: That becomes a...

2 COUNCIL MEMBER GREENFIELD: ...bottom  
3 line.

4 ADAM WEINSTEIN: That honestly becomes a  
5 three-way conversation with HUD.

6 COUNCIL MEMBER GREENFIELD: Okay. But at  
7 the end of the day they can't stay there because  
8 then you can't demolish a building with someone's  
9 there right? So...

10 ADAM WEINSTEIN: Well...

11 COUNCIL MEMBER GREENFIELD: ...eventually  
12 they're going to have to... they're going to be  
13 forced to leave one way or the other and most  
14 people are going to be happy, a handful of people  
15 may not but...

16 ADAM WEINSTEIN: Correct.

17 COUNCIL MEMBER GREENFIELD: ...that's sort  
18 of the way it works.

19 ADAM WEINSTEIN: Moving's difficult.

20 COUNCIL MEMBER GREENFIELD: Right?

21 ADAM WEINSTEIN: And, and your new space  
22 is going to be a little different than your old  
23 space in some, some ways much, much better. The  
24 amenities will certainly be better. The safety will  
25 be better but you're right. The configuration of

1  
2 the space may be different and there may be folks  
3 who are over... or, over...

4 COUNCIL MEMBER GREENFIELD: I'm just  
5 pointing that out.

6 ADAM WEINSTEIN: ...or under housed.

7 COUNCIL MEMBER GREENFIELD: Yeah,  
8 exactly. Okay, fair enough. Just everybody  
9 understands what, what, what they're getting.  
10 That's all. So as far as the building just to be  
11 clear none of the buildings that are existing will  
12 remain? They will all be demolished, neither will  
13 be... another building in their place either at that  
14 location or another location and that's that?

15 ADAM WEINSTEIN: Correct.

16 COUNCIL MEMBER GREENFIELD: Okay, got  
17 it. So the final point that I, I, I want to get to  
18 is discussing infrastructure. You know you had a  
19 great, you had a great sound bite earlier and as  
20 elected officials we're, we're good on sound bites.  
21 ...great sound bite earlier about how years ago you  
22 know... [cross-talk] terrible planning... [cross-talk]  
23 and how... No, no it was great. I was... it was a  
24 genuine compliment. Right, exactly. Exactly.

25 ADAM WEINSTEIN: I have a past.

1  
2 COUNCIL MEMBER GREENFIELD: Yeah, there  
3 you go. So you had a great sound bite before about  
4 how you know there wasn't enough planning and the  
5 design was poor, and the financing was poor and  
6 everything..

7 ADAM WEINSTEIN: Yeah, that's a sound  
8 bite.

9 COUNCIL MEMBER GREENFIELD: ..was  
10 terrible. It was a great sound bite. I'm actually  
11 thinking of, I'm told, I told my staff to get the  
12 clip and we're going to send it out wide because it  
13 was great. But there was one thing that you didn't  
14 add to your sound bite which in fact was something  
15 that we learned from the past. And that is that  
16 when we build projects and we don't provide for  
17 appropriate infrastructure those projects are a  
18 failure as well.

19 ADAM WEINSTEIN: Right.

20 COUNCIL MEMBER GREENFIELD: And I  
21 understand that you know everyone wants to take the  
22 position of it's not my job and sort of we point  
23 directions and say oh it's that agency or that  
24 agency and I'm only the developer but I mean  
25 wouldn't you agree with us and obviously the

1 council member that a major failure of prior  
2 administrations is that they have not planned for  
3 infrastructure and schools and parks are just two  
4 examples that the council member raised of  
5 infrastructure that is necessary to have a  
6 successful project. So as a developer, and I  
7 believe you termed it.. affordable housing developer  
8 in this city or something.. [cross-talk]

10 ADAM WEINSTEIN: Thank you but it..

11 [cross-talk]

12 COUNCIL MEMBER GREENFIELD: ...something  
13 like that. Something.. [cross-talk] Largest..

14 ADAM WEINSTEIN: Oldest and largest..

15 COUNCIL MEMBER GREENFIELD: Oldest and  
16 largest.

17 ADAM WEINSTEIN: Yeah.

18 COUNCIL MEMBER GREENFIELD: There you  
19 go. Fair enough.

20 ADAM WEINSTEIN: Not-for-profit. Yeah, a  
21 lot of, lot of.. [cross-talk]

22 COUNCIL MEMBER GREENFIELD: Okay, fair  
23 enough, fair enough. So, the point is wouldn't you  
24 agree that infrastructure is critical and we need  
25 to have...

1 ADAM WEINSTEIN: Absolutely.

2 COUNCIL MEMBER GREENFIELD: ...these  
3 infrastructure dealt with today instead of you know  
4 the, the, the Popeye's... You know the Popeye the  
5 Sailor man who was wimpy I believe... [cross-talk]  
6 say... I will gladly pay you Tuesday..

7 ADAM WEINSTEIN: Tuesday.

8 COUNCIL MEMBER GREENFIELD: For a  
9 hamburger today.

10 ADAM WEINSTEIN: For a hamburger today.

11 COUNCIL MEMBER GREENFIELD: Exactly. And  
12 that's basically what the promise is, right?

13 ADAM WEINSTEIN: Yeah.

14 COUNCIL MEMBER GREENFIELD: We got 900  
15 seats that eventually we're going to site and we'll  
16 figure it out and maybe it'll go there, I mean come  
17 on. You want us to give you the approvals right now  
18 to build nearly 17 hundred new units and then we'll  
19 figure everything else out later. That doesn't seem  
20 like a really good deal honestly or a good lesson  
21 from our past. So, would you like to revise your  
22 list of you know we failed to do X, Y, and Z with  
23 infrastructure as well? Would you agree with us on  
24 that?  
25

2 ADAM WEINSTEIN: Now that's a good sound  
3 bite. As a technical matter...

4 COUNCIL MEMBER GREENFIELD: Two can play  
5 this game Mr. Weinstein. Yes?

6 ADAM WEINSTEIN: ...I will not agree with  
7 you. And here... but I will agree with what you're  
8 trying to say but not the way... not in this  
9 circumstance. Because in point of fact Lambert was  
10 a downzoning. And the, the shame if you will of  
11 Lambert was that it took buildings that were, that  
12 were grandfathered into the R71 in 1961 but they  
13 were, they were... it was a much denser neighborhood  
14 then. It was actually six point... you know typical  
15 Bronx H shaped building like my mother grew up in,  
16 6 FAR with you know 150 people per quarter acre. I  
17 mean it's, it's a lot of... it was very, very densely  
18 packed neighborhood and Lambert did the opposite.  
19 It actually continued the sort of... the, the, the...  
20 what was thought of as the right thing of the day,  
21 plan shrinkage. But that... so that's just a  
22 technical response to what you've said. It didn't...  
23 it didn't contemplate a whole array of  
24 infrastructure concerns. It, it was well  
25 intentioned but we all know, we all know you know

1 what the road to hell is paved with. It was very  
2 well intentioned. Let's just build the housing.  
3 Let's, let's forget about the other stuff for sure.  
4 You know Phipps is more than just a developer. I, I  
5 kind of cringe honestly when I hear that, that us  
6 being called a developer because we're a not-for-  
7 profit organization that works with communities.  
8 And we've been in this... and put our money where our  
9 mouth is in providing a huge array of social  
10 service infrastructure, education, job development  
11 in neighborhoods where... that haven't seen their  
12 share of the pie. So we've invested deeply in this  
13 neighborhood in programs that Council Member Torres  
14 has supported and we're very...

16 COUNCIL MEMBER GREENFIELD: I don't  
17 think we disagree. I mean to be clear... [cross-talk]

18 ADAM WEINSTEIN: No, we don't disagree.

19 COUNCIL MEMBER GREENFIELD: ...every,  
20 everything you're... everything you've said today and  
21 certainly your commitment to small businesses and  
22 just trying to have successful small businesses and  
23 trying to do the right thing and even taking the  
24 risk, we applaud all that. And we're... no one is  
25 impugning or doubting that your intentions are



1  
2 good. My question is that would you support in  
3 council members request for specific infrastructure  
4 details and agreements before we sign off on this  
5 project because those are legitimate and valid  
6 concerns regarding specifically education and  
7 parks.

8 ADAM WEINSTEIN: Right. I'm going to...  
9 I'm going to leave that to... the council member's a  
10 better advocate for that than I would be. You know  
11 I can say firmly that Phipps will be there to work  
12 with that school ideally to have a beacon, because  
13 we have a beacon at just about every school in this  
14 neighborhood. We will, we... if, we will lead the  
15 friends of River Park. That's something we'll  
16 commit to for sure. We've done that with Crotona  
17 Park, you know the Bronx, the, the Bronx River  
18 Greenway is being extended along the eastern edge  
19 of the property. So you know we'll be, we'll be  
20 there to be community involved to put our efforts  
21 and our resources in this community. I, I really...  
22 I, I don't... I'm not an expert on schools planning.  
23 It's, it's a little bit of a mistake to say it's 17  
24 hundred new seats, 17 hundred new households, it's  
25

1 really 900 new households. It's, I'm not an expert  
2 in projecting school needs.

3  
4 COUNCIL MEMBER GREENFIELD: And 900 new  
5 households is could... is a lot more than...

6 ADAM WEINSTEIN: Is a lot...

7 COUNCIL MEMBER GREENFIELD: ...just 900...

8 ADAM WEINSTEIN: For sure.

9 COUNCIL MEMBER GREENFIELD: ...seats  
10 necessarily.

11 ADAM WEINSTEIN: It generates, it  
12 generates...

13 COUNCIL MEMBER GREENFIELD: ...we'll take,  
14 we'll take what you've pledged so far.

15 ADAM WEINSTEIN: Okay.

16 COUNCIL MEMBER GREENFIELD: Certainly  
17 the involvement in the parks.

18 ADAM WEINSTEIN: Yeah.

19 COUNCIL MEMBER GREENFIELD: And we'll,  
20 we'll now harass your HPD brother, brother  
21 Weinstein. So brother Weinstein talk to me. H, HPD..  
22 HPD likes to say that you know it's not their  
23 problem but it is your problem right? Because you  
24 guys are the ones who come up with the idea that  
25 says hey let's build more affordable housing. It's

1  
2 your application. So isn't it reasonable for us to  
3 come back and say hey show us the infrastructure?

4 TED WEINSTEIN: Okay.. we have meeting..  
5 we are attempting to meet the need to address the  
6 affordable housing crisis and I, I don't think  
7 anything I've said was essentially not my problem.  
8 It's not my authority to speak on other issues  
9 that, that are not ours. And is it important to  
10 have adequate infrastructure of course. But I, I  
11 know that other agencies.. you know one of the  
12 reasons why we do, do environmental studies is to  
13 see where there might be impacts and then there  
14 were discussions among the appropriate agency as to  
15 how it, those issues can be addressed if they can  
16 be.

17 COUNCIL MEMBER GREENFIELD: Mr.  
18 Weinstein my, my point is that's not a criticism,  
19 it's just an observation which is that it, it's,  
20 it's a, it's satisfactory bureaucratic answer to  
21 say that you know this is our job and this is your  
22 job. But the reality is as the chair pointed out  
23 this is a hearing, you're here, somebody else..  
24 [cross-talk] right. So for better or for worse  
25 you're representing the administration, not just

1  
2 HPD in your capacity. And I think it's fair to say  
3 that hey when HPD proposes these projects they need  
4 to make darn sure that whether it's the SCA or the  
5 Parks Department or whomever else or for example to  
6 the other Mr. Weinstein's point regarding the  
7 emphasis to the Parks we can't really be in the  
8 habit of saying well we do this, they do that, and  
9 then you know each arm of government doesn't  
10 necessarily speak to each other. And so what I'm  
11 suggesting is that it really is the responsibility  
12 of HPD as the lead on these projects which I think  
13 you would agree you are the lead..

14 TED WEINSTEIN: Mm-hmm.

15 COUNCIL MEMBER GREENFIELD: ..on these  
16 projects to say well we can't move forward with  
17 this until we know that SCA says that there is an  
18 actual plan, not just a hypothetical plan because I  
19 can tell you for example in my district there has  
20 been a plan for years to build more schools but  
21 guess what they couldn't find the space so that  
22 hasn't happened yet right? And so when Council  
23 Member Torres says hey that's great that you want  
24 to build a new school actually building from the  
25 point of.. building, wanting to build a school to

1 actually building the school is a very long road.  
2 And so what I'm saying is... and I'm not beating up  
3 on HPD. We like HPD and we're certainly grateful  
4 and we think this is forward thinking and we know  
5 that you guys... you would work but I think you have  
6 to nudge the other agencies and say hey listen you  
7 can't really expect us to go. It's not really fair  
8 to send me out there to the firing squad when  
9 you're not willing to show up and explain how  
10 you're going to get this done because our job is,  
11 is not just to sell the housing it's to sell the  
12 entire project. And the council is very... has been  
13 particular for... certainly since, since we have a  
14 new council in the last three years that  
15 infrastructure for us is a critical part of any  
16 project. And to be perfectly frank we've said it  
17 and, and I genuinely mean this, I know our  
18 colleagues do, we won't approve projects that don't  
19 have adequate infrastructure.  
20

21 TED WEINSTEIN: And, and again I'm  
22 saying that we don't have the, the knowledge, the  
23 expertise, and nor the authority to do things that  
24 are outside of our jurisdiction if you will. But I,  
25

1  
2 of course I will be bringing back the sentiments  
3 that I've heard today. Now from three of you.

4 COUNCIL MEMBER GREENFIELD: Anyway, but  
5 what I'm suggesting Mr. Weinstein is one step  
6 further which is that you know the commissioner  
7 could pick up the phone or the deputy commissioner  
8 could pick up the phone and call the equivalent at  
9 SCA and say listen we can't go to this hearing  
10 unless you show up with an actual plan, right. I  
11 mean I think HPD needs to take a little more  
12 responsibility and it's more than just, it's more  
13 than just the, the hypothetical. It has to be.. we  
14 need some concrete, we need some concrete plans  
15 before we move forward.

16 TED WEINSTEIN: And be assured that I  
17 hear you well on that point and that the point will  
18 be brought back.

19 COUNCIL MEMBER GREENFIELD: I appreciate  
20 it. It's good to see the Weinstein brothers in  
21 action. Thank you.

22 CHAIRPERSON RICHARDS: Thank you Mr.  
23 Chairman. And we appreciate both Adams being here..  
24 oh no, both Weinsteins I'm sorry. It's been five  
25 hours at least, come on. I had to drop a 10-month-

1 old off this... But want to thank you and we look  
2 forward to continuing to work with you on this  
3 application and others obviously and, and just to  
4 end once again I think the Chairman and both  
5 Ritchie both made great points. And you know if  
6 you're going to do joint applications please ensure  
7 that it's... a joint group that comes to our hearings  
8 in particular on these particular issues. So, no  
9 fault of you Adam but, but certainly to your  
10 brother, the other Weinstein. So, thank you for  
11 testifying. We're going to go to our next panel.  
12 John Sanchez Community Board 6 District Manager,  
13 Tony Aheti [phonetic] I think, Ahmeti 32BJ, Is this  
14 Sarah? Or am I messing this up? Davis. Seray Davis,  
15 sorry chopping your name, Community Board 6, Sarah  
16 Nunez. Wait, oh yes she came up before, Mahea  
17 [phonetic] Logan, Community Board 6 as well.  
18 Everybody should come up. Grab chairs. Make  
19 yourself at home. We're going to put on the clock  
20 Sergeant at Arms.

22 JOHN SANCHEZ: Good morning Mr. Chairman  
23 and the members of the Subcommittee on Zoning and  
24 Franchises. My name is John Sanchez and I'm the new  
25 District Manager for Bronx Community Board 6 which

1 is the area Lambert Houses is in. The city council  
2 subcommittee has the authority to recommend  
3 modifications to ULERP proposals. And Community  
4 Board 6 asks that a subcommittee recommend three  
5 changes. First, we ask that this application  
6 include a guarantee that the New York City School  
7 Construction Authority, SCA, will build both an  
8 elementary and middle school on the parcel of land  
9 Phipps houses has offered free of charge. Second,  
10 we ask that the proposal state that SCA will begin  
11 its school construction process immediately upon  
12 project approval and not in the year 2027 as  
13 proposed. Third, we ask that if requiring SCA and  
14 DOE to agree to build both schools is not possible  
15 that Phipps houses be required to offer the land to  
16 another school provider that will build the  
17 schools. The construction of schools is critical to  
18 our community and the Bronx specifically. The Bronx  
19 has the highest public school ratio of all five  
20 boroughs which means for every housing unit built  
21 in the city the house... the Bronx generates the most  
22 amount of student need. More specifically, school  
23 district 12 has a greater than 14 hundred seat  
24 need. That doesn't include Lambert Houses. That  
25



1 doesn't include the other developments coming in  
2 the pipeline as the aforementioned 1932 Bryant  
3 Avenue. The Lambert Houses Development is expected  
4 to bring 690 students. This is unacceptable that  
5 SCA is not agreeing to build a school. We're simply  
6 requesting safeguards to ensure an elementary and  
7 middle school are built. The project proposal  
8 wording is vague and says Phipps and HPD are in  
9 discussions with the SCA and will continue to work  
10 with SCA to determine appropriate terms for the  
11 proposed 500 seat elementary school as the phase  
12 project that's constructed. It is anticipated that  
13 these terms will be formalized in the letter of  
14 intent. If S... if SCA were to decline this option  
15 and construct a school a residential building with  
16 approximately 55 units will be constructed in its  
17 place. The proposal sets no timeline for  
18 discussions to be finalized or when SCA must make  
19 the decision to accept or reject this option. The  
20 proposal also doesn't give a firm date of when  
21 school construction will begin if SCA did accept  
22 the option. However, the developer's preliminary  
23 construction schedule shows construction of the  
24 parcel to be in 2027. I met with a staff member of  
25

1  
2 SCA on October 14<sup>th</sup> and he stated that the average  
3 school takes two and a half to four years to build.  
4 So, this means potentially there will be no new  
5 school in the community until 2031, 15 years from  
6 now. And I can confidently say if the community  
7 board was aware of that date they would not have  
8 voted to approve, they would not have voted to  
9 recommend approval for this project. Also, the  
10 environmental impact study says this will have a  
11 significant adverse impact on intermediate schools  
12 thus an elementary school was not enough for our  
13 community. We need both. But there's an opportunity  
14 to change the present situation. Fortunately, SCA  
15 already has the funding for 912 seats in District  
16 12 and its capital plan for 2015 to 2019. It's not  
17 a matter of funding, the money is there. However,  
18 these seats are not in the design and scope phase  
19 because they can't find a site. Well, we want to  
20 ensure that SCA utilizes the free opportunity, free  
21 opportunity that Phipps is offering, free land for  
22 school. Another positive is that this parcel of  
23 land that Phipps is offering is buildable up to  
24 86,000 square feet. Our discussion with SCA stated  
25 that a middle school requires 50,000 square feet

1 and elementary school requires 20,000 square feet.  
2 So therefore, the space is more than sufficient to  
3 accommodate both an elementary and a middle school.  
4 Community Board 6 supports the expansion of  
5 affordable housing and the redevelopment of Lambert  
6 Houses. However, a firm guarantee for the requisite  
7 infrastructure investment is needed to sustain our  
8 community's growing student population. SCA has,  
9 has the funding to build the schools, the proposed  
10 zoning change allows for the space to build both  
11 the elementary and middle school and the land is  
12 being offered for the schools for free. The  
13 community asks that you ensure that SCA seizes this  
14 great opportunity. Subcommittee members I ask that  
15 you consider these proposed changes to the project  
16 proposal. And if you agree submit recommendations  
17 to the Land Use Committee. Thank you for your time.

18  
19 CHAIRPERSON RICHARDS: Thank you.

20 JOHN SANCHEZ: Thank you.

21 CHAIRPERSON RICHARDS: You may begin.

22 And he got extra clock time because he's the  
23 district manager so..

24 SARAH NUNEZ MAHIA: Good afternoon. My  
25 name is Sarah Nunez Mahia and I chair the housing

1 and land use communities in Bronx Community Board  
2  
3 6. I'm here today to advocate the building of a new  
4 school in the West Farms area. Not only is the  
5 Phipps project bringing additional 700 units to the  
6 community but we also have additional housing  
7 coming to the same corridor. The signature project,  
8 Catholic Home Charities which was here earlier and  
9 Hotel Lair [sp?] who's building two residential  
10 buildings therefore it is safe to say that an  
11 additional 6 to 800 units are being built in  
12 addition to the Lambert project which is a  
13 conservative number. Currently the two schools in  
14 our immediate area are over capacity thereby  
15 deteriorating the quality of education our children  
16 are entitled to receive. Our children deserve  
17 better and it begins with us by doing the right  
18 thing and building a great learning place for  
19 future generations to enjoy. Thank you.

20 CHAIRPERSON RICHARDS: Thank you so  
21 much. You have a minute left. You did really well.  
22 Alrighty, yes ma'am.

23 SARAY DAVIS: Good afternoon Chairman  
24 Richards and members of the Subcommittee on zoning.  
25 My name is Saray Davis and I chair the Education

1 and Youth Committee on Community Board 6. And my  
2 two children attend public schools in that  
3 community board. Before I even begin my testimony,  
4 I'd like to say the fact that the SCA is not even  
5 here speaks to the fact that there is a problem.  
6 280 Broadway, that's where buildings is and they  
7 have a representative over there. They could have  
8 easily made it to this meeting and they should  
9 have. Now, as for my testimony... The response of the  
10 SCA is absolutely abhorrent to the needs of our  
11 community board. How dare an institution who is  
12 servant to the educational needs of New York City  
13 will only give consideration to building a school.  
14 That's outlandish. Land that is grant to without  
15 cost on top of that I think SCA has lost focus of  
16 the true reason we liaison with them, that's to  
17 better and to empower our communities. Housing is  
18 always a need. But the foundation for any of life's  
19 ambitions is education. Where can they go without  
20 knowing the basics? At present, we find ourselves  
21 on the precipice of a serious influx to our  
22 community. Our schools such as PS300, PS67, they're  
23 already overcrowded. There's no relief in sight as  
24 we welcome over 25 hundred more residents to West  
25

1 Farms. I sat on the board during the presentation  
2 of Lambert Houses' proposed zoning changes and  
3 redevelopment. They were adamant about bringing in  
4 prior residents, not all return. They were adamant  
5 about shopping centers but there is no guarantee  
6 where the children will be educated. This is not a  
7 winning or well thought out combination. I had to  
8 turn my vote as a nay and at present this  
9 definitely is a recipe for disaster. Any  
10 mathematician will concur these numbers are off and  
11 don't equate to the success of a community. Where  
12 will these children go to school? Are we to bus  
13 them outside of the community to get their  
14 services? Will the children stand in the back of  
15 already overpopulated classrooms? Absolutely not.  
16 This new development will soon become a breeding  
17 ground for recidivism. Think about it. If we allow  
18 this influx in the community without sustaining a  
19 fortified plan maintaining educational standards we  
20 will become victim to this major oversight by the  
21 city or by the developer in this case. If we allow  
22 our neighbors to not have a fair chance at  
23 education even at the most tender ages it will  
24 breed self-doubt. That lack of confidence will turn  
25

1  
2 into malevolent desires and before you know it what  
3 will they do but turn to their neighbors and steal  
4 to them, from them, excuse me. We must now have the  
5 foresight to see these issues before the fruition  
6 into unregulated problems. Further yet the still  
7 most underrepresented in our community are the  
8 medically fragile and special needs children.

9 CHAIRPERSON RICHARDS: I'll ask you to  
10 begin to wrap up.

11 SARAY DAVIS: Definitely. They're  
12 already being overpassed for their IEP fulfillment  
13 as noted by the New York Times last March. The  
14 torch for justice must be held high to light the  
15 way for all of those who have disabilities and  
16 challenges that they have struggled with since  
17 birth. We must allow for all students be they in  
18 wheelchairs, be they able to walk, and of all ages  
19 to have a decent sized classroom, respectable  
20 teachers, and ultimately go on to fulfil college-ic  
21 [phonetic] ambitions. Right now, their plan speaks  
22 to none of that. It speaks to more people hang out  
23 on corners and less opportunity. I think they need  
24 to go back and rework their plan. Thank you.

2 CHAIRPERSON RICHARDS: Thank you so  
3 much.

4 TONY AHMETI: Good afternoon. My name is  
5 Tony Ahmeti and I'm service, building service  
6 worker for 32BJ, a union member for 32BJ. My union  
7 allows me to sustain a family in New York City.  
8 Through my job my family receives access to high  
9 quality healthcare. As a parent with a special  
10 needs child it's really important for me that I  
11 have healthcare and I can save for retirement. I  
12 believe that all the workers in New York should  
13 have the same opportunities. I'm here to testify on  
14 behalf of building service workers at Phipps  
15 Houses, holdings across New York City. Phipps  
16 houses has a stated mission of helping the people  
17 of New York City build healthy and prosperities for  
18 communities. Phipps is the largest nonprofit  
19 affordable housing developer in the city. This  
20 means... also... very large employer. For years Phipps  
21 recognized that it would help New Yorkers build  
22 strong, strong communities not only by building  
23 affordable housing but also by creating good jobs.  
24 Unfortunately, this is less and less true. Since  
25 Adam Weinstein took over as the organization's CEO



1  
2 in 2001 Phipps has increasingly created low wage  
3 building service jobs. The majority of the workers  
4 in the older Phipps buildings earn the industry  
5 standard for building service jobs in New York.  
6 This wage allows workers to build strong  
7 communities. But the contractors Phipps is working  
8 with at its newer buildings often pay poverty wages  
9 and offer no meaningful benefits. For instance, in  
10 the Cortlandt Manor Complex, the largest  
11 development to open during Mr. Weinstein's tenor  
12 workers are subcontracted, subcontracted. They  
13 cannot afford to pay healthcare out of, out of the  
14 pocket because of their low wages. Some of the  
15 workers at Cortland Corners make only \$11.79 an  
16 hour. At \$11.79 an hour these workers are surviving  
17 on between 30 and 40, 40 percent area median income  
18 which is significantly below the incomes of the  
19 families most of the affordable apartments in  
20 Cortland Corners are designed to serve. Over the  
21 past few months the, at hearings like, like this  
22 Phipps has reportedly... that the time to discuss  
23 the worker's rights is after develop, development  
24 is built. Phipps has asked us to trust their good  
25 intentions. Phipps record over the last decade and

1  
2 half, and a half gives us good reason to ask for  
3 upfront commitments to good jobs. The council  
4 should fully understand FIP, Phipps records. It  
5 should oppose a rezoning that creates value for a  
6 developer that is not fulfilling his  
7 responsibilities to all the communities it serves.  
8 Thank you.

9 CHAIRPERSON RICHARDS: Thank you so much  
10 for your testimony. I'm going to go to Ritchie  
11 Torres before we begin the closeout.

12 COUNCIL MEMBER TORRES: Yeah I, I just  
13 want to echo my frustration because a few years ago  
14 the mayor's office said it would approach  
15 development differently from the Bloomberg  
16 Administration, that we would not focus only  
17 narrowly on housing but we would examine the  
18 broader needs of the neighborhood, right? Approach  
19 it holistically. And I believe the administration  
20 has failed to live up to that standard with respect  
21 to Lambert Houses, right? Even at the community  
22 board level as far as I know and please... there was  
23 no real conversation had about the infrastructure  
24 needs and implications of the project. Is that...

2 JOHN SANCHEZ: Yes, that's correct. If...  
3 the administration never told us that a school  
4 could be 15 down... 15 years down the road.

5 COUNCIL MEMBER TORRES: Right. And one  
6 concern I have is the, the environmental analysis  
7 assumed the existence of a school. So why would you  
8 conduct an analysis that assumes the existence of a  
9 school that you might have no intention of  
10 building. Or maybe that's deeply misleading to the  
11 members of my community and to your point the  
12 absence of SCA is an insult to the city council but  
13 it's an insult to the West Farms Community and I  
14 resent it and I will do everything I can to insist  
15 on the creation of a school. It is my number one  
16 priority. So...

17 CHAIRPERSON RICHARDS: Thank you so much  
18 Council Member Torres. We have one more person  
19 who's going to testify. Okay, I'm going to ask him  
20 to come up. Thank you all for your testimony and  
21 passion and it was well taken and this council is  
22 behind 1000 percent and we're working with Council  
23 Member Torres to cross the finish line. So, thank  
24 you. Alright we'll ask Marie to come up as well.  
25 Oh, this is... oh you are Marie, okay got you. I

1 apologize. So, you'll just state your name for the  
2 record and who you're representing and then you may  
3 begin.  
4

5 MARY LOUISE ACHERON: Okay. Good  
6 afternoon Chairman Richards and all members of the  
7 Subcommittee on Zoning. My name is Mary Louise  
8 Acheron and I am both a resident of and an intern  
9 at Bronx Community Board 6. I am a senior in Monroe  
10 College in the Bronx studying criminal justice. I  
11 am here today because the children and parents of  
12 Community Board 6 are requesting for fairness and  
13 justice regarding their educational needs. They are  
14 asking for simple thing of our great city. They're  
15 asking the city to guarantee that they will build a  
16 school on land that a developer wants to give away  
17 for free for the very purpose. Every weekday at  
18 6:00 a.m. my 10-year-old brother is woken up by my  
19 mom to get ready for school which begins at 7:45.  
20 If they have not left the house by 7:00 a.m. my  
21 little brother would be late. This is because my  
22 little brother goes to a school that is 40 minutes  
23 away from his house due to the scarcity of  
24 educational institutions for children and young  
25 adults in our neighborhood that are not

1 overcrowded. Hence for the last four years I have  
2 watched this cycle continue Monday through Friday  
3 whether it' hot or cold just so my brother can get  
4 the quality education and the attention he needs in  
5 order to be academically successful. However, this  
6 should not be the case. My community needs more  
7 schools. We deserve the attention, security, and  
8 efficiency that a quality educational system  
9 offers. In 2014 I volunteered at, as a teacher's  
10 assistant at the Phipps Lambert Headstart on...  
11 Jumpstart Program. I witness ages three and four,  
12 the most vulnerable times of the, of our human  
13 being eager to learn and be informed. I watch as  
14 the children eyes lighten up when they are taught  
15 something new. I was a part of a system that  
16 broaden the horizon of the children within my  
17 neighborhood setting them on a path to success.  
18 Same this developer sense of hope in my community.  
19 But then I couldn't help but to ask what will  
20 happen to these children when they graduate from  
21 headstart. Well, I'll tell you, they'll be  
22 dispersed all around the Bronx away from their  
23 known friends and their families for a good amount  
24 of time during their days. School district 12  
25

1 already has a 20... 120 percent utilization rate of  
2 the elementary schools. 14-80 seats are needed. A  
3 research study... this means that the class sizes are  
4 large, exceeding 30 percent. Researchers have found  
5 that the gains in achievement generally appear when  
6 a class size is 20 students. A University...  
7 University of London study from 2009 know that  
8 teachers believe that every child has the right to  
9 be, to the attention and support that which they  
10 need. Once the class size passes a certain point  
11 the teachers are bound to fail because the demands  
12 on their time cannot be met. So, it is safe to say  
13 that the teachers at District 12 are stressed  
14 because they're unable to fend... able to fend to  
15 their educational needs of every child and the  
16 students are stressed because they're not getting  
17 the attention they need to even comprehend what  
18 they're being taught.

19  
20 CHAIRPERSON RICHARDS: I'm going to ask  
21 you to begin to wrap up.

22 MARY LOUISE ACHERON: I, yeah... I have, I  
23 have been a part of this community for a long time  
24 but I feel frustration, frustration at times.  
25 Opportunities are... the youth have been ignored for

1  
2 some time. I am here today because I believe that  
3 my neighborhood has the ability to bring forth law  
4 abiding citizens who will be presidents, doctors,  
5 lawyers, and law changers. This can only happen if  
6 we invest in the future, in the future by building  
7 more schools in the community to, to reduce our  
8 already overburdened system. The, the prosperity...  
9 the key to prosperity in every community is unity  
10 and a quality education. Thank you.

11 CHAIRPERSON RICHARDS: Well, well said.  
12 I don't think I could close out this hearing any  
13 better than what would, than what you just said.  
14 And I, I certainly appreciate and applaud Community  
15 Board 6 for really coming out and really speaking  
16 up for children in their community, and for the  
17 community period. So, it's good to see communities  
18 out and, and, and I think the overarching methods I  
19 think from Council Member Torres and members of  
20 this committee are, are that you know we have to  
21 build out holistic communities. It just can't be  
22 about housing, housing, housing, housing, housing.  
23 You know we have to make sure that the  
24 infrastructure and amenities that communities need  
25 whether it be schools, community facility space,

1 better retail, good jobs, all of these particular  
2 things are at the forefront of all conversations.  
3 Especially in communities on particular who've been  
4 disenfranchised for decades and are finally  
5 receiving an investment and attention across the  
6 city. So, with that being said I want to thank  
7 everyone for coming out today and, and testifying.  
8 And we look forward to seeing you at the next  
9 subcommittee meeting. I will now close out the  
10 public hearing on Land Use items number 482 through  
11 488. And we're going to lay these items over until  
12 the next regularly scheduled meeting. With that  
13 being said, this meeting is now adjourned. Thank  
14 you all.

15  
16 [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 November 7, 2016