

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

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December 10, 2013

Start: 1:19 p.m.

Recess: 1:29 p.m.

HELD AT: 250 Broadway
Committee Rm - 16th Fl

B E F O R E:
STEVEN T. LEVIN
Chairperson

COUNCIL MEMBERS:

Charles Barron
Inez E. Dickens
Sara M. Gonzalez
Peter A. Koo

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS

2 CHAIRPERSON LEVIN: Okay. Good

3 afternoon. I want to apologize to my colleagues
4 for keeping you waiting as we were negotiating
5 some... I apologize to my colleagues, one and all,
6 and we were doing some last minute discussions
7 around the items that are on our agenda today which
8 are in my district, in Greenpoint, the Greenpoint
9 Landing Project, which is in four applications,
10 Land Use... excuse me, five applications. Land Use
11 Number 971, Application C 140019 HAK; Land Use
12 Number 972, Application Number N 140028 ZRK; Land
13 Use 972, N 140022 ZAK; Land Use Number 974, N
14 140020 ZAK; and Land Use Number 990, Application
15 20145125 SCK, and it's five different applications.
16 I don't want to belabor all the details. We have
17 reached an agreement on a number of the items and
18 topics and concerns that's surrounding this
19 project. There are five pages of commitments that
20 Greenpoint Landing Associates LLC has sent over,
21 and I won't belabor all of those points, but I want
22 to acknowledge that there will be as a result of
23 these actions the development of over 400 units of
24 affordable housing that are part of the points of
25 agreement that were part of the 2005 rezoning which

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 initially rezoned this development, and I want to
3 make it clear to any of my constituents that are
4 listening that the overall zoning of Greenpoint
5 Landing did occur in 2005 and that these
6 applications are fairly narrow in scope, but as a
7 result of these applications there will be 431
8 units of affordable housing at AMIs that are
9 reflective of the community, and they are... I don't
10 have them in front of me but they range from 40
11 percent of AMI to 125 percent of AMI with a cap of
12 the rent at 100 percent of AMI. So even if the
13 qualified renters are 125 percent of AMI, the rents
14 will be capped at 100 percent of AMI. So... right,
15 but there are many more units that are down on the
16 40 percent to 60 percent range. Actually we've
17 already had the hearing on the item, but I know the
18 AMI is in front of me if I could get them, but as a
19 result, also, and I want to speak of this action.
20 There will be an additional commitment for the New
21 Town Barge Park expansion which is on the site of
22 \$2.5 million plus another \$3 million contributed
23 from the developer which would bring that total to
24 \$5.5 million contributed for park upgrades at the
25 adjacent park that would then match the city's \$4.5

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND

2 million. And just very quickly to speak to an
3 issue that we've been working out around
4 environment concerns, there's a commitment from the
5 developer and the school construction authority
6 regarding environmental concerns regarding a state
7 super fund site that is kitty-corner to where the
8 school is to be sited, and there's a commitment
9 that no school construction shall commence breaking
10 ground until environmental conditions are met and
11 that would be that all of the environment
12 conditions associated with the New Heart Superfund
13 site that have moved offsite under the streets and
14 the sidewalk and the playgrounds shall achieve a
15 comprehensive cleanup requiring an unrestricted
16 user-restricted residential use for the site
17 according to NYCRR Part 375-6.3 and 375-6.6 of New
18 York State regulations which are the soil cleanup
19 standards that are protective of children's health.
20 So that was essential for me that we have insurance
21 that children's health will be protected and that
22 no child's health will be put at risk in the
23 development of any site, and if those conditions
24 are not met we cannot begin construction on that
25 school. I want to acknowledge the developer of

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 this site, Park Tower, George Kline [phonetic] and
3 Marian Kline who have been very patient with me and
4 we've had a long working relationship, and I want
5 to acknowledge how willing they've been to work
6 with us. I want to thank Melanie Meyer [phonetic]
7 and Peter Crocodandalis [phonetic] and Suri Kasir
8 [phonetic], Julie Greenberg at Kasir Consulting for
9 working with us as well, and our Land Use staff,
10 Anne McCoy, Gil Benjamin, of course Amy Levitan
11 [phonetic] and Ramon Martinez, and with that I
12 don't want to bore you guys any more, but we want
13 to... excuse me, sorry, I didn't acknowledge my
14 colleagues are here. I apologize. So we are
15 joined by Peter Koo of Queens, Charles Barron of
16 Brooklyn, Sara Gonzalez of Brooklyn. We were
17 joined by Council Member Inez Dickens, but because
18 of my tardiness she had to go across the street, so
19 I want to encourage my colleagues to vote in the
20 affirmative on this and I'd be happy any questions
21 about it. But I think we've come to a place where
22 we've made significant improvements and insured
23 that there will be affordable housing and a school
24 that's safe for children developed on this site.
25 With that, I want to couple the vote to approve for

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 Land Use Numbers 971, 972, 974, and 990, and I
3 encourage my colleagues to vote in the affirmative.

4 COMMITTEE CLERK: Chair Levin.

5 CHAIRPERSON LEVIN: I vote aye.

6 COMMITTEE CLERK: Council Member Barron.

7 COUNCIL MEMBER BARRON: I'd just like to
8 ask a few questions, Chair Levin. It's 431 units,
9 right?

10 CHAIRPERSON LEVIN: Correct, yes.

11 COUNCIL MEMBER BARRON: And you said
12 it's up to 125 percent of the AMI, so what
13 percentage is affordable and how are you defining
14 affordability?

15 CHAIRPERSON LEVIN: Well, there are... if
16 I remember correctly, we have... I have to ask my
17 staff, I don't think that it's here. The AMI
18 levels that are agreed to by the developer and HPD.

19 COUNCIL MEMBER BARRON: Well, you said
20 that all 431 is up to 125 percent.

21 CHAIRPERSON LEVIN: Well, the rent is
22 capped at 100 percent.

23 COUNCIL MEMBER BARRON: Well, 100
24 percent of the AMI is about \$84,000 for rent. And
25 then 125 percent of the AMI is almost... is over

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 \$100,000 for an income requirement. What is the
3 neighborhood AMI?

4 CHAIRPERSON LEVIN: The neighborhood AMI
5 is actually at around 35 to 36,000.

6 COUNCIL MEMBER BARRON: That's exactly
7 my point, so how is this affordable to a
8 neighborhood that has a 35, 36,000 AMI, how is 100
9 and some thousand affordable?

10 CHAIRPERSON LEVIN: Well, so just the...
11 [Interpose]

12 COUNCIL MEMBER BARRON: You know what,
13 I'm not going to waste your time.

14 CHAIRPERSON LEVIN: Okay.

15 COUNCIL MEMBER BARRON: Because I'm
16 going to vote no and you're all going to vote yeah
17 and it's going to pass and we got to go across the
18 street so I vote no.

19 CHAIRPERSON LEVIN: But I will just
20 speak to that for the record as 10 percent are at
21 40 percent of AMI, 40 percent are at 60 percent of
22 AMI, 25 percent at 80 percent of AMI, and then the
23 remaining 25 percent, the maximum rents are up to
24 100 percent of AMI, and then... but it allows for 125
25 percent for the occupants. We've been joined by

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 Council Member Inez Dickens. And we're also joined
3 by non-committee members Joel Rivera, Al Vann, and
4 Mark Weprin and Robert Jackson.

5 COMMITTEE CLERK: Council Member
6 Gonzalez.

7 COUNCIL MEMBER GONZALEZ: Aye on all.

8 COMMITTEE CLERK: Council Member
9 Dickens.

10 COUNCIL MEMBER DICKENS: Aye on all.

11 Well, I don't have to vote if there's a ghost
12 voting for me. Aye on all.

13 COMMITTEE CLERK: Council Member Koo.

14 COUNCIL MEMBER KOO: Aye on all.

15 COMMITTEE CLERK: By a vote of four in
16 the affirmative and one in the negative, Land Use
17 Items 971, 972, 973, 974, and 990 are approved and
18 referred to the full Land Use Committee.

19 CHAIRPERSON LEVIN: This meeting is
20 adjourned.

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C E R T I F I C A T E

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



Date 12/27/2013