

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME  
USES

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October 16, 2008  
Start: 11:35am  
Recess: 12:30pm

HELD AT: Council Chambers  
City Hall

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

COUNCIL MEMBERS:  
Miguel Martinez  
Maria del Carmen Arroyo  
Annabel Palma  
Charles Barron  
John C. Liu

## A P P E A R A N C E S

## COUNCIL MEMBERS:

Helen Sears

Inez E. Dickens

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

Christian Hylton  
Counsel to Committee  
New York City Council

Diane Jackier  
Director, External Affairs  
Landmarks Preservation Commission

Amie Uhrynowski  
Liaison for Parks & Recreation  
Landmarks Commission

Shane Seger  
Assembly Member Daniel O'Donnell's Office

Patricia Jones  
Chair  
Manhattan Community Board 9

Brad Taylor  
President Emeritus  
Friends of Morningside Park

Gregory Shaw  
Attorney, Real Estate  
School Construction Authority

Nancy Doyle  
Assistant Vice President, Human Resources & Workforce  
Development  
NYC Health and Hospitals Corporation

2 CHAIRPERSON LAPPIN: Good morning.  
3 Welcome to the Land Use Subcommittee on Landmarks,  
4 Public Siting & Maritime Uses. I am the Chair,  
5 Jessica Lappin. We're joined today by Council  
6 Member Helen Sears, Council Member Inez Dickens,  
7 Council Member Miguel Martinez, Council Member  
8 Maria del Carmen Arroyo, Council Member Annabel  
9 Palma and Council Member Charles Barron.

10 We have a number of items on the  
11 agenda today. I would like to start with the  
12 Morningside Park Scenic Landmark, since we have  
13 Council Member Dickens here and some other folks  
14 from her community, who would like to testify and  
15 ask Diane Jackier, from Landmarks to come and  
16 speak on this item. So, I'm opening the hearing  
17 on Morningside Park Scenic Landmark 20095029.  
18 Council Member Dickens, did you want to say  
19 anything before Landmarks testifies?

20 COUNCIL MEMBER DICKENS: No, I'd  
21 like - -

22 CHAIRPERSON LAPPIN: Okay.

23 DIANE JACKIER: Good morning,  
24 Council Members. My name is Diane Jackier,  
25 Director of External Affairs for the Landmarks

2 Preservation Commission. I am here today to testify  
3 on the Commission's designation of Morningside Park  
4 in Manhattan.

5 On April 10<sup>th</sup>, 2007, the Landmarks  
6 Commission held a public hearing on the proposed  
7 designation. Ten people spoke in favor, including  
8 Commissioner Adrian Benepe of the Department of  
9 Parks and Recreation, and representatives of  
10 Manhattan Borough President Scott Stringer, State  
11 Assembly Member Daniel O'Donnell, Manhattan  
12 Community Board 9, Friends of Morningside Park, the  
13 Historic Districts Council and the Metropolitan  
14 Chapter of the Victorian Society in America. No  
15 speakers testified in opposition. The Commission  
16 also received several communications in support of  
17 designation, including letters from U.S.  
18 Congressman Charles Rangel, City Council Member  
19 Inez Dickens, Columbia University Senior Executive  
20 VP Robert Kasdin, Dean of the Cathedral of St.  
21 John, I'm sorry, I'm losing my voice, Dean of the  
22 Cathedral of St. John the Divine Reverend James  
23 Kowalski, and the Municipal Art Society.

24 The Commission had previously held  
25 two public hearings on the park in 1981. On

1  
2 July 15<sup>th</sup>, 2008, the Commission voted to designate  
3 Morningside Park a New York City scenic landmark,  
4 the first scenic landmark designated in more than  
5 25 years. Designed by the renowned landscape  
6 designers Frederick Law Olmsted and Calvert Vaux,  
7 Morningside Park is one of the most significant  
8 parks in New York City. Supposedly named  
9 Morningside Park because it possesses "a sunny  
10 exposure in the early morning hours," the site was  
11 originally a rugged rocky ledge separating  
12 Morningside Heights from the Harlem Plain.

13                   Because of the terrain, Andrew  
14 Haswell Green in 1867 proposed that it be excluded  
15 from the Commissioner's Plan street grid. Olmsted  
16 and Vaux, through their preliminary plan in 1873  
17 and later revised plan in 1887, transformed the  
18 long, narrow, and rather difficult and unusual site  
19 into a picturesque park by respecting and  
20 enhancing its inherent beauties and possibilities,  
21 including the views both eastward and westward,  
22 and creating areas of varying character.

23                   Important features of the park  
24 include the massive buttressed masonry retaining  
25 wall with parapet, overlook bays and entrance

2 stairways, natural rock outcroppings, carefully  
3 worked-out, designed rockwork and plantings,  
4 curvilinear walkways and small open meadows along  
5 the southern and eastern sides. The construction  
6 of the park began in 1874 and lasted until 1895.  
7 Samuel B. Parsons, Jr., a partner of Vaux's and  
8 the Superintendent of Parks, called the park  
9 Vaux's most consummate piece of art that he ever  
10 created. Parson's said "Morningside Park became  
11 the most conspicuous example of the use of rocks  
12 placed to look like nature that probably has ever  
13 been built."

14 A number of important institutions  
15 selected locations facing the park along  
16 Morningside Drive on the Heights, including the  
17 Cathedral of St. John the Divine, St. Luke's  
18 Hospital, Columbia University and Eglise de Notre  
19 Dame. In addition, three notable works of  
20 sculpture were placed within the Scenic Landmark,  
21 including Lafayette and Washington, Carl Schurz  
22 Monument and Bear and Faun Fountain. Over the  
23 years, several new playgrounds have been added to  
24 the park as well as Public School 36, which was  
25 built in 1965 to '66 by the Board of Education.

2 Despite these modifications,  
3 Morningside Park, with its unique site and views,  
4 high rock outcroppings and varied character and  
5 topography, remains a nationally significant  
6 landscape work by America's most renowned  
7 landscape designers. The Commission urges you to  
8 affirm the designation.

9 CHAIRPERSON LAPPIN: Just out of  
10 curiosity, I guess the last scenic landmark was in  
11 1983, why this one? And, why now?

12 DIANE JACKIER: I think that before  
13 this was designated, there were only nine scenic  
14 landmarks. And, we would love to increase that.  
15 But, by law, the scenic landmarks have to be  
16 publicly owned property, City-owned property. So,  
17 the Commission received the ability to designate  
18 scenic landmarks in 1974. The first one was  
19 designated was Central Park. And, we were always  
20 looking for more. So, we were thrilled when we  
21 could do Morningside Park.

22 CHAIRPERSON LAPPIN: Council Member  
23 Dickens, did you have any questions?

24 COUNCIL MEMBER DICKEN: I have no  
25 questions.



2 CHAIRPERSON LAPPIN: Or a statement?

3 Please.

4 COUNCIL MEMBER DICKENS: Thank you,  
5 Madam Chair for this opportunity to testify and  
6 offer my strong support for the designation of  
7 Morningside Park as a historic landmark. Good  
8 morning. This designation has, for a long time,  
9 been looked forward to. And, I thank Landmark's  
10 Commission Chairperson Tierney, and his staff, for  
11 their hard work on this issue.

12 I could not be prouder to be here  
13 today to support this application. Morningside  
14 Park is one of the four parks that make up the  
15 Harlem historic parks. Morningside Park, both  
16 physically and symbolically, represents the rich  
17 history of the City of New York's parks, therefore,  
18 warranting the action before us today.

19 I must acknowledge a number of  
20 people here today that represents the cross-section  
21 and diversity of the community that has fought for  
22 this park's preservation and supports this  
23 landmarking, Manhattan Borough Commissioner of  
24 Parks Bill Castro's assistant, Amie Uhrynowski,  
25 whose office, under the leadership of Commissioner

1  
2 Benepe, has redefined community outreach and  
3 services within all of our parks. Community Board  
4 9's Chair, Pat Jones, whose Board has been an  
5 ardent supporter for this designation for many  
6 years and, of course, the Friends of Morningside  
7 Park and their President Emeritus and CB 9's Parks  
8 Committee Chair, Brad Taylor, and longtime  
9 community resident and activist, Mrs. Jannie Green.  
10 And, of course, I'm glad to acknowledge that Shane  
11 Seger of Assemblyman Danny O'Donnell's office is  
12 here.

13 But, I would be remiss if I did not  
14 recognize and remember the one person that was the  
15 first spearhead working with and prior to the  
16 Friends of Morningside Park, retired CB 9  
17 Chairperson Jorge Montblanc Reyes, who today needs  
18 our support and prayers.

19 One of the most important design  
20 changes for Morningside Park that was never  
21 installed was the 1968 Columbia University's  
22 proposal to build a gymnasium, which the community  
23 vehemently opposed, most successfully. In 1989, on  
24 the site, a beautiful waterfall was constructed,  
25 which today attracts not only the community, but

1  
2 visitors from around the world. But, the beautiful  
3 Morningside Park was not always so inviting. For  
4 many years it fell upon bleak times, drugs  
5 proliferated, crime was rampant and the once grand  
6 grounds deteriorated. But, the community stood  
7 firm and united fighting to reclaim our Park and I  
8 thank them for being willing to do so and for their  
9 continued strong support. I thank the Parks  
10 Department for listening, caring and participating  
11 in Morningside's growth.

12 Morningside Park continues to grow,  
13 striving to be a destination park for all of  
14 Manhattan. Of course, the other boroughs are  
15 invited to be a part of Morningside's activities  
16 for young and old alike. Only a few weeks ago  
17 Commissioner Benepe, State Senator Bill Perkins,  
18 who started this Morningside Park rejuvenation,  
19 and I cut the ribbon on a new \$3 million  
20 playground at 116<sup>th</sup> Street and Morningside Avenue.  
21 This new playground is an oasis for all ages with  
22 its inviting new ground water sprouts, making  
23 Morningside Park, from 110<sup>th</sup> Street to 123<sup>rd</sup> Street,  
24 one of Harlem's and New York City's crown jewels.  
25 And I thank my Council colleagues for their

2 support and continuing to strive to maintain our  
3 City's parks. Thank you Madam Chair and I urge my  
4 colleagues support for this application.

5 CHAIRPERSON LAPPIN: Thank you,  
6 Council Member Dickens. We're going hear from  
7 some of those community members. And, I wanted to  
8 thank them, as well. And, we have seen it in  
9 parks all across the City, Union Square Park, Four  
10 Green Park, the list goes on and on where, during  
11 tough times for the City, the Parks became  
12 dangerous and unpleasant places. And communities  
13 who really invested and refused to give up, have  
14 reclaim these parks and make them beautiful jewels  
15 and really enhanced their communities.

16 Do any of my colleagues have  
17 questions for Miss Jackier? Okay. We have  
18 somebody from the Parks Department here. I'd like  
19 to give Amie a chance to speak. And then, we will  
20 hear from, they're a three other folks signed up  
21 to testify, including a representative for  
22 Assembly Member O'Donnell.

23 AMIE UHRYNOWKSI: Good morning. My  
24 name is Amie Uhrynowski. I'm the Landmarks  
25 Commission liaison for the Department of Parks and

2 Recreation. I'm representing Parks, which  
3 adamantly supports the long-awaited designation of  
4 Morningside Park as an official New York City  
5 scenic landmark. This is the first designation of  
6 a scenic landmark in over 20 years. Of our nine  
7 scenic landmarks, Ft. Tryon Park was the last to  
8 be designated in 1983.

9 Morningside Park has a rich  
10 history, starting with how it came to be created.  
11 In 1867, Andrew Haswell Green, Commissioner and  
12 Comptroller of Central Park, recommended that a  
13 park be located in Morningside Heights. He argued  
14 that it would be very expensive and very  
15 inconvenient to extend the Manhattan Street grid  
16 over the area's severe topography. Construction  
17 of Morningside Park was delayed, however, because  
18 the Board of Commissioners for Public Parks  
19 rejected the design proposals submitted by Parks'  
20 Engineer-in-Chief, M.A. Kellogg in 1871 and by  
21 landscape architects, Frederick Law Olmsted and  
22 Calvert Vaux in 1873. Architect Jacob Wrey Mould  
23 was hired to rework the Olmsted and Vaux plan in  
24 1880. He designed the promenade and buttress  
25 masonry wall that encloses the park along

Morningside Drive.

The 30-foot wide walkway was constructed as a series of esplanades with semi-octagonal bays providing visitors with places to rest and enjoy the striking views of Harlem. Although a construction contract was awarded in 1883, Mould died in 1886, before the work was completed. Fourteen years after their original proposal was rejected, landscape architects Olmsted and Vaux were hired in 1887 to continue the improvements to Morningside Park. They enhanced the Park's natural elements by planting vegetation tolerant of the dry rocky environment. Two paths, one broad, one meandering traversed the lower portion of the park.

Retained as a consultant, Vaux saw the work to completion in 1895, the year he drowned. Afterwards, Park Superintendent Samuel Parsons, Jr. wrote of Vaux's work, "perhaps Morningside Park was the most consummate piece of art that he has ever created."

I'm sure many of us here would agree that Morningside Park is an astounding piece of art that is extremely popular with the

2 community and increasingly so as Parks has  
3 continued to make improvements. We recently  
4 opened the newly built 116<sup>th</sup> Street playground,  
5 which was made possible by funding by Council  
6 Member Inez Dickens and has been very well  
7 received by the community.

8 On behalf of Parks Commissioner  
9 Benepe, I urge this Subcommittee, the full Land  
10 Use Committee and Council, as a whole, to support  
11 the scenic landmark designation of Morningside  
12 Park and give this beautiful designed park the  
13 status and recognition it truly deserves. Thank  
14 you for your consideration.

15 CHAIRPERSON LAPPIN: Thank you.  
16 Any questions? Okay. Thank you.

17 AMIE UHRYNOWSKI: Thank you.

18 CHAIRPERSON LAPPIN: I wanted to,  
19 and you can all come up together in one panel,  
20 because there're just three of you, Shane Seger,  
21 from Assembly Member O'Donnell's Office, Pat Jones  
22 and Brad Taylor. If you could, the three, come up  
23 together. And, Shane Seger, why don't you kick us  
24 off and then, we'll hear from Pat and Brad. And,  
25 if there's anybody else who'd like to testify on

2 this item, please make sure that the Sergeant at  
3 Arms knows and you fill out a slip. There you  
4 go.

5 SHANE SEGER: On, okay. Hi, my  
6 name is Shane Seger. I'm representing Assembly  
7 Member O'Donnell's office this morning. He sends  
8 his regret that he couldn't be here. He had State  
9 business in Albany that he had to attend to. I'm  
10 going to read just the parts of the Assembly  
11 Member's testimony that aren't redundant with the  
12 facts that you've already heard from LPC and the  
13 Parks Department.

14 Good morning. My name is Daniel  
15 O'Donnell. And, I'm a member of the New York  
16 State Assembly, 69<sup>th</sup> District, representing  
17 residents of Morningside Heights, West Harlem and  
18 the Upper Westside of Manhattan Valley. I testify  
19 today in the strongest support of the designation  
20 of Morningside Park as a scenic landmark. The  
21 land on which the park lies has a long and varied  
22 history, formerly known as Muscoota to the Indians  
23 of the Harlem Plains, Vredendal, Peaceful Dale, to  
24 the 17<sup>th</sup> century Dutch settlers, and Vandewater  
25 Heights after the Dutch landowner who acquired



1  
2 property there in 1738. The area was the scene of  
3 a retreat by colonial forces during the  
4 Revolutionary War Battle of Harlem Heights, and  
5 three blockhouse fortifications were built there  
6 and put to use during the War of 1812.

7 The Landmarks Preservation

8 Commission made the right determination to honor  
9 the park's beauty and vibrant history by  
10 recommending a designation. This invaluable  
11 community resource absolutely deserves landmark  
12 status, as its natural resources and programs  
13 exist for the education, pleasure and wellbeing of  
14 the people of New York City. This designation, as  
15 you heard, has the support of the Landmarks  
16 Preservation Commission, the Department of Parks  
17 and Recreations, Friends of Morningside Park and  
18 the surrounding community. The proposal has long  
19 been at the top of the community's list for  
20 landmarks designation.

21 Morningside Park is a part of a  
22 larger proposed Morningside Historic District that  
23 I firmly believe is essential to the recognition  
24 and protection of this neighborhood.

25 CHAIRPERSON LAPPIN: I know the

2 Assemblyman feels very strongly about the  
3 Morningside Heights Historic District. Pat.

4 PATRICIA JONES: Good morning. I  
5 am Patricia Jones, Chair of Manhattan Community  
6 Board 9. I wish to thank Council Member Jessica  
7 Lappin and the Land Use Subcommittee on Landmarks,  
8 Public Siting & Maritime Uses for the opportunity  
9 to speak today. I am joined by Brad Taylor, Chair  
10 of Community Board 9's Parks and Recreation  
11 Committee. Caroline Kent, Co-chair of our Board's  
12 Landmarks and Preservation Committee is unable to  
13 join us today.

14 On March 20<sup>th</sup>, 2007, by a unanimous  
15 vote, 31 in favor, zero opposed and zero  
16 abstaining, Community Board 9 resolved its full  
17 support of the designation of Morningside Park as  
18 a New York City scenic landmark. The Board's vote  
19 reflects the awe with which this majestic park is  
20 held and, unique for Community Board 9, the  
21 unabashed love for the same thing, public open  
22 space, which has been transformed into a  
23 consummate piece of art.

24 It is time that Morningside Park  
25 receives the protection and distinction of which

2 it is so worthy. We look forward to celebrating  
3 the ratification by the City Council of this  
4 scenic landmark designation. Thank you, Madam  
5 Chair.

6 BRAD TAYLOR: Good morning. My  
7 name is Brad Taylor. I'm, as was stated earlier,  
8 I'm President Emeritus of the Friends of  
9 Morningside Park. I'm here on behalf of our  
10 current President, David Rosenberger, who's under  
11 the weather this morning. And, I wanted to also  
12 acknowledge our Vice President, Jannie Green,  
13 who's in the audience.

14 So, thank you, Madam Chair, for  
15 this opportunity. I remember when we ran into  
16 each other about a year ago. We were looking  
17 forward to this day and I'm just glad it's here.  
18 I really wanted to thank everyone that's been  
19 involved in this process throughout. Our  
20 organization was founded on the belief that this  
21 was a landmark-worthy park. That was in 1981.  
22 So, our organization has been working on this for  
23 27 years. I wanted to acknowledge our founding  
24 President, Thomas Kiel, who passed away about 11  
25 years ago. And, this was certainly a goal of his.

2 So, I just wanted to acknowledge. The family has  
3 been supportive. The Kiel family has been  
4 supporting this designation throughout.

5 I also wanted to especially point  
6 out our Council Member Inez Dickens. I mean, she  
7 has recognized from the very first day, even  
8 before she was in office, that this park was  
9 really the heart of her district, well, maybe the  
10 lungs of her district. I mean, but, she's really  
11 been out there all the time. I mean, I have  
12 photographs of her. We're coming up on Halloween.  
13 I think it was three years ago, getting her hands  
14 dirty, literally, passing out pumpkins in the  
15 park. So, she's been a huge supporter, both by  
16 her presence and also with dollars allocated to  
17 this park. So, I just wanted to acknowledge that  
18 fact and really thank her once again.

19 I would just, in closing, say that  
20 we would urge the Council to support this  
21 designation. Thank you.

22 CHAIRPERSON LAPPIN: Thank you.  
23 And, thank you for all of your work over these  
24 many years. Great. Seeing nobody here to  
25 testify-- nobody else to testify on this item, the

1  
2 hearing is closed. Oh, but, I wanted to give  
3 Council Member Dickens the last word.

4 COUNCIL MEMBER DICKENS: I just  
5 wanted to thank everyone. I want to just  
6 acknowledge a community, longtime community  
7 resident and she is the Vice President of the  
8 Friends of the Park, Mrs. Jannie Green, who has  
9 fought hard during the very difficult times.  
10 Jannie, raise your hand so that everyone can see.  
11 And, I just wanted to publicly say thank you and I  
12 apologize that I must leave. I'm asking for Madam  
13 Chair to please excuse me. I must leave. I am  
14 urging my colleagues, including my colleague, my  
15 esteemed colleague, from Brooklyn down at the  
16 other end, to please vote in the affirmative for  
17 this action.

18 COUNCIL MEMBER BARRON: Madam  
19 Chair, I just wanted to ask the Panelist how many  
20 of them serve on Inez's campaign committee. How  
21 many of them have been beneficiaries of her... I do  
22 want to ask this on a very serious note. I always  
23 ask the Landmarks Commission to look at the,  
24 particularly the Africans and indigenous people of  
25 New York City, and since we're talking about

2 historical preservation, to make sure, I think the  
3 Lenepee [phonetic] natives or the Delaware natives  
4 and they're saying that there's no indication of  
5 Morningside ever being a part of their ownership.  
6 But, you know the so-called settlers were  
7 imperialists who ripped off this land from Native  
8 Americans and used Africans to build it.

9 So, I always encourage that if  
10 we're talking about historical preservation, that  
11 we should make sure if that, indeed, did happen,  
12 that there should be some remembrance of that so  
13 that they're not forgotten. And, we think some  
14 great White settlers came in and just took over  
15 this place and made it such a wonderful park. So,  
16 we need to tell the truth about the history and  
17 make sure that, if that did happen, there should  
18 be something in that park that indicates whose  
19 land that originally was and what kind of label  
20 was used to build whatever is built in this City.  
21 But, you have my support on this one.

22 BRAD TAYLOR: It's Inez-land now.

23 COUNCIL MEMBER BARRON: Thank you  
24 very much.

25 CHAIRPERSON LAPPIN: This hearing

2 is closed. And, I wanted to move to the item in  
3 Council Member Sears' district. And, she has also  
4 joined us today, 390-seat Intermediate School,  
5 Item Number 20085366 and open the hearing on that  
6 and invite Gregory Shaw and Kenrick Ou from SCA to  
7 testify.

8 You know what, before-- since  
9 Council Member Dickens is here and since Council  
10 Member Barron has to leave, I wanted to do  
11 something I don't usually do, but ask for the  
12 counsel, Christian Hylton to call for the roll on  
13 only the item we have heard so far. And, I  
14 recommend a favorable vote.

15 CHRISTIAN HYLTON: Council Member  
16 Lappin.

17 CHAIRPERSON LAPPIN: Aye.

18 CHRISTIAN HYLTON: Council Member  
19 Barron.

20 COUNCIL MEMBER BARRON: Aye.

21 CHRISTIAN HYLTON: Council Member  
22 Martinez.

23 COUNCIL MEMBER MARTINEZ: Voting on  
24 Morningside?

25 CHAIRPERSON LAPPIN: Correct.

2 COUNCIL MEMBER MARTINEZ: Aye.

3 CHRISTIAN HYLTON: Council Member  
4 Palma.

5 COUNCIL MEMBER PALMA: Aye.

6 CHRISTIAN HYLTON: Council Member  
7 Arroyo.

8 COUNCIL MEMBER ARROYO: Yes.

9 CHRISTIAN HYLTON: By five in the  
10 affirmative, none in the negative, no abstentions,  
11 item is referred to the full Land Use Committee.

12 CHAIRPERSON LAPPIN: Okay. And,  
13 we'll return to the hearing on the Intermediate  
14 School in Council Member Sears' district. We're  
15 going to vote [pause] who want to vote. Please,  
16 begin.

17 GREGORY SHAW: Thank you. Good  
18 morning, Chairperson Lappin and Council Members.  
19 Thanks for having us here today. My name is  
20 Gregory Shaw. I'm principal attorney for real  
21 estate for the School Construction Authority.

22 The New York City School  
23 Construction Authority has undertaken the site  
24 selection process for the proposed 390-seat  
25 intermediate school facility located in the



Northeast and Northwest corners of 34<sup>th</sup> Avenue and 74<sup>th</sup> Street in the Borough of Queens in Tax Block 1246, Lot 33 and Tax Block 1247, Lot 40 and 41.

The proposed school is also located in Community School District Number 30 and Queens Community Board Number 3.

The proposed sites are comprised of properly owned properties containing a vacant house located on an approximately 10,000 square-foot lot and an unproved lot of 75,000 square feet. The plan for the proposed school calls for the SCA to acquire both properties and construct a 390-seat intermediate school facility on the parcel where the vacant house is and construct a playground on the unimproved parcel.

The notice of filing for the site plan was published in the New York Post and City Record on February 22<sup>nd</sup>, 2008. Queens Community Board Number 3 was also notified of the site plan on that date and was asked to hold public hearing. The Community Board held its public hearing on March 27<sup>th</sup>, 2008 and subsequently submitted written comments in favor of the site plan. The City Planning Commission was also notified of the site

1  
2 plan on February 22<sup>nd</sup>, and it also recommended in  
3 favor of the site.

4 The SCA has considered all comments  
5 received on the proposed site plan and affirms it  
6 pursuant to Section 1731 of the Public Authorities  
7 law. In accordance with section 1732 of the  
8 Public Authorities law, the SCA submitted the  
9 present site plan to the Mayor and Council on  
10 October 8<sup>th</sup>, 2008. We look forward to your  
11 Committee's favorable consideration of this  
12 proposed site plan. We are prepared to answer any  
13 questions that you might have.

14 CHAIRPERSON LAPPIN: Council Member  
15 Sears, did you want to make a statement or ask  
16 questions?

17 COUNCIL MEMBER SEARS: I just  
18 really want to have a few comments. First, I want  
19 to thank you as Chair, and the Committee Members,  
20 for hearing this school today. And, I really have  
21 to thank Mr. Ou and Mr. Shaw and other members of  
22 the School Construction Authority that really  
23 worked on this.

24 I have to say that this is not an  
25 easy project. It had required persistence;

2 required dedication in a district that is so  
3 overrun with overflows of the current schools. In  
4 an area that has very little space, as a matter of  
5 fact, there's very little for building anything.  
6 And, the reason that we have some new schools is  
7 because we've lost a synagogue, we lost a  
8 hospital. And, here, fortunately, we have two  
9 single residences that one was in an estate for a  
10 long time and the other is in a lot of problems.

11 And, I cannot urge to move this  
12 along as quickly as you need to. I urge my  
13 colleagues to support this. It's in an area that  
14 requires this additional space. We are very, very  
15 short of seats in an area that I don't see any  
16 other vacant stuff happening. So, I really want  
17 to thank you. I look forward to moving this  
18 project along because it creates other problems  
19 the longer it is delayed. So, I thank you and I  
20 thank my colleagues for, hopefully, supporting  
21 this project. Thank you.

22 CHAIRPERSON LAPPIN: I have a  
23 couple of questions. Will this be a zoned school?  
24 A test school? How will children be admitted to  
25 the school?

2 GREGORY SHAW: At this point, the  
3 Department of Education has not made a decision  
4 regarding how this facility will best be used.  
5 That is an analysis that will occur in  
6 consultation with the Community Education Council,  
7 typically a year or so before a new school  
8 facility opens. The nearby school facilities;  
9 there is Intermediate School 230 located on the  
10 south side of 34<sup>th</sup> Avenue, across from these sites.  
11 And, also Intermediate School 145, which is I  
12 believe three or four blocks further east from  
13 these sites, which are both heavily over-utilized.

14 So, the decision-making on whether  
15 it would be a new zone that would be crafted for  
16 this facility or if this new building would be  
17 used as an annex or overflow for one or both of  
18 those two schools is really a discussion that  
19 would occur between the Department of Education  
20 and the Community Education Council in a few years  
21 time, hopefully as we are well into construction.

22 CHAIRPERSON LAPPIN: So, you  
23 haven't decided if it will be its own stand-alone  
24 school or could potentially be an annex of an  
25 existing school?

2 GREGORY SHAW: That's correct.

3 CHAIRPERSON LAPPIN: Okay. So, it  
4 may have its own principal or it may not.

5 GREGORY SHAW: Yes.

6 CHAIRPERSON LAPPIN: And, how did  
7 you decide within Community School District 30 to  
8 site this school exactly where you have on 34<sup>th</sup>  
9 Avenue and 74<sup>th</sup> Street?

10 GREGORY SHAW: In part, it was  
11 really-- that has been an area where, as Council  
12 Member Sears pointed out, there has been a  
13 tremendous difficulty in finding appropriate  
14 sites. We have worked closely with real estate  
15 brokers, the Community Education Council, elected  
16 officials to try and find locations that could  
17 support a school facility. But, this is a very  
18 well-developed area. And, when we were alerted, I  
19 think on one of the sites, by one of the brokers,  
20 and on the property across the street by one of  
21 the staffers of an elected official, we looked at  
22 it immediately because this is an area where it  
23 has been so challenging to provide the relief that  
24 that school district requires.

25 COUNCIL MEMBER SEARS: If I may--

2 CHAIRPERSON LAPPIN: Please.

3 COUNCIL MEMBER SEARS: --as was  
4 stated, the only time that something does become  
5 available, which is becoming less and less, is  
6 either if a house is in estate and it's taking a  
7 long time for the litigation and to release that  
8 or where, as in the other site across the street  
9 from it, where it becomes abandoned, became an  
10 issue with the Department of Health as to the  
11 condition of that and how hazardous that building  
12 is in its location. That's the only way that we  
13 get additional seats in School District 30 in the  
14 Jackson Heights community.

15 So, I really have to commend you  
16 both because that was very fast in which to locate  
17 this and work with it. So, I want to thank you  
18 for that. I don't anticipate any more vacancies  
19 with buildings coming down or being vacated. The  
20 sooner a co-op is built, it's fully occupied. So,  
21 I think we're fortunate to take this opportunity  
22 to do that. Thank you. Thank you, Madam Chair.

23 CHAIRPERSON LAPPIN: Do any of my  
24 colleagues have questions for the SCA? Okay.  
25 Thank you. The hearing on this item is closed.

2 Let's move to the item in Council Member Eugene's  
3 district, the Kings County T Building. And, we  
4 have-- pardon? And, Nancy Doyle is here from the  
5 Health and Hospitals Corporation. So, I will open  
6 the hearing on this Item 20095124.

7 NANCY DOYLE: I'm ready. Good  
8 morning. My name is Nancy Doyle. And, I am the  
9 Assistant Vice President for Human Resources and  
10 Workforce Development at the New York City Health  
11 and Hospitals Corporation.

12 Thank you for the opportunity to  
13 discuss the proposed lease between HHC and Long  
14 Island University School of Nursing for the  
15 operation of an academic nursing program. This  
16 proposed lease would be for approximately 14,000  
17 square feet on the fifth floor of the T Building  
18 of the Kings County Hospital Center. This program  
19 is one of the initiatives of the Mayor's Center  
20 for Economic Opportunity. I am joined here this  
21 morning by Hazel Sanderson Markue [phonetic], who  
22 is the Associate Dean of Nursing for LIU, as well  
23 as Marie Akner [phonetic], who is HHC's Chief  
24 Nursing Administrator. The HHC CEO program staff  
25 is also here.

1  
2                   This program will help to alleviate  
3 one of the most pressing problems facing  
4 healthcare providers today, the nursing shortage.  
5 One of the major factors limiting the supply of  
6 nurses is the inability among many nursing schools  
7 to expand the clinical and educational capacity of  
8 their programs due to faculty and space  
9 restriction. Under this program, up to 60  
10 students per year can pursue a Bachelor's in  
11 Nursing Degree program. Upon graduation, these  
12 nurses will work at HHC hospitals.

13                   The office of the Mayor has  
14 provided funding to cover the costs of tuition for  
15 students and capital funding to cover the costs of  
16 renovating the space. The Long Island University  
17 School of Nursing will pay HHC \$453,416 per year  
18 for the initial term of the lease. The initial  
19 term of the lease shall be for ten years with a  
20 five-year option to renew. The rent will escalate  
21 by at least 3% each year. HHC's Board of  
22 Directors held a public hearing on the proposed  
23 lease arrangement at Kings County Hospital Center  
24 on November 1<sup>st</sup>, 2007 and later approved the lease  
25 arrangement on July 24<sup>th</sup>, 2008.



2 The first class is scheduled to  
3 begin September 2009. I would be happy to answer  
4 any questions you have on the program. Thank you.

5 CHAIRPERSON LAPPIN: Council Member  
6 Arroyo has a question.

7 COUNCIL MEMBER ARROYO: Sure.  
8 Thank you, Madam Chair. And, I think you had me  
9 at hello. Your opening statement I think was  
10 sufficient to... How do you make sure that the  
11 students engage in HHC employment opportunities?  
12 And how long--

13 NANCY DOYLE: Sure.

14 COUNCIL MEMBER ARROYO: --do they  
15 have to fulfill a commitment of a certain number  
16 of years?

17 NANCY DOYLE: Yes. We ask them to  
18 sign a forgivable loan work commitment. And, for  
19 this program, the work commitment will be for four  
20 years.

21 COUNCIL MEMBER ARROYO: And, the  
22 students will be drawn from where?

23 NANCY DOYLE: Well, there's two  
24 groups. Ten seats a semester. There's 30  
25 students a semester. Ten will be set aside for

2 qualified HHC employees. The other 20, we're  
3 busily recruiting right now from the community.  
4 This initiative is part of the Mayor's Center for  
5 Economic Opportunity program. So, we're looking  
6 for community members who will meet both academic  
7 requirements and income requirements.

8 COUNCIL MEMBER ARROYO: I know that  
9 some of the challenges that the nursing programs  
10 experience in the City and in general is that  
11 there is an extraordinarily long waiting list--

12 NANCY DOYLE: Yes.

13 COUNCIL MEMBER ARROYO: --for the  
14 Associates programs. Are you doing any outreach  
15 to BMCC, Hostos and the other programs--

16 NANCY DOYLE: Yes, we are.

17 COUNCIL MEMBER ARROYO: --in the  
18 CUNY system to--

19 NANCY DOYLE: Yes, we are.

20 COUNCIL MEMBER ARROYO: --allow  
21 those students to engage in this process as well?

22 NANCY DOYLE: Yes, we are.

23 COUNCIL MEMBER ARROYO: Okay.

24 Good. Thank you.

25 CHAIRPERSON LAPPIN: Thank you.

2 NANCY DOYLE: Thank you.

3 CHAIRPERSON LAPPIN: Any other  
4 questions? Great. The hearing on this item is  
5 closed. We are going to vote on-- we're going to  
6 lay over the item in the Speaker's district.  
7 We're going to vote today on the intermediate  
8 school in Council Member Sears' district, the  
9 Kings County T Building in Council Member Eugene's  
10 district. And, for Council Member Liu, the rest  
11 of us have already voted on an item in Council  
12 Member Inez Dickens' district, Morningside  
13 Heights. But, you will have the opportunity to  
14 vote on that item in addition. And, I'm going to  
15 ask the counsel, Christian Hylton, to call the  
16 roll.

17 CHRISTIAN HYLTON: Chair Lappin.

18 CHAIRPERSON LAPPIN: Aye.

19 CHRISTIAN HYLTON: Council Member  
20 Liu.

21 COUNCIL MEMBER LIU: I vote yes.  
22 And, request unanimous consent to vote yes on the  
23 item in Morningside Heights.

24 CHAIRPERSON LAPPIN: So granted.

25 COUNCIL MEMBER LIU: Then, I will

2 vote yes on that item as well.

3 CHRISTIAN HYLTON: Council Member  
4 Martinez.

5 COUNCIL MEMBER MARTINEZ: Aye on  
6 all.

7 CHRISTIAN HYLTON: Council Member  
8 Palma.

9 COUNCIL MEMBER PALMA: Aye.

10 CHRISTIAN HYLTON: Council Member  
11 Arroyo.

12 COUNCIL MEMBER ARROYO: Yes.

13 CHRISTIAN HYLTON: By a vote of  
14 five in the affirmative, none in the negative, no  
15 abstentions, pre-considered LU20085366 and pre-  
16 considered LU20095124 are approved and referred to  
17 the full Land Use Committee.

18 CHAIRPERSON LAPPIN: We will  
19 reconvene Monday morning at 9:30 before the Land  
20 Use vote; to all of my colleagues. And,  
21 congratulations, Council Member Sears. Meeting  
22 adjourned. I'm sorry. I take that back. Meeting  
23 is recessed until Monday morning at 9:30.

24

25

C E R T I F I C A T E

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

Signature

A handwritten signature in cursive script that reads "DeeDee E. Tataseo". The signature is written in black ink and is positioned above a horizontal line.

Date October 30, 2008