

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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October 27, 2011  
Start: 1:25 p.m.  
Recess: 1:50 p.m.

HELD AT: Council Chambers  
City Hall

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

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

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

Chris Bolester  
Representative  
Taconic Investment Partners

Philip Habib

Anna Slatinsky  
New York City Department of City Planning

Carol Clark  
Assistant Commissioner  
NYC Department of Housing Preservation and Development

Jacqueline Alexander  
Assistant Commissioner  
Division of Property Disposition and Finance  
NYC Department of Housing Preservation and Development

2 CHAIRPERSON LEVIN: Good afternoon.  
3 Welcome to the Subcommittee on Planning,  
4 Dispositions and Concessions. I'm Council Member  
5 Stephen Levin, chair of the Subcommittee. I'm  
6 joined this afternoon by members of the Committee:  
7 Sara Gonzalez of Brooklyn, Peter Koo of Queens and  
8 my good friend Domenic Recchia, chair of the  
9 Finance Committee and Council Member for Coney  
10 Island.

11 We have two items on the agenda  
12 today, Land Use Nos. 506 and Land Use No. 500.  
13 We'll start with 506 that is the City's  
14 comprehensive Coney Island plan between the  
15 Department of City Planning and Coney Island  
16 Holdings, LLC—also known as Taconic [phonetic]  
17 Investment Partners, portions of West 21<sup>st</sup> Street  
18 and Ocean Way that is C 100469 MMK in Brooklyn  
19 Community Board District 13 and Council District  
20 46.

21 COUNCIL MEMBER RECCHIA: 47. Lew  
22 Fidler's 46.

23 CHAIRPERSON LEVIN: Sorry.

24 COUNCIL MEMBER RECCHIA: Big  
25 difference.

1  
2 CHAIRPERSON LEVIN: Sorry Council  
3 Member Recchia.

4 [laughter]

5 CHAIRPERSON LEVIN: Should have  
6 known that. So there's no testimony on this item?

7 [background conversation]

8 CHAIRPERSON LEVIN: Oh, there is.

9 COUNCIL MEMBER RECCHIA: There is.  
10 No papers, but someone is going to testify. Just  
11 a few words.

12 CHAIRPERSON LEVIN: Okay. Council  
13 Member Recchia, do you want to say a few words  
14 now?

15 COUNCIL MEMBER RECCHIA:  
16 [Interposing] Yeah, I just want to say a few  
17 words. This mapping action [phonetic] is  
18 something that should have been done in the  
19 original ULEP [phonetic], but for reasons, it  
20 wasn't, so we had to redo it--this mapping action  
21 for West 21<sup>st</sup> Street between the ocean and Neptune  
22 Avenue over the boardwalk--Surf and the boardwalk.  
23 It's to raise the street, so we could put  
24 infrastructure in so we can start construction and  
25 the community board has approved this and supports

1  
2 it. Now I support it since then, and we've  
3 resolved all outstanding issues and so I would  
4 encourage all my colleagues to vote aye and move  
5 forward on this. I think Taconic Development is  
6 doing a great job. Why don't you just say a few  
7 words?

8 CHAIRPERSON LEVIN: Thank you,  
9 Council Member Recchia. I will never make that  
10 mistake ever again.

11 CHAIRPERSON RECCHIA: That's okay.

12 CHRIS BOLESTER: Good afternoon.  
13 My name is Chris Bolester [phonetic]. I'm from  
14 Taconic Investment Partners. As Council Member  
15 Recchia said, this action is to raise the street  
16 grade on West 21<sup>st</sup> Street, which was left out of  
17 the original ULEP approved in 2009. We're  
18 strongly in support of this action. By raising  
19 the street grade, the road will be raised above  
20 the flood plain, which we learned from Hurricane  
21 Irene in Zone A, it's very important to do that.  
22 Now the building entrances that will ultimately be  
23 built will not require ramps or stairs in order to  
24 come up to that level. It will also improve the  
25 streetscape of the entire area and integrate

1 retail into the boardwalk. So we are in support  
2 of this action. Thank you.

3 CHAIRPERSON LEVIN: Does anyone  
4 else want to speak in favor of this action?

5 [background conversation]

6 CHAIRPERSON LEVIN: Sorry, you're  
7 going to have to speak into the microphone, sir.

8 PHILIP HABIB: My name is Philip  
9 Habib [phonetic]. I'm the technical person that  
10 actually did the mapping changes, so if there are  
11 actually very detailed technical questions, I am  
12 here to answer them.

13 CHAIRPERSON LEVIN: Okay. Thank  
14 you very much. I don't have any questions.  
15 Council Member Recchia, do you have any questions?  
16 Council Member Gonzalez? Council Member Koo? No?  
17 Okay, and can you identify yourself for the record  
18 please?

19 ANNA SLATINSKY: This one is on.  
20 I'm Anna Slatinsky [phonetic] from the Department  
21 of City Planning. I'm also here just to answer  
22 any additional questions from the Committee that  
23 there might be to clarify this action.

24 CHAIRPERSON LEVIN: Council Member  
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Koo?

COUNCIL MEMBER KOO: I'm just curious how are you going to raise the grade? I'm not an engineer, so I am interested to know how you do it.

COUNCIL MEMBER RECCHIA: He has some streets in Queens that he might want to raise.

PHILIP HABIB: Well, generally speaking, the streets would be raised in conjunction with an overall redevelopment of--this is Coney West, which is to the west of the stadium, so many of these streets are actually going to be established, created in conjunction with the development that occur adjacent to them. And so as this plan evolves--

COUNCIL MEMBER RECCHIA: Excuse me, could you just state your name for the record?

PHILIP HABIB: Oh my name is Philip Habib.

COUNCIL MEMBER RECCHIA: Alright, you can continue.

PHILIP HABIB: And so, in this particular case, there is actually a development

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2 that's going to be occurring to the east of the  
3 new street--the street to be raised, and so when  
4 that construction starts, it will be--the first  
5 floor has to be above the flood plain, a little  
6 bit above, so then probably during construction  
7 the street would start to come up at that point to  
8 be consistent with the adjacent development. That  
9 is how generally speaking this particular network  
10 of streets and developments will evolve - - sort  
11 of a phase building by building basis. That is  
12 how - - .

13 ANNA SLATINSKY: Just to provide  
14 some context for the Committee, the Coney Island  
15 plan established grade changes throughout the  
16 area, and many other streets also have had the  
17 City Map adjusted to allow for the grades to be  
18 raised in the area between Surf - - and the  
19 boardwalk to address the same concerns about the  
20 flood plain and making more sensible connection to  
21 the boardwalk.

22 CHAIRPERSON LEVIN: Thank you very  
23 much. I also want to recognize Purnima Kapur, who  
24 is here, Director of Brooklyn City Planning. So  
25 seeing no other questions, do any other



1 individuals want to testify on this item? Okay,  
2 seeing none, we're going to close out Land Use No.  
3 506. Thank you very much, Council Member Recchia.  
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5 COUNCIL MEMBER RECCHIA: Thank you.

6 CHAIRPERSON LEVIN: And we're going  
7 to go to Land Use No. 500. This is in Community  
8 Board District 2 in Manhattan, Council District  
9 No. 1 represented by Council Member Margaret Chin.  
10 Land Use No. 500, multiple dwelling units—excuse  
11 me—two multiple dwelling buildings at 166, 168 and  
12 170 Mulberry Street, that's block 471, lots 30 and  
13 31 in Manhattan. This is a TIL program, tenant  
14 interim lease program. Testifying on this  
15 particular item, we have Carol Clark, Assistant  
16 Commissioner at HPD, as well as Jacqueline  
17 Alexander from HPD. Commissioner Clark?

18 ASSISTANT COMMISSIONER CLARK:

19 Thank you, Mr. Chairman. As you noted, I'm Carol  
20 Clark, Assistant Commissioner at HPD and Jackie  
21 Alexander is the Assistant Commissioner of HPD's  
22 division of property disposition and finance—I  
23 should say Jacqueline Alexander. Correction for  
24 the record. L.U. 500 consists of the proposed  
25 disposition of two city-owned properties located

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2 at 166 and 168-170 Mulberry Street through HPD's  
3 tenant interim lease program, known as TIL. TIL  
4 assists organized tenant associations in city-  
5 owned buildings to purchase and manage low-income  
6 co-ops. This particular project will provide 30  
7 low-income cooperative units. The tenants have  
8 agreed to the building being sold in an as is  
9 condition. Council Member Chin has been briefed  
10 and indicated her enthusiastic approval. Thank  
11 you.

12 CHAIRPERSON LEVIN: Okay. Do any  
13 of my colleagues have any questions on this item?  
14 Okay. Seeing none, I will--is there anything more  
15 that you would like to add on this particular...?

16 ASSISTANT COMMISSIONER CLARK: No,  
17 no thank you.

18 CHAIRPERSON LEVIN: Okay. Seeing  
19 none, I will close out Land Use No. 500. Thank  
20 you very much for your time. This is an  
21 abbreviated hearing that we're having today. I'm  
22 going to move to vote on these two items, Land Use  
23 No. 506 and Land Use No. 500. I recommend an aye  
24 vote on both and I will ask counsel to the  
25 Committee, Carol Shine, to call the roll.

2 COUNSEL: Chair Levin?

3 CHAIRPERSON LEVIN: I vote aye.

4 COUNSEL: Council Member Gonzalez?

5 COUNCIL MEMBER GONZALEZ: Aye on  
6 all.

7 COUNSEL: Council Member Koo?

8 COUNCIL MEMBER KOO: I vote aye.

9 COUNSEL: By a vote of three in the  
10 affirmative, none in the negative and no  
11 abstentions, the two aforementioned items are  
12 approved and referred to the full Committee.

13 CHAIRPERSON LEVIN: We're going to  
14 adjourn the meeting, but the roll is going to be  
15 held open for ten minutes if any of the other  
16 members of the Committee come down. The meeting  
17 is adjourned.

18 [gavel]

19 CLERK: Council Member Dickens?

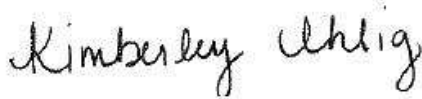
20 COUNCIL MEMBER DICKENS: Aye on  
21 all.

22 CLERK: The vote now stands four in  
23 the affirmative, none in the negative, no  
24 abstentions.

C E R T I F I C A T E

I, Kimberley Uhlig 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



Date \_\_\_\_\_11/06/11\_\_\_\_\_