

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITING, AND MARITIME USES

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September 18, 2019  
Start: 1:40 p.m.  
Recess: 2:31 p.m.

HELD AT: 250 Broadway - Committee Room  
16th Floor

B E F O R E: Adrienne E. Adams  
CHAIRPERSON

COUNCIL MEMBERS:  
Peter Koo  
I. Daneek Miller  
Inez Barron  
Mark Treyger  
Carlos Menchaca

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

Lacey Talbert [sp?], HPD

Andrew Murray  
Impact Brooklyn

Kate Lemos McHale, Director of Research  
Landmark Preservation Commission

Anthony Fabre

Yvette Acquire [sp?], New York Resident

Jan Jimenez, New York Resident

Nina Malkin, New York Resident

Lynn Massimo, New York Resident

Maria Roca, New York Resident

Cynthia Felix, New York Resident

Jason Stutz, New York Resident

Linda Acini [sp?], New York Resident

Susan Brown, New York Resident

Simeon Bankoff, Executive Director, Historic  
Districts Council

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3 [background comments]

4 SERGEANT-AT-ARMS: This is a sound check  
5 for the Committee on-- Subcommittee on Landmarks  
6 taking place September 18th, 2019. 16th Floor 250  
7 Broadway scheduled for 1 p.m. and being recorded by  
8 Israel Martinez.

9 UNIDENTIFIED: Turn it on an get to  
10 work. When you do the-- get to the end of all the  
11 landmarks--

12 CHAIRPERSON KOO: Thank you.

13 UNIDENTIFIED: Just not cross--

14 CHAIRPERSON KOO: Okay. We are going to  
15 start. Yeah.

16 [gavel]

17 CHAIRPERSON KOO: Good morning. Welcome  
18 to the meeting of the Subcommittee on Landmarks,  
19 Public Siting, and Maritime Uses. I am Council  
20 member Peter Koo. I will be chairing today's hearing  
21 for Chair Adams, who is unable to be here today. I  
22 am joined by Council member Treyger and Council  
23 member Miller. Oh, no. Council member Barron.  
24 Miller is not here. Today we will begin by voting on  
25 15 historic landmark designations and to HPD  
applications that we heard at our September 4th

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3 meeting. The historic landmark designations that  
4 include seven historic landmark designations related  
5 to the history of the LGBT movement. LU 490, the gay  
6 activist alliance firehouse. Former Engine Company  
7 Number 13 in Council member Chin's district in  
8 Manhattan. LU 491, Café Chino. LU 492, the Women's  
9 Liberation Center. And LU 493, the historic landmark  
10 designation of the Lesbian, Gay, Bisexual, and  
11 Transgender Community Center. All of these in the  
12 Speaker's district in Manhattan. LU 494, the James  
13 Baldwin residents located in Council member  
14 Rosenthal's district in Manhattan. And LU 495, the  
15 Audrey Law residence in Council member Rose's  
16 district in Staten Island.

17 From 1972 to 1987, my district-- No.  
18 Not my district. This is a statement from Council  
19 member Rose. And she asked me to read it into the  
20 records. From 1972 to 1987, my district was the home  
21 of Audre Lorde, who lived that 207 Saint Pauls Avenue  
22 with her children and her partner, Francis Craden  
23 (sp?). While living there, she wrote some of her  
24 most groundbreaking work, including the [inaudible  
25 00:04:13] where other people live. She served as  
poet of New York State and made lasting contributions

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3 through her speeches and her writings. I am proud to  
4 say this was followed by a vote from the Landmarks  
5 Preservation Commission to designate Ms. Lorde's  
6 residence as a landmark of LGBT history. That  
7 designation is before this committee today and I  
8 encourage my colleagues to vote I as this is a  
9 fitting celebration of Ms. Lorde's contributions and  
10 ongoing struggle for LGBT equality.

11           Seven historic landmark designations  
12 located in on Broadway below 14th Street in Council  
13 member Rivera's district in Manhattan. LU 481, the  
14 817 Broadway building. LU 482, the 826 Broadway  
15 building, now the Stram (sp?) Building. LU 483, the  
16 830 Broadway building. LU 484, the 832-834 Broadway  
17 building. LU 485, the 836 Broadway building. LU  
18 486, the 840 Broadway building. And LU 487 the  
19 Roosevelt building. And to additional historic  
20 landmark designations. LU 488, the National Society  
21 of Colonial Danes in the state of New York  
22 headquarters located in Council member Power's  
23 district in Manhattan. And LU 489, the first  
24 Hungarian Reform Church located in Council member  
25 Kallos' district in Manhattan.

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3 We will also vote to approve pre-  
4 considered LU 510, the Bronx Point NCPF [inaudible  
5 00:06:51] submitted by HPD pursuant to article 16 of  
6 the Journal Municipal Law of New York State for  
7 approval of the designation of an urban development  
8 action area for property located at 2356 Lot two and  
9 72. Block 2539 lot one and parts of lots two and  
10 three. And a [inaudible 00:07:31] portion of East  
11 150 Street in the Bronx. An approval of an urban  
12 development action area project for such area. The  
13 proposed action would facilitate new property  
14 accessible open space along the Harlem River  
15 waterfront as part of a new mixed use development  
16 that would include approximately 1044 units of  
17 affordable housing. Commercial and community  
18 facility space. The project is located in Council  
19 member Ayala's district. We will also vote to  
20 approve preconsidered LU 511 for the Brownsville  
21 South project in Council member-- submitted HPD  
22 pursuant to article 16 of the Journal Municipal law  
23 and section 197 C of the New York City Charter for  
24 the destination of property located on 47 New Locks  
25 Avenue, block 3855, lot 40. 609 dash 615 [inaudible  
00:09:04] street, block 3628, lot nine and 120 dash

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2 122 Liberty Avenue block 3693, lots 22 and 23. In  
3 the borough of [inaudible 00:09:23] as an urban  
4 development action area. Approval of an urban  
5 development area project for such an area and  
6 approval-- sorry. An approval of the disposition of  
7 such properties to a developer selected by HPD.  
8 Okay. That one here? The project is located in  
9 districts represented by Council member Barron and  
10 Council member Espinal. All items are supported by  
11 their affected Council members. In accordance with  
12 the wishes of the affected Council members, I will  
13 now call for a vote to approve LU numbers 481, 482,  
14 483, 484, 485, 486, 487, 488, 489, 490, 491, 492,  
15 493, 494, and 495. And preconsidered LU number 510  
16 and 511. Counsel please call the role.  
17 LEGAL COUNSEL: Treyger?  
18 COUNCIL MEMBER TREYGER: Aye.  
19 LEGAL COUNSEL: Barron?  
20 COUNCIL MEMBER BARRON: May I be excused to  
21 explain my vote?  
22 CHAIRPERSON KOO: Yes. Please.  
23 COUNCIL MEMBER BARRON: Thank you, Mr.  
24 Chair. Just speaking briefly on LU 511, which is the  
25 Brownsville South cluster. Part of this development

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3 is located inside of my district and these are small  
4 projects and we had some challenges to make sure  
5 that, in the end, all of the units that would be  
6 built would, in fact, be affordable at the income  
7 levels of those who presently live there. so, we are  
8 very pleased that, through some negotiations, I want  
9 to thank the staff that work with the HPD to come to  
10 another adjustment in setting the AMI's for those  
11 that would be qualified to apply and I'm very pleased  
12 that we're able to say that 56 percent of the units  
13 that are going to be built in the district that I  
14 represent will be at 50 percent of AMI or below. And  
15 that there will be no units at 80 percent and there  
16 will be some at 60 and 70 percent of AMI. So I'm  
17 very pleased on the work that was done and I want to  
18 commend the staff for the work that they did and I  
19 vote aye on all.

20 LEGAL COUNSEL: Koo?

21 CHAIRPERSON KOO: I vote aye.

22 LEGAL COUNSEL: By a vote of three in  
23 the affirmative, zero in the negative, and zero  
24 abstentions, the items are recommended for referral  
25 to the Public Land Use Committee and the vote is held  
open.



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2 CHAIRPERSON KOO: Okay. We will now  
3 continue to move on onto another subject. We now  
4 move on to public hearings for today. Beginning with  
5 LU 527, the [inaudible 00:12:46] designation project  
6 approval and deposition approval for 7766-- dash 780  
7 Mai Tai Avenue to facilitate an affordable housing  
8 development containing approximately 59 units in  
9 Council member Cornegy's district in Brooklyn. We  
10 are joined today by representatives of HPD and the  
11 developer. Mrs. Tobar and Andrew Murray. Yeah. You  
12 may begin after you identify your-- No. You have to  
13 c--

14 LEGAL COUNSEL: Please raise your right  
15 hands and identify yourselves.

16 LACEY TALBERT: Lacey Talbert, HPD.

17 ANDREW MURRAY: Andrew Murray, Impact  
18 Brooklyn.

19 LEGAL COUNSEL: Do you affirm to tell  
20 the truth, the whole truth, and nothing but the truth  
21 in your testimony before the subcommittee and in  
22 response to all Council member questions?

23 LACEY TALBERT: Yes.

24 ANDREW MURRAY: Yes.

25 CHAIRPERSON KOO: You may start. Yeah.

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3 LACEY TALBERT: I just want to make sure  
4 you all have copies of the presentation and the  
5 testimony. We can give to the Sergeant. Okay. Land  
6 Use item number 527 is related to a ULRP application  
7 regarding the development of three city of and vacant  
8 lots at block 1754, lot 19, 20, and 22 in Brooklyn  
9 Council District 36 for a project known as 776 780  
10 Myrtle Avenue. The application seeks UDAP (sp?)  
11 Designation and project approval for the three lots  
12 as well as disposition and approval for two of the  
13 lots, lot 20 and 22. One of the three lots, lot 19,  
14 previously received approval for unrestricted  
15 disposition by the Board of estimate and 1981, but  
16 was never sold and remained city-owned. 776 to 780  
17 Myrtle Avenue is slated for development under HPD's  
18 supportive housing loan program or SHLP which funds  
19 the rehabilitation and new construction of supportive  
20 housing for the home was, people with special needs,  
21 and other persons of low income. The development  
22 team, Impact Brooklyn, formerly known as the Pratt  
23 Area Community Council was selected through a  
24 competitive process in 2013, our supportive housing  
25 request for qualification. They will provide  
property management services, as well as act as the

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3 supportive services provider. Impact Brooklyn  
4 proposes to construct a nine story building with a  
5 total of approximately 15 nine affordable rental  
6 units, plus the superintendent's unit and ground-  
7 floor retail space. Upon completion, the building  
8 will contain approximately 45 Studios, a one bedroom  
9 units, six two-bedroom units, and one two-bedroom  
10 unit for a superintendent. Under the SHLP  
11 guidelines, 60 percent or approximately 36 of the  
12 units will be affordable for homeless households  
13 referred from social service agencies such as  
14 Department of Homeless Services, or DHS, and the  
15 remaining approximately 23 units will be affordable  
16 rental units to be filled through HPD's marketing  
17 guidelines. The target incomes for this project will  
18 be up to 60 percent of the area median income, or  
19 AMI. Supportive housing tenants will pay up to 30  
20 percent of their income and rent. Affordable  
21 households earning up to 60 percent of AMI or  
22 approximately 44,820 dollars for one person to 57,660  
23 dollars for a three person household, will pay rents  
24 ranging from 843 dollars for a studio till 1290  
25 dollars for a two-bedroom. In response to community  
feedback, and, averaging is being contemplated for

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3 this project, which would make households between 40  
4 percent and 80 percent of AMI eligible or households  
5 earning approximately 29,880 dollars to 59,760 four  
6 one person to 38,440 dollars to 57,660 dollars for a  
7 three person household. If income averaging is  
8 used, rents will range from 522 dollars for a 40  
9 percent AMIs studio till 1843 dollars for an 80  
10 percent AMI two-bedroom. Amenities to be included in  
11 the project include supportive services space open to  
12 all residents and the building and a shared rear  
13 courtyard, community room, green roofs, laundry room,  
14 and enclosed by a sickles storage, as well as  
15 approximately 3000 square feet of ground-floor  
16 commercial space. In order to facilitate the  
17 development of this project, HPD is before the  
18 landmark subcommittee seeking approval of Land Use  
19 item number 527. And I will turn it over to Andrew  
20 from Impact to talk you through the project.

20 ANDREW MURRAY: Hello. My name is  
21 Andrew Murray. I am a project manager at impact  
22 Brooklyn. Not to delve too far into the details  
23 over rupee what Lacey had just mentioned, but, again,  
24 this is a project. Three vacant lots on Myrtle  
25 Avenue across from the Marcy houses in northern Bed-

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3 Stuy. And the project-- Where the developer. We  
4 are Impact Brooklyn, formerly the Pratt Area  
5 Community Council. For over 15 years, we have been  
6 serving the communities, and neighborhoods of Central  
7 Brooklyn. We are a community development corporation  
8 dedicated to fair, affordable, equitable housing. We  
9 develop-- offer a myriad of services, some of which  
10 are behind me. So, to the project, specifically, as  
11 Lacey said, it is a proposed nine story building on  
12 Myrtle Avenue. It's mixed to use with ground-floor  
13 commercial. We will be offering on-site social  
14 services in the basement. 60 percent will be devoted  
15 to supportive housing. That will be 36 studio  
16 efficiency units. The remainder, minus one  
17 superintendent will be lottery appointed units.  
18 Again, Lacey had mentioned the estimated rents and  
19 income. We are considering income averaging, so that  
20 would mean, on average, 60 percent AMI, but there  
21 will be 40 and 80 percent units, as well. Again, I  
22 can go into greater detail of the unit distribution.  
23 We have 45 Studios, 81 bedroom units, six two-bedroom  
24 units, plus the on-site superintendent. The ground  
25 floor commercial space, which is, proximately, 3000  
square feet we are considering a nonprofit social

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3 enterprise tenant. Namely, they will be a café slash  
4 comm-- kitchen space and they are also a workforce  
5 development provider, so they will be working for--  
6 with members of the community ages 16 to 24 who are  
7 both out of school and without work. And that tenant  
8 currently is Grand Lo Café. They have a space down  
9 by Essex Crossing. We will be utilizing several  
10 passive house principles, not the least of which is  
11 the VRF. Excuse me. My acronyms to get mixed up  
12 sometimes. That is the variable refrigerant flow.  
13 Also a tightly insulated envelope, you know, to cut  
14 down energy costs, create efficiencies. We will also  
15 be utilizing several other green components. We have  
16 a green roof, white roof, blue roof. We are  
17 considering rain gardens in the front of the  
18 building. We have a-- the green roof will be  
19 accessible to residents. We have a sunken courtyard,  
20 rear yard. We are also considering 35 to 45  
21 kilowatts of solar paneling to be placed on top of  
22 the roof and we also, of course, as in the on-site  
23 social services which will be placed in the basement  
24 of the property. We are planning on six to eight  
25 staff, but that does not include on-site security,  
which will be 24/7. We would be offering an

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3 amenity-- many services, including case management,  
4 harm reduction, substance use counseling, and many  
5 things to help gear the population in a more helpful  
6 direction. This is a design-- the site plan, you're  
7 looking from the top from the Birdseye view of the  
8 building. As you can see, there was a green roof.  
9 We are currently, again, proposing the roof solar  
10 paneling on top of the ninth floor. In the rear you  
11 have the sunken courtyard and yard, as well. This  
12 will be, again, nine stories. It is on three lots,  
13 75 by 100 square feet total. Here you have images of  
14 the seller and ground-floor. As I mentioned, you  
15 will-- we will be putting the social services in the  
16 basement. They will have community rooms. Able to  
17 utilize the back courtyard, and as well as the  
18 ground-floor which will also be housing the  
19 commercial tenant which we are proposing, again, will  
20 be a café slash commercial kitchen. Lastly, this is  
21 our project timeline. We were certified in April.  
22 We have gone through the processes since we last met  
23 with the city planning commission in late July. We  
24 are anticipating ULRP approvals sometime within the  
25 next few months and, finally, we hope to close after  
submitting a state tax credit application to the

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2 housing committee renewal for fall of 2020 and  
3 ultimately finishing construction within two years  
4 leasing up by fall 2022. And any questions, please  
5 do not hesitate.

6 CHAIRPERSON KOO: Thank you very much.  
7 I'm sorry. I had to go across the street to vote  
8 for-- so, I am asking Council member Barron to take  
9 over the chair. Thank you.

10 CHAIRPERSON BARRON: Thank you. Thank  
11 you much for your presentation. I just have a few  
12 questions. I believe you said that 36 units are  
13 Studios?

14 ANDREW MURRAY: Yes.

15 CHAIRPERSON BARRON: Okay. So, the  
16 question that I have is to you have the dimensions of  
17 the studio apartments?

18 ANDREW MURRAY: Yes. I do. On average,  
19 the studios will run 360 square-- net square feet.  
20 360 for all--

21 CHAIRPERSON BARRON: 360. Okay.

22 ANDREW MURRAY: And that's of the 45  
23 studios total on average.

24 CHAIRPERSON BARRON: So there are 45  
25 studios?



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2 ANDREW MURRAY: 45 in the building, but  
3 36--

4 CHAIRPERSON BARRON: 36 are reserved  
5 for--

6 ANDREW MURRAY: for the supported  
7 residents.

8 CHAIRPERSON BARRON: And the other  
9 question that I have, then, is which of those units  
10 are-- that are one and two family-- two bedroom  
11 apartments will be eligible for those who are in  
12 supportive, as well?

13 ANDREW MURRAY: Uh--

14 CHAIRPERSON BARRON: Because there  
15 weren't that many that you indicated were a part of  
16 the program.

17 ANDREW MURRAY: Yeah. The one and two  
18 bedroom units are designated currently for the  
19 lottery for the 40 to 80 percent AMI. The 36  
20 dwelling units, with respect to the supportive  
21 residents are all studios.

22 CHAIRPERSON BARRON: All of those--  
23 Okay. So all of the supportive personnel-- or all  
24 of the supportive residents will be in studio  
25 apartments.

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2 ANDREW MURRAY: Yes. And these  
3 specifically are going to be residents aged 55 and  
4 older.

5 CHAIRPERSON BARRON: Oh.

6 ANDREW MURRAY: Yeah.

7 CHAIRPERSON BARRON: That's important to  
8 know.

9 ANDREW MURRAY: Yes.

10 CHAIRPERSON BARRON: That's good. And  
11 the solar panels that you are planning on having,  
12 what will they provide? What energy will they  
13 provide?

14 ANDREW MURRAY: As it is currently drawn  
15 up and, of course, this can change, but we are  
16 planning, as proposed-- again, it's the early  
17 stages. About 35 to 45 kilowatt of energy and that  
18 will most likely provide energy electricity for the  
19 common area.

20 CHAIRPERSON BARRON: Common areas.  
21 Okay. Okay. Great.

22 ANDREW MURRAY: Which is pretty  
23 extensive, of course, in a nine story building.

24

25

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2 CHAIRPERSON BARRON: Yes. Are there any  
3 other questions from any other panels? Okay. Thank  
4 you so much.

5 ANDREW MURRAY: Thank you.

6 CHAIRPERSON BARRON: We're not doing  
7 that.

8 [background comments]

9 CHAIRPERSON BARRON: Thank you. Are  
10 there any members of the public who wish to testify  
11 on these items? Seeing none, I close today's public  
12 hearing and these items are laid over. Next, we will  
13 hear designations in the Sunset Park neighborhood of  
14 Brooklyn represented by Council member Menchaca. LU  
15 496 is the Sunset Park South historic District. LU  
16 497 is the Sunset Park North Historic District. LU  
17 498 is the Sunset Park 50th Street Historic District,  
18 and LU 499 is the Central Sunset Park 50th Street  
19 Historic District. We will also hold a public  
20 hearing on LU 528, the LPC designation of the Bay  
21 Ridge Parkway, Doctors Row Historic District in  
22 Council member Brannan's district, also in Brooklyn.  
23 I will now recognize Council member Menchaca to offer  
24 up remarks.

25

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2 COUNCIL MEMBER MENCHACA: Thank you,  
3 Chair Barron, for giving me this opportunity to say  
4 hello and welcome. [Speaking foreign language] This  
5 application that we are seeing before us has an  
6 incredible story that is rooted in the power of  
7 Sunset Park and the voices of the people who live in  
8 there, who work there, and care for Sunset Park. The  
9 application before you also has an incredible story  
10 about the landmarks team at the city, listening and  
11 really understanding the needs of Sunset Park. And  
12 the beautiful thing about it was that, like many  
13 stories that start without seeing eye to eye,  
14 discussion and dialogue, productive dialogue happened  
15 and both pressures be getting into understand that  
16 there was a common ground and research was done and  
17 petitions were signed, photographs were taken,  
18 stories were told, and what you see is the result of  
19 that an incredible work and residents in Sunset Park  
20 did not stop and nor should have they. And the  
21 government did not stop and nor should have they.  
22 And we didn't stop until we got to a point where we  
23 are today. In these designations that really, and a  
24 lot of ways, they are historic for historic  
25 districts, but they also are unprecedented in a way

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2 and in the way that they came out. And I think that  
3 was a big gesture from the landmarks preservation  
4 commission that said Sunset Park deserves something  
5 different and we got that. And so these blocks are  
6 beautiful blocks and I hope that, if you are  
7 listening and don't know Sunset Park, to calm and see  
8 these beautiful blocks to really see the appreciation  
9 of the work that our communities have done to keep  
10 these blocks in tact being because we are facing some  
11 incredible pressures of gentrification and pressures  
12 of foreign investment that are coming in and buying  
13 these buildings, tearing them down, and destroying  
14 the fabric of our community. And that, we are saying  
15 no to today. So I'm really proud to be representing  
16 these incredible, incredible families and the  
17 incredible organizations that are behind them and the  
18 nonprofit and the energy. So, I'm just so proud  
19 moment-- A proud person. A proud New Yorker today.  
20 Thank you.

21 CHAIRPERSON BARRON: Thank you, Council  
22 member. We had joined today by representatives of  
23 the Landmark Preservation Commission. We have Kate  
24 McHale and Anthony Fabre. Fabre. And before you  
25 begin, counsel will swear you in.

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2 LEGAL COUNSEL: Please raise your right  
3 hands. Do you affirm to tell the truth, the whole  
4 truth, and nothing but the truth and your testimony  
5 before the subcommittee and in response to all  
6 Council member questions?

7 ANTHONY FABRE: I do.

8 KATE MCHALE: I do.

9 CHAIRPERSON BARRON: Thank you. Thank  
10 you. You may begin.

11 KATE MCHALE: Okay. Thank you. Good  
12 afternoon, Council member Barron and subcommittee  
13 members. I am Kate Lemos McHale, director of  
14 research at the Landmarks Preservation Commission.  
15 Thank you for the opportunity to present these four  
16 districts in Sunset Park today.

17 The Sunset Park Historic districts, shown  
18 here on our map of New York City landmarks and  
19 historic districts are the result of an extensive  
20 study of the Sunset Park neighborhood in response to  
21 requests from the Sunset Park Landmark Committee and  
22 with the strong support of Council member Menchaca.  
23 We thank you for that. Their designation is aligned  
24 with an agency priority under Chair Carol to study  
25 communities underrepresented by landmarks. We

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3 studied a large area encompassing the blocks between  
4 fourth and seventh avenues and 60th and 40th Streets,  
5 shown here. And such a large study area, we  
6 developed a framework for identifying historic  
7 district boundaries that should include intact rows  
8 of buildings that exemplify Sunset Park's historical  
9 and architectural development and incorporate blocks  
10 with the strongest character, highest integrity, and  
11 cohesiveness that, together, create a distinct sense  
12 of place. As part of our process of studying and  
13 proposing has storage districts, we need to extend  
14 says owner outreach and we held two public meetings  
15 in Sunset Park to describe our proposal and speak  
16 with homeowners about working with the Landmarks  
17 Commission. Chinese and Spanish language  
18 interpretation services were offered at both these  
19 meetings for anyone who needed translation.  
20 Following our outreach, the four districts were  
21 calendared in January 2019. They contain a total of  
22 539 properties and consist of the most cohesive and  
23 intact concentrations of high quality architecture in  
24 Sunset Park, representing its primary periods of  
25 development. At the public hearing on May 7th, 26  
people spoke in favor of all four districts,

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3 including Carlos Menchaca, Council member Menchaca,  
4 and representatives from the Sunset Park, landmarks,  
5 committee and its business improvement District, the  
6 Historic Districts Council, the New York Landmarks  
7 Conservancy, the Society for the Architecture of the  
8 City. Testimony related to specific districts  
9 included one person who spoke in favor of Sunset Park  
10 50th Street, one in favor of Central Sunset Park, and  
11 six who spoke and opposition to Sunset Park South.  
12 The Commission also received 42 written submissions  
13 in favor of all for historic districts including from  
14 Assembly member Felix Ortiz in Community Board Seven,  
15 as well as two written submissions in favor of Sunset  
16 Park South, eight in favor of 50th Street, four in  
17 favor of the Central Sunset Park, and one in favor of  
18 Sunset Park North. The Commission also received five  
19 written submissions supposed to one or more of the  
20 districts.

21                 Sunset Park's historical development was  
22 closely connected to its working waterfront, in  
23 particular the vast complex of Bush terminal and the  
24 arrival of public transportation through the area.  
25 Long consistent rows of houses were designed by  
Brooklyn architects for speculative developers, as



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3 many as two and three family homes. Early owners and  
4 residents of Sunset Park include German, Irish,  
5 Italian, Danish, Finnish, and Swedish immigrants and  
6 today the neighborhood retains lively emigrant  
7 communities and character. The neighborhood took its  
8 name from the park completed in 1911. This amenity,  
9 along with the extension of an elevated railway along  
10 Third Avenue and 1893 and the announced man of the  
11 planned fourth Avenue subway in 1905 spurred rapid  
12 residential development, which was essentially  
13 completed by World War I. These maps show Sunset  
14 Park in 1898 and 1903, vividly illustrating the  
15 extent of development and just a five year period as  
16 an extended eastward from the industrial port. And  
17 just a note on the layout of these slides, our maps  
18 are rotated and so East is generally down, West is up  
19 towards the poor, and North is to the right. There  
20 are three major phases of development and Sunset  
21 Park. Late 19th century development as typically  
22 characterized by row houses with brown stone and  
23 brick façades with flat fronts or projecting bays  
24 such as the row shown on the left here on 58th  
25 Street. Early 20th century development between 1901  
in 1909 we see more two-family row houses and with

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3 more ornate elements constructed throughout the  
4 neighborhood and development between 1910 and 1920,  
5 after the subway extended through the neighborhood is  
6 generally characterized by larger apartment  
7 buildings, flats, and tenements, such as the one  
8 shown on the right, which became a finished co-op.  
9 This map of building dates and all four districts  
10 represents the general distribution of these primary  
11 periods of development throughout the neighborhood.  
12 Sunset Park's older 19th century buildings tend to be  
13 close third of Fourth Avenue at the top of the map.  
14 Buildings constructed after the turn of the century  
15 are more prevalent in the blocks between fifth and  
16 seventh avenues and to gather these four districts  
17 contain the strongest concentrations of the three  
18 periods of development history in Sunset Park. So,  
19 now, I'll just take you quickly through each one.  
20 The Sunset Park South historic District consists of  
21 approximately 285 residential buildings located  
22 between 54th and 59th streets and fourth and fifth  
23 avenues. This historic district has a high level of  
24 integrity, as is shown in the dominantly green color  
25 on the map. A portion of 57th Street contains  
buildings either with major alterations or of

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3 different scales and building dates that did not  
4 reflect to the historic character of surrounding  
5 streets and this portion of 57th Street was not  
6 included in the district. The area includes a strong  
7 concentration of Sunset Park's oldest buildings. It  
8 was mostly constructed in the 1890s. And it contains  
9 a rows of stone and brick fronted houses shown on  
10 this map of row house typologies and what the map  
11 shows is the different materials that are used in the  
12 façades, as well as the different bay shapes, but  
13 what we found really are very strong rows of  
14 consistent style and shape. And in these images we  
15 see stone and brick row houses within the Sunset Park  
16 South historic district featuring angled and round  
17 doorways, intact stoops and railings, and carved and  
18 molded ornaments. The houses often incorporate  
19 decorative elements and alternating patterns to  
20 differentiate houses and long rows. These images  
21 from 56th Street show examples of the rich  
22 ornamentation found in the neighborhood in this  
23 historic district. Sunset Park 50th Street historic  
24 district consists of two rows of 25 houses framing  
25 50th Street between fourth and fifth avenues.  
Constructed between 1897 and 1903, this section of

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3 50th Street is one of the neighborhood's finest  
4 historic box, notable for its cohesive rows of  
5 remarkably well preserved brownstone fronted houses.  
6 All of the houses here were designed by just to  
7 architects, so it is incredibly consistent. The  
8 houses on this block feature hives stoops, projecting  
9 bays, and richly textured brownstone fronts. Their  
10 façades combine the rough surfaces and curb linear  
11 ornament of the Romanesque revival style with the  
12 angular forms and classical details of the  
13 Renaissance revival style. With its unified row and  
14 high degree of historical integrity, the Sunset Park  
15 50th Street historic District remains one of its  
16 neighborhoods stand out blocks. The Central Sunset  
17 Park historic District consists of approximately 148  
18 buildings located on 47th and 48th Street between  
19 fifth and sixth avenues and along Sixth Avenue.  
20 Constructed between 1897 and 1906, the central area  
21 incorporates some of that area has outstanding turn  
22 of the century residential architecture and includes  
23 intact blocks found along Sixth Avenue that extend  
24 the character of the mid-blocks and strengthen the  
25 sense of place. The districts consistency and age  
type and high integrity is shown on these maps. The

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3 districts row houses are clad in bright, limestone,  
4 brownstone, or a combination and its streetscapes  
5 feature consistent cornice lines, a rid them of  
6 projecting bays, and high stoops with intact iron  
7 railings and elaborate carved ornament. And here you  
8 can see some examples of the intricate carved detail  
9 and stoops within the Central Park-- Central Sunset  
10 Park historic district. And, finally, the Sunset  
11 Park North historic District consists of  
12 approximately 56 buildings on the south side of 44th  
13 Street between fifth and seventh Avenue. The two  
14 well-preserved blocks overlooking Sunset Park are  
15 notable for their cohesive rows of limestone and  
16 brick fronted houses and apartment houses all  
17 representing the neighborhoods architectural  
18 development just following the turn of the 20th  
19 century. These blocks have a special character along  
20 the park. They include a unique row of limestone  
21 fronted houses, one of the neighborhood's most intact  
22 and consistent blocks of brick flat fronted row  
23 houses, and for apartment buildings designed in 1913  
24 with an eclectic mix of classical and arts and crafts  
25 detailing. Overlooking Sunset Park on a sloping  
hill, this block has a strong sense of place

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3 highlighted by its fine architecture and natural  
4 topography. With their geographical distribution  
5 throughout the neighborhood, the four historic  
6 districts capture the primary periods of development  
7 and resulting range of residential building  
8 typologies in Sunset Park. Together, they tell the  
9 story of Sunset Park's development history and  
10 capture its most significant architecture and  
11 streetscapes. Thank you. And I am happy to answer  
12 any questions.

12 CHAIRPERSON BARRON: Thank you. Are  
13 there any questions from the panel or comments?

14 COUNCIL MEMBER MENCHACA: Yeah. I just  
15 want to ask-- you know, so much of the presentation  
16 really was rooted an analysis that your team put so  
17 much time and effort in going out into the community.  
18 How important it was for the community to organize so  
19 early and present so much information to this  
20 process? How important was that work from the  
21 community?

22 KATE MCHALE: Oh, it's very important and  
23 we appreciate it very much. We, of course, have  
24 taken to our own sanity and our own analysis and we  
25 took them five that was provided to us and then, you

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3 know, really at the whole neighborhood and area to  
4 analyze the request way then that broader area and  
5 not really allowed us to definitively identify the  
6 strongest areas that, together, tell such an  
7 important story of the neighborhood's development.

8 COUNCIL MEMBER MENCHACA: And I think  
9 that's just an important point to make about the kind  
10 of ground swells support. The committee-- not just  
11 the committee. The community board and all the  
12 business is and I think it's just like an important  
13 part of this story and narrative. And the last  
14 question I have is we are looking at for applications  
15 at once. I remember at one point we thought that was  
16 just never going to be possible and that was hard  
17 because I think no one wanted to let go of that  
18 possibility and here we are with four different  
19 districts, noncontiguous, never really happened  
20 before. Can you talk about the importance of how or  
21 what makes it so important to look at four districts  
22 and one neighborhood together?

23 KATE MCHALE: Well, it was. And, as you  
24 said, I think we came at this in a creative way and a  
25 lot of the discussions that we had about how to do  
that and the support that we had from all of you is

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2 so important. And this is a district that has these  
3 areas, but in between are areas where there have been  
4 more changes or the development has led to the, you  
5 know, less consistency in the streetscapes. And just  
6 in terms of how to really recognize and protect those  
7 areas that stand out and that are-- really retain  
8 their historic character, I think it was a wonderful  
9 sort of process and the framework that was developed  
10 to really to get to this was very important.

11 COUNCIL MEMBER MENCHACA: I couldn't  
12 agree more and that's exactly what we are doing. We  
13 are protecting Sunset Park. Thank you.

14 KATE MCHALE: Thank you.

15 CHAIRPERSON KOO: Thank you, Council  
16 member. Now, we will move on to LU 528. Doctor's  
17 Row. Yeah. Do you want to give testimony or--

18 [background comments]

19 CHAIRPERSON KOO: Yeah.

20 COUNCIL MEMBER MENCHACA: There are  
21 other ones, I'm sorry.

22 KATE MCHALE: Okay. Good afternoon,  
23 Council member Koo and subcommittee members. I am  
24 Kate Lemos McHale of the Landmarks Preservation  
25 Commission. Thank you for this opportunity to



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3 present the Bay Ridge Parkway doctor's Row historic  
4 District designated on June 25. The historic  
5 district is the first in Bay Ridge and as are the  
6 Sunset Park districts the first and Sunset Park and  
7 is a distinguished example of the neighborhood's  
8 transformation from a suburban resort community to a  
9 middle-class urban neighborhood in the early 20th  
10 century. In addition to the high quality of its  
11 architecture, it has acquired a noteworthy  
12 association and as a doctor's Row, thanks to the  
13 number of medical professionals who have lived and  
14 had offices on the block. Both historically and  
15 currently. The historic district is located between  
16 fourth and fifth avenues in the Bay Ridge  
17 neighborhood of Brooklyn, as shown on this map. A  
18 request to evaluate the block came from the community  
19 with support from Council member Brannan and  
20 Community Board 10. At its public hearing on May 14,  
21 and in written testimony, the commission received  
22 support from the 11 organizations and individuals  
23 including State Senator Andrew Gounardes, Council  
24 member Justin Brannan, Brooklyn Community Board 10,  
25 Historic Districts Council, and the New York

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3 Landmarks Conservancy. There was no opposition to  
4 designation.

5 Bay Ridge was primarily an agricultural  
6 community until the late 19th century when resorts  
7 and suburban residences were constructed along the  
8 shore. Bay Ridge Parkway was originally envisioned  
9 as a Boulevard to connect to the Shore Drive along  
10 New York Bay and the historic district is a prominent  
11 tree-lined block. The plan to construct the fourth  
12 Avenue subway line, announced in 1903, was the  
13 primary catalyst for rapid speculative development in  
14 a rage and jubilant Realty man, as you can see in  
15 this advertisement. It reached 86th Street in Bay  
16 Ridge and in 1916. Bay Ridge development company was  
17 organized in 1904 and its secretary builder, Arthur  
18 Douglas Constant, was charged with constructing row  
19 houses on both sides of Bay Ridge Parkway between  
20 fourth and fifth avenues, shown here and an  
21 advertisement from 1907 at work, quote, calculated to  
22 supply a long felt want for one family houses in Bay  
23 Ridge and will constitute the only complete block of  
24 such residences in the section, end quote. The  
25 entire block was constructed in segments over seven  
years between 1906 and 1913, primarily between 1906

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3 and 1909. A.D. Constant constructed most of the  
4 buildings and the rows were designed by just two  
5 architects. Benjamin Driesler, a prolific Brooklyn  
6 architect and William Flanagan. The block developed  
7 was a cohesive appearance over all. In our  
8 evaluation and boundary analysis of the potential  
9 district, LPC staff studied a broader area and found  
10 that this lot, in particular, stands out within the  
11 larger neighborhood context due to its high  
12 architectural quality and consistency, which, in  
13 combination with the Parkways Boulevard feeling,  
14 creates a strong sense of place and historic  
15 character. Within the historic district, the row  
16 houses are set back behind spacious area ways and are  
17 primarily characterized by limestone façades, bowed  
18 or angled fronts, low stoops, stone window and door  
19 surrounds, and embellished cornices typical of the  
20 Renaissance revival style. The north side of the  
21 block is shown here. It's architecturally very  
22 consistent. On the right is a brick building at the  
23 eastern end of the block which was constructed to  
24 house a doctor's office, a trend that would become  
25 ubiquitous in later years. The south side of the  
street includes brick row houses shown on the left,

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3 limestone fronted row houses similar to the north  
4 side shown on the right, including eight with  
5 colonial revival entrances that were advertised as  
6 house colonials and described by the Bay Ridge  
7 development company as having, quote, and exterior  
8 design and that is something entirely new in house  
9 building, end quote. As this map illustrates, the  
10 historic district has a high level of integrity.  
11 Alterations are mostly limited to the replacement of  
12 doors and windows, changes to area waves, or the  
13 addition of a basement doctor's office entrance, such  
14 as shown on the left. Since this data and telephone  
15 directory has provided information regarding medical  
16 professionals who live door had offices on this block  
17 between 1910 and 1960, indicating a rapid increase in  
18 medical professionals on the block. Among the first  
19 reference to it as a doctor's Row appears to be from  
20 a Brooklyn Daily Eagle real estate advertisement in  
21 1949. By 1950 and continuing into the 1960s, as  
22 shown on this map, well over half of the buildings  
23 house to doctors and other medical professionals,  
24 either with offices or in residence. Other blocks in  
25 the city have been referred to as Doctors Row,  
including examples within LPC designated districts in

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2 the South Bronx, Manhattan, and Brooklyn. The term  
3 seems to have typically been used for promotional  
4 real estate purposes and to emphasize particularly  
5 elegant blocks with in a neighborhood. In these two  
6 photos taken in 1907 and 2019, 112 years apart, you  
7 can see the block still looks very much as it did in  
8 the first decade of the 20th century. It strongly  
9 reflects the architectural and historical development  
10 of this section of Bay Ridge and still houses  
11 doctors' offices. Thank you for the opportunity to  
12 present his historic district. I am happy to answer  
13 any questions.

14 CHAIRPERSON KOO: Thank you very much.  
15 Yeah. There are no questions from Council members.

16 KATE MCHALE: Okay. Thanks.

17 CHAIRPERSON KOO: Thank you. You are  
18 excused. Now, we are proceeding to public panels.

19 First we have Yvette-- huh? Asho?

20 [background comments]

21 CHAIRPERSON KOO: Aquire [sp?]?

22 YVETTE AQUIRE: Yeah.

23 CHAIRPERSON KOO: Juan-- No. Jane  
24 Jimenez and Nina Malkin.

25

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2 YVETTE AQUIRE: Should all three people-  
3 -

4 CHAIRPERSON KOO: Yeah. Three people  
5 [inaudible 00:49:56].

6 [background comments]

7 CHAIRPERSON KOO: You may begin after you  
8 identify yourself. Yeah. You just take-- Whoever  
9 want to go first, go first.

10 [background comments]

11 YVETTE AQUIRE: Ah. Okay. Is it on  
12 now? Okay. I usually could use--

13 CHAIRPERSON KOO: Start over.

14 YVETTE AQUIRE: Okay. My name is Yvette  
15 [inaudible 00:50:41]. I'm a resident of Sunset Park.  
16 I own a brownstone on 47th street since 1974. I've  
17 been in this community from the time I was a child.  
18 We have been working on this process of maintaining  
19 our brownstones from the time that I could remember,  
20 going back at least 30 or 40 years. We have had the  
21 support of every Council person for the past 20  
22 years. We've had the support of Carlos Menchaca for  
23 the past seven years. We've had the support of Silas  
24 Gonzalez for 10 and a half years, almost 11 years.  
25 We had to support of Alex-- Angel Rodriguez before

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2 then, so this is a history of support from our  
3 elected officials. We have our Congresswoman who  
4 has-- Anita Velasquez for the last 20 years who has  
5 also been very supportive of this movement and the  
6 maintenance of these brownstones have been kept by  
7 this community. We have all protected them like they  
8 were our babies and we have-- we're very grateful to  
9 have gotten to this point and so we really would love  
10 to make sure that this supported and that we get  
11 through this process. Thank you.

12 JAN JIMENEZ: Thank you, Chair Koo. My  
13 name is Jan Hudes [sp?] Jimenez. I live at 554 48th  
14 street in Brooklyn in the Central-- what's being  
15 called the Central Sunset Park designated area. I  
16 have been a homeowner there with my husband for 20  
17 years. So, I'm going to read my statement just  
18 because it'll be more efficient, I think. The land  
19 marking initiative before you represents a unique  
20 opportunity to celebrate the built environment of  
21 Sunset Park by protecting blocks that best rest of  
22 the neighborhoods historic contribution to Brooklyn  
23 and New York City. Of four historic districts  
24 designated by the Landmark Preservation Committee  
25 instill a sense of place, history, and pride for all

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3 who live, work, and simply stroll through our  
4 beautiful neighborhood of Sunset Park. This proposal  
5 is the culmination of an amazing neighborhood effort  
6 to preserve the architectural integrity of a small  
7 portion of Sunset Park. I'm very fortunate to live  
8 on a block that is still visually cohesive and  
9 showcases the architectural form and beauty that  
10 creates the type of beautiful streetscapes that we  
11 are seeking to preserve. My husband and I were block  
12 captains for this effort and, with neighbors who  
13 speak the many languages on our block, we had  
14 conversations about this initiative with residents  
15 and every home on our block. Without exception, we  
16 heard overwhelming support for preservation efforts  
17 as our neighbors expressed dismay over the  
18 architectural changes being made on surrounding  
19 blocks as loops, cornices, and lentils are replaced,  
20 rooftop additions are built, grand parlor floor  
21 windows are diminished in size with brick infill and  
22 entire stone façade are replaced by brick or tile.  
23 In the most disturbing instances, we see an entire  
24 house is being demolished from the ground up and  
25 replaced with out of context and out of scale new  
building. When such changes happen to even a single



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3 building, the impact reverberates up and down the  
4 block. It diminishes the visual glory of our streets  
5 and that forever altered a block that stood in  
6 harmony for more than a century. Sunset Park is in  
7 danger of losing its sense of place and its  
8 neighborhood feel. These characteristics that make  
9 our wonderful neighborhood special and unique foster  
10 a sense of authentic human attachment and longing.  
11 They inspire us to care for our built environment  
12 and, with their preservation, will contribute to  
13 legacy as community history and pride on which future  
14 generations will build. I encourage you to accept  
15 our application. To approve application. Thank you.

16 CHAIRPERSON KOO: Thank you. Next. Yeah.

17 NINA MALKIN: Yeah. Hi, everyone. How's  
18 that? Better? My name is Nina Malkin. I live on  
19 54th street and I'm a relative new, to Sunset Park  
20 where my husband and I are there for 15 years. When  
21 we were looking for houses, we looked all over  
22 Brooklyn, all over Queens, a little bit Jersey.  
23 Forgive us. We kept coming back to Sunset Park  
24 because it was just so beautiful and we thought how  
25 could regular people live in these beautiful homes?  
But all we saw around us as we walked up and down the

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2 blocks were regular people and their children playing  
3 on the stoops and their dogs being walked and curbed  
4 and taken care of and their gardens being small  
5 little courtyard gardens being maintained. Then we  
6 kept coming back and back and, until we found that we  
7 looked in and our charger opted we were like, this is  
8 home. When we do, we felt like we belonged here  
9 because it felt like everybody belonged here.  
10 Everybody deserves a beautiful place to live in these  
11 were the kind of-- I mean, I'm out Brooklyn native  
12 and these were the kind of two family and three  
13 family homes that I, you know, grew up around only--  
14 just not that nice. And when we started to see some  
15 of the development that was going on in the  
16 neighborhood by people who didn't actually live  
17 there, it was very disturbing to us. We thought,  
18 what's going on? What are they doing to our  
19 beautiful place? And started to lose, not just its  
20 beauty, but it's feel. People didn't look ni--  
21 newer people didn't look each other in the eye and  
22 didn't say hello. And when we found out that we  
23 could get involved in trying to landmark the  
24 neighborhood, that's one hour block and everybody  
25 else's block really started to come together and I

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2 started to meet ladies and gentlemen from other  
3 blocks that I didn't know so well. So, I don't  
4 really have a prepared statement, but I do want to  
5 think the LPC for their efforts, the Sunset Park  
6 landmarks committee led by Lynn Massimo [sp?] for  
7 getting this off the ground, the Council, and Mr.  
8 Menchaca for everything that you all have done.  
9 Thanks so much and please do approve our application.

10 CHAIRPERSON KOO: Thank you. Next panel  
11 Maria Roger. Lynn Massimo. Sure. Jason Stutz. You  
12 want to do four? Cynthia Phyllis.

13 LEGAL COUNSEL: We've got to take the  
14 vote for it.

15 CHAIRPERSON KOO: Oh. Oh.

16 LEGAL COUNSEL: So before they begin.

17 CHAIRPERSON KOO: Yeah. Yeah. Before you  
18 guys start, we have to make the-- We have to take a  
19 vote for Council member Miller. Yeah. You want to  
20 call [inaudible 00:58:12].

21 LEGAL COUNSEL: On LU number 481, 482,  
22 483, 484, 485, 486, 487, 488, 489, 490, 491, 492,  
23 493, 494, and 495 and preconsidered LU number 510 and  
24 511, Council member Miller, how do you vote?

25 COUNCIL MEMBER MILLER: Aye on all.

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2 LEGAL COUNSEL: Thank you. With a vote  
3 of four in the affirmative and zero in the negative  
4 in zero abstentions, the items are recommended for  
5 full Land Use Committee.

6 CHAIRPERSON KOO: Thank you, Council  
7 member Miller. Now, you guys can start after you  
8 identify yourself. Yeah.

9 LYNN MASSIMO: Is this thing on?  
10 No.

11 CHAIRPERSON KOO: No. Please speak to the  
12 mic. Yeah.

13 LYNN MASSIMO: Is this thing on? My  
14 name is Lynn Massimo. I live at 526 47th Street in  
15 Brooklyn. Thank you, Council member Koo for chairing  
16 today and for the other Council members who are here.  
17 And for Council member Menchaca who has been with us  
18 at every meeting, thank you.

19 [background comments]

20 LYNN MASSIMO: In 2012, I spearheaded  
21 the Sunset Park Landmarks Committee, which is a  
22 grassroots organization that has been fighting for a  
23 land marking detection for our neighborhood for seven  
24 years. But, before the incarnation of this  
25 particular effort, in the 1980s, the Sunset Parkers

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3 fought for protection and successfully got the  
4 neighborhood onto the national register. So, today,  
5 you are seeing the culmination of decades of Sunset  
6 Parkers passionate dedication to preserving our  
7 neighborhood. On many of blocks, generations of  
8 Sunset Parkers has kept their row houses intact and  
9 looking historic, but rampant out of context  
10 renovations are erasing that history. I have  
11 included some photos of the beautiful and then the  
12 other two pages are of the rampant out of context  
13 renovations. That history, which is both the history  
14 of architecture and the history of an immigrant  
15 community, it deserves to be honored and preserved. And  
16 while preserving the history, we can still embrace  
17 the future. On Friday, solar panels were installed  
18 on my roof and it sailed through the LPC approval  
19 process. So, we've got past and future, you know,  
20 happy together. So, and when I speak, please hear  
21 not only my single voice, but the voice of literal  
22 thousand that support preserving in Sunset Park. Our  
23 organization did an enormous amount of outreach. We  
24 did more than 16 outreach events in the neighborhood.  
25 We gave more than seven and walking tours. We gave  
trolley tours. We have a trolley. We had trolley

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2 tours and we canvassed door-to-door on-- about 16  
3 blocks. So, who supports it? Over six--- Sorry.  
4 Over 3000 Sunset Park residents signed our petition  
5 in support. Over 400 homeowners wrote support  
6 letters. Our Council member Menchaca, Assembly  
7 member Felix Ortiz, Congresswoman Anita Velasquez,  
8 former State Senator Jessie Hamilton, Community Board  
9 seven, and other community organizations which are  
10 Rose and Sunset Park fifth Avenue bid and the Chinese  
11 American Planning Council, Greenwood Cemetery, the  
12 Brooklyn Chamber of Commerce, the Bethelship  
13 Norwegian United Methodist Church. They are all in  
14 support. I'm also here is the member of the  
15 Community Board seven and I did bring a letter from  
16 the board, which reaffirms their unanimous support of  
17 all for historic districts. So, thank you very much  
18 for your time and please vote yes on all four  
19 districts. Thank you.

20 MARIA ROCA: Good afternoon. [speaking  
21 foreign language] I am Maria Roca. I am here not  
22 only representing myself as a longtime resident of  
23 Sunset Park, in 1964 when my family first came to  
24 Sunset Park, the also the membership and-- of the

25

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3 members of Friends of Sunset Park. By the way, we  
4 also submitted a letter of support.

5 [background comments]

6 MARIA ROCA: It's okay. Just wanted to go  
7 on record. I know. Much of what I would say here  
8 has been said about the dedication of this community  
9 for generations. For generations that have brought  
10 us to this moment and do you use to the right word.  
11 Culminated in this day. It is a good day indeed.  
12 There are some better memories because certainly it  
13 should be a bigger-- a larger number of homes that  
14 are landmarked, but it has been said before. Some of  
15 them no longer worthy of land marking because of the  
16 greed of some that didn't appreciate it and some to  
17 whom what we wanted to honor, what we want to honor,  
18 what we want to preserve doesn't really resonate with  
19 them. So, for either or. So, let's start here. All  
20 I can say is that I hope to be back here for an-- I  
21 don't-- Relax. For the next round after week, for  
22 air to add to this because we know that can happen.  
23 So I want to-- and it should have been because, if  
24 we do not stay focused and intends on preserving not  
25 only Sunset Park, but many, many other New York  
communities that face extinction. We see it in the

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3 paper every day. It's in the news every day. New  
4 York well no longer be then New York that we all of  
5 and care about. So, I said before, I certainly want  
6 to think so many people who, for generations, have  
7 worked on this in one way or another, to the two  
8 Lynn's, the other Lynn not being here, of the Sunset  
9 Park Landmarks Committee, HTC for being a staunch  
10 supporter and always there for us. Our Councilman  
11 and everybody else and I hope to see you all here in  
12 the near future adding to this. So, yes. Without  
13 question, please approve because, if not, you're not  
14 going to get rid of us. Thank you.

14 CYNTHIA FELIX: Good afternoon. My name  
15 is Cynthia Felix and I live on 50th Street between  
16 fourth and Fifth Avenue. Hon. Council people and  
17 members, I would like to thank you for the  
18 opportunity to speak this afternoon. I would want to  
19 thank the LPC for their support and flexibility with  
20 our community and letting us do a very unique  
21 proposal with four distinct districts. Especially  
22 for the 50th Street proposal, which is a standalone  
23 street, and I want to thank Council member Menchaca  
24 for his vision and dedication to Sunset Park and  
25 always saying [speaking foreign language] when we



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2 need him. I want to thank the Lynn's for starting  
3 the Sunset Park landmark commission and always being  
4 there for us. And, most importantly, I want to thank  
5 my neighbors and the homeowners and the tenants for  
6 their tireless efforts to maintain a 100+ year home.  
7 It isn't easy, folks. You break a wall and something  
8 else pops up that you have to fix. You find a hole  
9 and you have to maintain it to integrity and it is  
10 not an easy thing to do. But a group of us was  
11 dedicated enough to do that and that is why we are  
12 here today. It was a collective effort. It's not  
13 easy. The Z thing is to make it new and to put  
14 things, but we didn't want to do that. We looked  
15 around and I was born and raised in the same house  
16 that I am living in now and, in the past 15 years,  
17 architectural changes have gone all around me. I  
18 look around and where I grew up has changed  
19 tremendously, but a group of us decided we don't want  
20 to change where we live. We want to keep it the  
21 same. We want to see things that are old and  
22 maintain that piece and why we want to do that is  
23 because those changes take away the sense of place in  
24 New York City and, while we realize that you can't  
25 hold on to everything, we do believe that development

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3 must be done with forethought and consideration and  
4 the creation of historic districts does just that.  
5 It reassures us that our homes will keep the  
6 integrity and the original architect will preserve  
7 the fabric of the future of Sunset Park, not for our  
8 kids, but for our kids kids, too. These blocks  
9 instill a sense of place, history, and pride. I grew  
10 up on my block playing stupid ball and are block  
11 priorities are celebrations of what we have with our  
12 families. We look back at our memories and it makes  
13 me proud. I look up and down the block. I look at  
14 the flowers our families grow and sitting on the  
15 stoop and reminiscing about things that are going on  
16 and it gives me just a sense of pride in this really  
17 big said anywhere sometimes you feel all alone. Then  
18 you go back into those blocks and you feel a sense of  
19 family and that is really important. And helps us  
20 preserve the beauty and celebrate the beauty. So, I  
21 humbly ask you to help us preserve the beauty and  
22 celebrate the beauty of Sunset Park by preserving  
23 these blocks that we've worked so hard to maintain  
24 throughout our own families and so that we could pass  
25 that on to our own families for years to come. Thank  
you.

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2 CHAIRPERSON KOO: Next gentleman.

3 JASON STUTZ: My name is Jason Stutz. I  
4 live at 469 54th Street in Brooklyn with my wife,  
5 Nina. We've been there 15 years. We moved to there  
6 because of what it already is. I was looking at the  
7 picture in Bay Ridge. I said, oh, that's a rage, but  
8 we had pictures from the LPC earlier of our  
9 neighborhood and what we're talking about is  
10 something that inspires life and all of us. When you  
11 walk down these blocks, they feel good and that goes  
12 a lot deeper than just this is what we want. It's  
13 subconscious. And it's important that we feel that  
14 way. That we feel like we belong and you had that  
15 feeling when you walked down the streets and it's  
16 beautiful and we should keep it that way. For life's  
17 sake. A lot of the changes that have been made just  
18 seemed to be made for some instant gratification of  
19 people making money and things like that. That is  
20 not all that is important. And so all four of these  
21 districts we feel like our important and we think the  
22 LPC. Everybody who has worked on this, I think,  
23 would agree. It just feels so good. And when you  
24 see things that are-- you just have to be there and  
25 I think we all know. That's all we need to say.

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2 It's a beautiful place and we would like to leave the  
3 beauty intact. Thank you for your consideration. We  
4 hope you will vote for it. All four.

5 CHAIRPERSON KOO: Thank you. Yeah.

6 COUNCIL MEMBER MENCHACA: Can I have one  
7 question?

8 CHAIRPERSON KOO: Sure. Council member  
9 Menchaca.

10 COUNCIL MEMBER MENCHACA: Thank you,  
11 Chair, for a quick question. So here's my conundrum.  
12 Are we going to have four different parties?

13 UNIDENTIFIED: Yes. Of course.

14 JASON STUTZ: Five.

15 COUNCIL MEMBER MENCHACA: Five.

16 MARIA ROCA: Each group gets-- and then  
17 the big one.

18 COUNCIL MEMBER MENCHACA: And then the  
19 big one. Okay. [speaking foreign language] Thank  
20 you.

21 MARIA ROCA: [speaking foreign language]  
22 [background comments]

23 CHAIRPERSON KOO: The next panel will be  
24 Susan Brown, Linda Acini, and Simon Bankoff.

25 [background comment]

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2 UNIDENTIFIED: Three of each. Yeah.  
3 One of each.

4 CHAIRPERSON KOO: Thank you. Could you  
5 please identify yourselves and then you can start.  
6 Yeah.

7 LINDA ACINI: Good afternoon, Council. I  
8 am Linda Acini. I live that 441 Bay Ridge Parkway  
9 and I would like to thank you for having us here  
10 today and we are of course hoping that we will be  
11 voted in. Bay Ridge Parkway is, as LPC said,  
12 predominantly in an intact street. The street has a  
13 real sense of importance in the neighborhood, but,  
14 when you branch out into Brooklyn and other parts of  
15 New York, people know Doctors Row. They had been  
16 calming to physicians there for many years. There  
17 are generations of physicians, dentists, attorneys  
18 practicing on the street, I know several of them  
19 personally. I purchased the house in 1982. I came  
20 in with my husband at the time. He was an internist.  
21 I am an RN. We purchased from a family practitioner  
22 who had purchased from a DO. My daughter is a  
23 surgeon. So, we kind of embodied the medical-- the  
24 caring and the medical professions that it lived and  
25 thrived on this very beautiful street. The street

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2 also gives the individuals who walk up and down the  
3 street-- and we get a lot of lot of traffic. People  
4 get a real sense of stability, strength, sense of  
5 place, and are block Association has replanted all  
6 the tree wells. We have had more trees planted in  
7 conjunction with Forest Street and the block is, once  
8 again, beautiful and thriving. We are also deeply  
9 concerned, as Sunset Park beautifully brought out,  
10 the changes are not and hand saying or surveying the  
11 community. The changes that people want to make to  
12 these buildings just are not consistent with and  
13 don't really enhance the people that live in the  
14 buildings and in the neighborhood. I can tell you  
15 that, since we have got into this place today, there  
16 is a sense of pride in our community that I did not  
17 sends before we started. It's a really--- it is  
18 grown. People are like, yeah. We are this place.  
19 We are this community and I think it is gray than I  
20 think it is-- I am hopeful and secure that you will  
21 vote for us. Thank you.

22 SUSAN BROWN: We have waited for this day  
23 for years. Thank you for listening to us. My name  
24 is Susan Brown. I have owned a home on Bay Ridge  
25 Parkway, Doctors Row, for 50 years. Landmarks

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3 preservation is going to be our salvation. Their  
4 protection is crucial to our maintaining the  
5 integrity of our beloved rock for now and in the  
6 future. Of the brief. We will be honored to be  
7 designated landmarks preservation commission first  
8 historic district in Bay Ridge and we hope for more  
9 telecom. Thank you very much.

9 SIMEON BANKOFF: Good afternoon, Council  
10 members. Simeon Bankoff, executive director of the  
11 Historic Districts Council. I'm really happy to be  
12 here today to testify on all five of these historic  
13 districts. They are both long-- Bay Ridge in Sunset  
14 Park long time projects that we have been working  
15 with the communities on. In Bay Ridge, as Lynn had  
16 mentioned, the Sunset Park-- sorry. In Sunset Park,  
17 as Lynn mentioned, the sunset Park community wanted  
18 some recognition in the 1980s and protection for  
19 their neighborhood, so they hired Anders Scott  
20 Dolkart who is one of New York's most preeminent  
21 architectural historians to write a report getting a  
22 large section of the neighborhood on the national  
23 register of historic places. That was in 1988.  
24 Please keep in mind that New York State only adopted  
25 its own registry of historic places in 1980. This

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3 was a reasonably new preservation strategy and hours  
4 stayed and now was one of the largest historic  
5 districts in the state at the time. However, fast-  
6 forward 25 years and, while the NR status hadn't had  
7 any ill effects, it hadn't really helped preserve the  
8 wonderful character of the neighborhood. So, and  
9 2012, late 2012, ACC met with Lynn Massimo and Lynn  
10 Tondrek [sp?] And their neighbors and began working  
11 through our six to celebrate program with them to  
12 help shape a picture perfect community campaign to  
13 gain the local landmark designation that they spoke  
14 about. Based on the NR research, neighbors canvassed  
15 their neighbors. They met with a number of  
16 generations of elected officials, including Council  
17 member Menchaca who has been so very helpful. And  
18 created a popular community led movement to help  
19 preserve their physical character of the  
20 neighborhood. Along the way, they forged ties with  
21 other community organizations and even helped rescue  
22 the last freestanding mansion in the neighborhood  
23 from demolition. They were among the first community  
24 groups to meet with this mayors administration to  
25 request landmark designation and have been remarkably  
patient for the last five years it took to get us to



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3 this point. So, thank you all very much for seeing  
4 this over the finish line. Particularly, I would  
5 like to just say at the last-- when the Landmarks  
6 Commission mentioned that they met with the owner's  
7 twice, it was because the first time a number of  
8 people in the community wanted and I have it-- you  
9 know, wanted to enlarge the historic district and, in  
10 what I saw to be really unprecedented move, Landmarks  
11 listened to them. The agency listened to them and  
12 came out and came-- and did and expanded their  
13 project, which is fantastic. Now, with regard to our  
14 friends in Bay Ridge, back in 2012, we also worked  
15 with community members in Bay Ridge and sponsored a  
16 survey of that remarkable neighborhood which was  
17 funded with by public funds from New York State. We  
18 delivered the survey to the local Council member,  
19 Vini Gentile at the time, and the Landmarks  
20 Commission, but there was not a lot of community  
21 support behind it at the moment, so we sort of let  
22 the matter go. Imagine our delight years later when  
23 neighbors in the area got in touch with us about the  
24 possibility of landmark designation. We started  
25 working closely with these people. Fortunately, one  
of our staff lives in the area, so evening meetings

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2 were somewhat easier. We also found a strong partner  
3 in Council member Brannan and leaders at the local  
4 community board. And let me be very clear that this  
5 project would not have happened without the  
6 remarkable work of Linda, who was the right person at  
7 the right time. We were genuinely thrilled when  
8 Landmarks Commission reacted supportively this  
9 proposal. In fact, fast track to this project. Then  
10 all our years working with the agency and when it  
11 says process, I can honestly say this is one of the  
12 swiftest designations of the local historic district  
13 that we have ever seen. The positive agency action  
14 was made only more important by the current lack of  
15 designated properties in this area of Brooklyn and,  
16 given the communities support and interest in this  
17 project, we have been getting a lot of calls from  
18 neighbors wanting to know more about it. So, and  
19 given the Landmarks Commission's openness and the  
20 Chairs commitment to spreading the agency's influence  
21 and areas that are being underrepresented, we have  
22 hoped that we will see many more landmarks in  
23 southern Brooklyn and other areas of the city soon.  
24 So, thank you all very, very much. These are two

25

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3 stories that I wish there were more of, but let's  
4 really celebrate them.

5 CHAIRPERSON KOO: Council member, do you  
6 have questions?

7 COUNCIL MEMBER MENCHACA: I think one  
8 question that I have-- and this is maybe the Simon.  
9 By the way, congrats, Bay Ridge. Congrats. And it  
10 is great that we are celebrating in South Brooklyn  
11 neighbors. Really to Simon, how important is it that  
12 communities organize around this issue and you played  
13 such an important technical role, but like really how  
14 four and is it that communities come out and organize  
15 and build this kind of constituency around this kind  
16 of question?

17 SIMEON BANKOFF: Honestly, this is-- I'm  
18 not going to say it's impossible without a strong  
19 community organization, but it is very, very more  
20 unlikely to happen. Additionally, in addition to--  
21 the whole purpose of historic preservation and not  
22 about the regulation of architecture. It's about the  
23 celebration of a special sense of place and a  
24 community growing and feeling that it's ca-- that it  
25 has a voice in the future of its neighborhood. And  
without that communal voice, it's a kind of pointless

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3 effort. Additionally, because at the end of the day,  
4 every government action is reliant on community  
5 compliance, if you have a situation where no one is  
6 going to be compliant, where communities are  
7 incredibly, incredibly opposed to this-- the  
8 Landmarks Commission is one of our least resourced  
9 agencies in the city of New York. They've got an  
10 enormous amount of work to do and there are enough  
11 people who want their attention that they are not  
12 going to force it down the sort of necks of people  
13 who are just trying to get by. Instead, what they  
14 want are strong community partners who will help  
15 further the action so it becomes a success. So I  
16 think that what the Sunset Park community did which  
17 was truly remarkable and was-- when I say picture  
18 perfect, was that they went door to door and actually  
19 analyzed it and, when Chair Shrinivasen [sp?} saw the  
20 charts that showed, oh well, we've talked to 85  
21 percent of people on this block and, of that 85  
22 percent, you know, 76 percent said yes and the other  
23 24 percent were like, sounds okay. Like those are  
24 actual numbers that they said, oh, wow. This is a  
25 real thing.

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2 COUNCIL MEMBER MENCHACA: It's people  
3 power. I hope you and the LPC are ready for five  
4 parties of celebration. And maybe six. We'll get  
5 invited to Bay Ridge. Thank you.

6 CHAIRPERSON KOO: Okay. No more questions  
7 from Council members.

8 COUNCIL MEMBER MILLER: Just wait a minute.  
9 Is there another--

10 CHAIRPERSON KOO: Panel?

11 COUNCIL MEMBER MILLER: panel coming up?

12 CHAIRPERSON KOO: No.

13 COUNCIL MEMBER MILLER: Could I make a  
14 statement?

15 CHAIRPERSON KOO: Sure.

16 COUNCIL MEMBER MILLER: Thank you.

17 CHAIRPERSON KOO: Council member Miller  
18 wants to make a statement.

19 COUNCIL MEMBER MILLER: Thank you, Mr.  
20 Chair. So, as I sit and I read through the pamphlets  
21 and I read the community reports and I look up, then  
22 I am reminded of a home that I grew up in, my  
23 grandmother's home, in Prospect Heights that looks a  
24 lot like that and the blocks itself. And so, I was  
25 downstairs and I was just talking-- and I represent

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3 Southeast Queens and so, what do we all have in  
4 common here? And that is the fact that 76 percent of  
5 New Yorkers rent and to have this type of  
6 conversation that values homeownership, that values  
7 communities and integrity of communities is not often  
8 what happens here at City Council. And it's  
9 difficult when it comes to common issues that support  
10 homeowners that we can kind of core lasts around  
11 those common issues. And, certainly, and Southeast  
12 Queens we have a few landmark communities that are  
13 very, very important, but what I find equally  
14 important is that I just appreciate the appreciation  
15 for communities and the value of this committee and  
16 landmarks as communities transition. There are a  
17 number of things that happened and was mentioned by  
18 one of the other speakers earlier is that that is how  
19 you preserve the integrity of communities. This is  
20 one took of land marking and that is the beauty of  
21 this mosaic of new York city that, you know,  
22 sometimes you want Chinese and you want to go to  
23 Chinatown and do other things and just not that you  
24 can't get it on the corner, but you don't get the  
25 fullness and the richness of communities or getting  
[inaudible 01:23:25]. And so I'll leave with this.

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2 There was a ti-- there was an article in one of the  
3 major dailies on the weakened section about a month  
4 back and it talked about the lack of housing in new  
5 York city and that we needed more density and then it  
6 went on to say how dare communities such as Southeast  
7 Queens and South Brooklyn communities have such low  
8 density like we're not doing our part. And, you  
9 know, I reject that. It is the quality of life that  
10 we work so hard for and not just to obtain, but to  
11 preserve that quality of life. And the fact that it  
12 is not mutually exclusive. That we cannot create  
13 housing and density where necessary where applicable  
14 and, at the same time, preserve the integrity of what  
15 we have here. So, I thought that this is--  
16 sometimes you think this a long fight, specific to  
17 you or your community, but then you see that there  
18 are others throughout the city that are fighting to  
19 preserve the integrity of their community, as well.  
20 So, I just wanted to add my two cents in that and how  
21 I-- Yeah. Value the work that you are doing and I  
22 may have to invite you out to help, although we  
23 actually have a pretty strong landmark committee that  
24 works within the community to preserve the integrity  
25 of Southeast Queens. So, thank you for your work.

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2 [background comments]

3 COUNCIL MEMBER MILLER: And thank you, Mr.  
4 Chair, for allowing me to say a few words.

5 CHAIRPERSON KOO: Thank you, Council  
6 member Miller. Yeah. So, that's-- You guys are all  
7 done. Yeah. Are there anymore members of the public  
8 who wish to testify on these items? Seeing none, I  
9 now close today's public hearing and these items are  
10 laid over. On September 1st, the City Council held a  
11 10 hour public hearing--

12 UNIDENTIFIED: 10 hours?

13 CHAIRPERSON KOO: Yeah. On the borough-  
14 based jails proposal and received feedback on all  
15 ULRP applications associated with the project. In  
16 order to exercise the Council's discretion over the  
17 [inaudible 01:26:01] mandatory ULRP applications, the  
18 Council adopted a core resolution at last week's  
19 Stated Meeting. Those items are on the calendar for  
20 September 18th. But to be sure, the Council accepted  
21 testimony on all ULRP applications on September 5th,  
22 including the [inaudible 01:26:27] mandatory  
23 applications. I now open public hearings on LU  
24 numbers 518, 519, 520, 521, 522, 523, 524, 525, and  
25 526. All witnesses will be limited to one minute.



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3 [background comments]

4 CHAIRPERSON KOO: Are there any members of  
5 the public who wish to testify on these items?

6 Seeing none, I now close today's public hearing. All  
7 items are laid over. I would like to thank the  
8 members of the public, my colleagues, counsel, and  
9 the land use staff for attending today's hearing.  
10 The meeting is now hereby adjourned.

11 [gavel]

12 [background comments]

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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 September 24, 2019