

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS & CONCESSIONS

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November 15, 2010

Start: 10:40am

Recess: 10:54am

HELD AT: 250 Broadway  
Committee Room, 16th Fl.

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

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

2 CHAIRPERSON LEVIN: Good morning.

3 We are convening the Subcommittee on Planning,  
4 Dispositions and Concessions prior to the full  
5 Land Use Committee. We have two items on the  
6 agenda for the subcommittee, Land Use numbers 146  
7 and 147, Providence House I and--both Providence  
8 House I, Brooklyn Community Board District 9; Land  
9 Use Numbers C 100325 ZSK and C 100326 HAK. The  
10 first item, Land Use number 146 is an application  
11 submitted by Department of Housing Preservation  
12 and Development, pursuant to Section 197-c, and  
13 201 of the New York City Charter, for the grant of  
14 a special permit pursuant to Section 74-902 of the  
15 Zoning Resolution, to permit allowable community  
16 facility floor area ratio of Section 2411, the  
17 maximum floor area ratio, to apply to a proposed  
18 six-story non-profit institution with sleeping  
19 accommodations on property located at 329 Lincoln  
20 Road in an R6 district.

21 Land Use number 147 is an  
22 application submitted by Department of Housing,  
23 Preservation and Development, pursuant to Article  
24 16 of the General Municipal Law for New York  
25 State. The designation of property located at 329

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2 Lincoln Road as an Urban Development Action Area  
3 and an Urban Development Action Area Project for  
4 such area, and pursuant to Section 197-c of the  
5 New York City Charter for the disposition of such  
6 property to a developer to be selected by HPD, to  
7 facilitate the development of a six-story  
8 building, tentatively known as Providence House I,  
9 with approximately 26 units do be developed, under  
10 Department of Housing, Preservation and  
11 Development's Supportive Housing Loans Program.

12 We had heard testimony on this item  
13 almost two weeks ago and we have heard from both  
14 sides, both proponents of the development and  
15 opponents of the development. We've had a very  
16 robust debate on this, and negotiations that have  
17 resulted in, I think, a good faith compromise and  
18 efforts by all parties to be open to compromise  
19 and open to the spirit of negotiation, including  
20 Providence House, including HPD and including the  
21 neighbors with whom I've spoken with extensively.  
22 And I've spoken extensively with the Council  
23 Member who represents the area, Council Member Dr.  
24 Mathieu Eugene.

25 And I think that we've reached a

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 2 place that, as Chair of this Subcommittee, I am  
 3 comfortable to vote on this proposal. And Dr.  
 4 Eugene is comfortable with the subcommittee moving  
 5 forward on this proposal. So, I am going to  
 6 recommend an Aye vote of the subcommittee and  
 7 members of the subcommittee on these two Land Use  
 8 items. I will ask Carol Shine, Counsel to the  
 9 Committee, to call the role.

10 CAROL SHINE: Carol Shine, Counsel  
 11 to the Committee. Chair Levin?

12 CHAIRPERSON LEVIN: Aye.

13 CAROL SHINE: Council Member  
 14 Barron.

15 COUNCIL MEMBER BARRON: May I be  
 16 excused to explain my vote, sir?

17 CHAIRPERSON LEVIN: Yes, you may.

18 COUNCIL MEMBER BARRON: Thank you.  
 19 On Land Use items, the Providence House I and II,  
 20 I'm going to vote no, because I'm going to stick  
 21 with the community members who are not satisfied.  
 22 Some aren't satisfied with that and wanted a  
 23 60/40. And plus, that kind of facility--although  
 24 I think there's a great need for that--there's an  
 25 over abundance of that in certain neighborhoods.

2 So, I'm going to support those who may not win  
3 today, but to let them know that they made a  
4 gallant effort to come to a compromise, but it  
5 wasn't quite good enough, you know, for some  
6 segment of the community. So I'm voting no on  
7 Providence House I and LU 147 and LU 147, and Aye  
8 on all the rest.

9 CAROL SHINE: Council Member  
10 Gonzalez.

11 COUNCIL MEMBER GONZALEZ: Aye on  
12 all.

13 CAROL SHINE: Council Member Koo.

14 COUNCIL MEMBER KOO: I vote Aye on  
15 all.

16 CAROL SHINE: The vote stands at  
17 three in the affirmative, one in the negative and  
18 no abstentions, and will be referred to the full  
19 committee.

20 CHAIRPERSON LEVIN: We're going to  
21 leave the roll over until full Land Use convenes,  
22 which should be momentarily. So that the..

23 [Pause]

24 CHAIRPERSON LEVIN: I'm going to  
25 adjourn the meeting and we're going to leave the


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roll open until full Land Use convenes.

C E R T I F I C A T E

I, Erika Swyler, 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 11/29/2010\_\_\_\_\_