



NEW YORK CITY HEALTH AND HOSPITALS CORPORATION  
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**BY HAND**

Alan D. Aviles  
President

June 1, 2007

The Honorable Christine Quinn  
Speaker of the Council  
The City Council  
City Hall  
New York, New York 10007

Dear Speaker Quinn:

This letter is to request that the City Council modify its prior resolution adopted December 8, 2005 approving the lease of approximately 3.6 acres of land (182,881 square feet) and the Nurses Residence measuring approximately 99,000 square feet on the campus of Sea View Hospital Rehabilitation Center and Home. The lease was to have been between the New York City Health and Hospitals Corporation as landlord and the Metropolitan Council on Jewish Poverty and the Arker Companies as tenant.

We ask that the prior resolution be modified to authorize the leasing of a larger parcel of land at Sea View measuring approximately 286,252 square feet, the Nurses Residence and the adjacent cottage measuring approximately 10,532 square feet. We further ask that the prior resolution be modified to authorize the lease to be made with Park Lane at Sea View LP, a limited partnership which the original parties control.

The City of New York is the fee owner of the property in question, which is leased by the City to HHC under the Operating Agreement between the City and HHC.

In accordance with Section 7385(6) of HHC's Enabling Act, a public hearing was held on September 15, 2005 with respect to the proposed leasing. On May 31, 2007 HHC's Board of Directors authorized revising the terms of the proposed lease. Attached are copies of the Resolution and the Executive Summary of HHC's Board of Directors that authorized the modifications of the proposed lease.

Approval of the proposed lease on the modified terms by action of the City Council is hereby formally requested.

Very truly yours,

Alan D. Aviles

JJB/atts

cc: Ms. Gail Benjamin (w/atts)

**LEASE AGREEMENT**

**PARK LANE AT SEA VIEW, LP**

**SEA VIEW HOSPITAL REHABILITATION**

**CENTER AND HOME**

## **RESOLUTION**

Amending the Prior Resolution authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a sublease with Park Lane at Sea View, LP (the "Subtenant"), for the rental of the Nurses Residence, the cottage adjacent to the Nurses Residence, and the surrounding parcel of land for the development of housing for seniors on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility").

**WHEREAS**, on October 27, 2005, the Board of Directors of the Corporation adopted a resolution approving a sublease for a parcel of approximately 182,881sf, and the approximately 99,000sf Nurses Residence on the campus of the Facility to the Metropolitan Council on Jewish Poverty and the Arker Companies ("Met Council/Arker") for the development of affordable senior housing; and

**WHEREAS**, subsequently Met Council/Arker formed a Subtenant, a limited partnership, with Park Lane at Sea View GP, LLC, as general partner; and

**WHEREAS**, it was also subsequently determined that, to satisfy certain land use requirements, the parcel of land to be rented for the proposed project must be increased to 286,252sf, which includes an abandoned cottage; and

**WHEREAS**, the proposed sublease for the larger parcel of land is subject to approval by the Corporation's Board of Directors, the New York City Council, and the Office of the Mayor.

**NOW, THEREFORE, be it**

**RESOLVED**, that the President of the Corporation be and is hereby authorized to amend the Prior Resolution authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a sublease with Park Lane at Sea View, LP (the "Subtenant"), for the rental of the Nurses Residence, the cottage adjacent to the Nurses Residence, and the surrounding parcel of land for the development of housing for seniors on the campus of the Sea View Hospital Rehabilitation Center and Home (the "Facility").

The Tenant shall have use and occupancy of a parcel of land measuring approximately 286,252sf, the approximately 99,000sf Nurses Residence and the approximately 10,531sf adjacent cottage (the "Demised Premises"). The Tenant shall redevelop the Nurses Residence and the adjacent cottage into approximately one hundred four (104) units of housing of which, it is anticipated, approximately half of the residential units will be low-income housing tax credit units.

All other terms of resolution, adopted October 27, 2005, are ratified and confirmed.

## EXECUTIVE SUMMARY

### SUBLEASE AGREEMENT SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME PARK LANE AT SEA VIEW, LP

**OVERVIEW:** The President seeks the amendment of a Prior Resolution, adopted October 27, 2005, by the Board of Directors (the "Prior Resolution") to execute a sublease with the Metropolitan Council on Jewish Poverty and the Arker Companies ("Met Council/Arker") for the Nurses Residence, the adjacent cottage, and a parcel of land for the development of housing for seniors on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility").

**NEED/  
PROGRAM:** In the Prior Resolution, the Corporation's Board of Directors approved a lease for a parcel of approximately 182,88sf, and the approximately 99,000sf Nurses Residence.

The Prior Resolution was adopted to address the need for housing moderate-income seniors residing in the Borough of Staten Island in collaboration with the New York City Department of Housing Preservation and Development ("HPD"). Pursuant to the Prior Resolution, Met Council/Arker was to rehabilitate the Nurses Residence into approximately one hundred units of housing for seniors.

It was subsequently determined, that, due to various land use regulations, including open space requirements that apply to the portion of Staten Island in which the Facility is located, the parcel of land to be rented for the proposed project must be larger than had been authorized in the Prior Resolution. Accordingly, the premises to be rented will be increased to approximately 286,252 square feet and will include not only the Nurses Residence, but also the vacated cottage located nearby.

In addition, subsequent to the previous actions by the Corporation's Board of Directors, Met Council/Arker formed Park Lane at Sea View LP, a limited partnership with Park Lane at Sea View GP, LLC, as general partner. The proposed sublease is to be with Park Lane at Sea View LP ("Subtenant").

The Subtenant shall redevelop the Nurses Residence and the adjacent cottage into approximately one hundred four (104) units of housing of which, it is anticipated, approximately half of the residential units will be low-income housing tax credit units.

Prior to lease execution, the proposed sublease is subject to further approval by the City Council and by the Office of the Mayor.

**TERMS:**

All other terms of resolution, adopted October 27, 2005, are ratified and confirmed.

**FINANCING:**

The City has allocated \$8 million for the project, including appropriations from the Office of the Mayor and the City Council.

## SUMMARY OF ECONOMIC TERMS

- SITE:** Sea View Hospital Rehabilitation Center and Home  
460 Brielle Avenue  
Borough of Staten Island  
Block 955, Lot 1
- SIZE:** Lot area approximately 286,252 square feet
- TERM:** 49 years with two (2) 25-year options
- RENT:** Upon satisfaction of the Subtenant's mortgage, but not later than the 19<sup>th</sup> year of the sublease, rent payments shall commence for the Demised Premises. The Subtenant and Landlord shall agree upon a methodology for calculating the amount of rent to be paid for the balance of the initial term and each renewal option.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE INTERIOR AND EXTERIOR OF THE JACKIE ROBINSON PLAY CENTER, MANHATTAN**

**June 19, 2007**

Good morning Councilmembers. My name is Diane Jackier, Director of External Affairs at the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the interior and exterior of the Jackie Robinson Play Center in Manhattan.

On January 30, 2007, the Landmarks Commission held a public hearing on the proposed designation. Twelve people spoke in favor, including Parks Commissioner Adrian Benepe, and representatives of Manhattan Borough President Scott M. Stringer, the Municipal Arts Society, the Historic Districts Council, the Society for the Architecture of the City, the Preservation League of Staten Island and the New York Landmarks Conservancy. The Commission also received letters in support from Council Member Robert Jackson and Community Board 10. Several speakers also expressed support for the larger designation effort of all the WPA-era pools. The Commission held previous public hearings on the Play Center on April 3, 1990 and September 11, 1990. On April 10, 2007, the Commission designated the Jackie Robinson Play Center an interior and exterior landmark.

The Jackie Robinson Play Center is one of a group of eleven immense outdoor swimming pools opened in the summer of 1936 in a series of grand ceremonies presided over by Mayor Fiorello LaGuardia and Park Commissioner Robert Moses. All of the pools were constructed largely with funding provided by the Works Progress Administration (WPA), one of many New Deal agencies created in the 1930s to address the Great Depression. Designed to accommodate a total of 49,000 users simultaneously at locations scattered throughout New York City's five boroughs, the new pool complexes quickly gained recognition as being among the most remarkable public facilities constructed in the country. The pools were completed just two and a half years after the LaGuardia administration took office, and all but one survives relatively intact today.

While each of the 1936 swimming pool complexes is especially notable for its distinctive and unique design, the eleven facilities shared many of the same basic components. The complexes generally employed low-cost building materials, principally brick and cast-concrete, and often utilized the streamlined and curvilinear forms of the popular 1930s Art Moderne style. Sited in existing older parks or built on other city-owned land, the grounds surrounding the pool complexes were executed on a

similarly grand scale, and included additional recreation areas, connecting pathway systems, and comfort stations. The team of designers, landscape architects and engineers assembled to execute the new pool complexes was comprised largely of staff members and consultants who had earlier worked for Moses at other governmental agencies, including architect Aymar Embury II, landscape architects Gilmore D. Clarke and Allyn R. Jennings, and civil engineers W. Earle Andrews and William H. Latham.

The Jackie Robinson Play Center was the only one of the WPA-era pools sited in a predominantly minority neighborhood. Formally opened on August 8, 1936, the Play Center was built on a narrow hillside site acquired by the City of New York and developed as Colonial Park soon after the turn of the 20<sup>th</sup> century. The uniquely monumental two-story design of the Center's bath house is an ingenious response to the topography of the park. A rocky cliff drops off sharply from Edgecombe Avenue to the west, and the terrain then continues in a gentler downward slope to level ground along Bradhurst Avenue to the east. The unusual dimensions of the swimming pool (82' x 236') and the oddly shaped diving pool are accommodations to the narrowness of the site and the presence of the stone cliffs.

The Commission urges you to affirm the designations.



TESTIMONY OF JOSEPH B. HELLMANN

REGARDING

41-~~75~~ 240<sup>TH</sup> STREET

Subcommittee on Landmarks, Public Siting and Maritime Uses

June 19, 2007

My name is Joseph B. Hellmann. I am a resident of the Douglaston Hill Historic District, member of Queens Community Board 11 and co-chair of its Landmarks Committee. I am here to testify in support of the redesignation of 41-~~75~~ 240<sup>th</sup> Street as part of the Douglaston Hill Historic District.

Douglaston Hill was nominated to the National and State Registers of Historic Places in 2000. The Statement of Significance recorded that "in its park-like setting, architectural expression and social history, Douglaston Hill is representative of the evolution of the commuter suburb." Notably the listing included the subject property.

The proposal to create the Douglaston Hill Historic District pursuant to the 1965 Landmarks Law had the unanimous support of district residents and all the agencies charged with review and responsibilities including Queens Community Board, the Landmarks Preservation Commission (LPC), the Department of City Planning and the City Council. That proposal included the subject property.

Subsequently the new and present owners of the subject property challenged the creation of the Historic District and the inclusion of their property in the district because of an inconsequential error in dating their house to the last quarter of the 19<sup>th</sup> century. They uncovered documentation that the house was actually substantially constructed in the 1920's. Their petition was heard in the New York

## TESTIMONY OF JOSEPH B. HELLMANN CONTINUED

State neither Supreme Court which determined that the creation of the District was neither arbitrary, capricious nor an abuse of discretion by the LPC, but did require a review the inclusion of the subject property in the light of the dating error.

LPC reviewed the new documentation and unanimously reaffirmed the inclusion of the subject property in the Historic District. This decision was recently unanimously confirmed by the Department City Planning.

The subject property is unique in that it retains much of the integrity of the 1853 subdivision creating the Douglaston Hill community. Most of the Hill's residential development occurred around the time that commuting to Manhattan became feasible with the opening of the East River railroad tunnel in 1909. Some of the houses were constructed as late as the 1920's and retain period architecture as does the subject house even with its recent modifications. If all of the 1920's houses were excluded from the District because of their age, as is being proposed for the subject house, the District would be hollowed out and lose its sense of place. As a key component of the northern end of the District, the subject property ties together several neighboring houses. Its removal from the District would isolate these houses and seriously diminish the Hill's sense of place at its northern end.

On behalf of the residents of the District and the Community Board, I urge you to affirm LPC's redesignation decision. Thank you for this opportunity to testify.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE  
CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND  
MARITIME USES ON THE RE-DESIGNATION OF  
41-45 240<sup>th</sup> STREET, QUEENS  
June 19, 2007**

Good morning Councilmembers. My name is Diane Jackier, Director of External Affairs for the Landmarks Preservation Commission. I am here today to testify on the Commission's re-designation of 41-45 240<sup>th</sup> Street in the Douglaston Hill Historic District.

On March 13, 2007, the Landmarks Preservation Commission held a public hearing on the proposed re-designation of the building. Thirteen people spoke in favor, including representatives of the Douglaston-Little Neck Historical Society, the Neighborhood Preservation Alliance, Queens Community Board 11, the Historic Districts Council and the Landmarks Conservancy. Three people, including the owners of the building, spoke in opposition. The Commission also received letters in favor of re-designation from Council Member Tony Avella and the Municipal Arts Society. In addition, the Commission received petitions against re-designation of the building. On April 3, 2007, the Commission voted to re-designate 41-45 240<sup>th</sup> Street as part of the Douglaston Hill Historic District.

The building known as 41-45 240<sup>th</sup> Street was designated as part of the Douglaston Hill Historic District on December 14, 2004. Subsequent to designation, the owner of the property, who acquired the property after the Landmarks Commission's public hearing and before designation, commenced a legal action challenging inclusion of his house in the district on the grounds that the description of his house in the designation report was inaccurate. Specifically, the owner claimed that the house dated from the 1920s and was not, as written in the designation report, an altered mid-nineteenth century house. In a decision dated December 7, 2005, Justice Feinman ruled that the Commission should have a new public hearing to consider the information submitted by the owner and vacated the designation of the house.

In 1853, Jeremiah Lambertson, a local farmer, created the *Marathon* subdivision, now known as Douglaston Hill, possibly in anticipation of the arrival shortly thereafter of the Flushing and Northside Railroad, which made this area attractive for suburban residential development. That year, August Michan of New York acquired from Lambertson the original 200 by 200 foot lot, known as *Marathon* lot 58. The first indication that a building existed on this lot is found on the 1873 *Beers Atlas*, which shows the existence of a structure at approximately the same position of the present house. By that time, the property had been acquired by Alexander Taylor, who retained ownership until 1900. The Borough of Queens tax assessment records, which commence in 1900, confirm that a two story house was occupying the lot in 1900, and the 1909 *Bromley* map shows the existence of a house with a similar footprint to the current house. However, a survey of the property drawn in 1919, submitted by the current owner after the historic district was designated, depicts only a one-story T-shaped building at a location to the west of the present house. The present house does appear on a survey made in 1924, which shows the house in the same location as the historic building; this survey was also submitted by the current owner after designation. Finally, the Commission reviewed architectural plans that appear to be original drawings from the 1920s construction. The architects of the 1920s house were David M. Ach and John G. Stasse, Associated Architects, and the owners were Mr. and Mrs. Fred Holweg. These drawings indicate a new structure that is built in part on existing foundation walls. This is consistent with an inspection of the property by Landmarks staff in April 2005, which found segments of an earlier foundation wall which may represent remnants of the original nineteenth century house. As a result of this review, it is now thought that the original house was substantially demolished between 1909 and 1919, and that the present house was constructed in the early 1920s at about the same location on the lot as the original house and probably using segments of the original foundation wall.

At the time of its designation, the house, which retained much of its 1920s appearance with some minor mid-twentieth-century alterations, displayed many qualities relating it to two significant periods in the development of the Douglaston Hill Historic District. Its positioning at the back of its large sloping, wooded lot was evocative of the ideals of bucolic suburban living that were being espoused in the mid- nineteenth century, when the initial development of the Douglaston Hill Historic District began. Its neo-Colonial-style architecture reflected the early twentieth century, when interest in historic preservation and Colonial architecture produced many sympathetic rehabilitations of older houses and new house designs based on Colonial-style precedents. The 1920s was a significant time period in the development of the Douglaston Hill Historic District, as evidenced by the inclusion of nine other houses, out of a total of 31 in the district, which were either constructed or significantly remodeled during that decade. In addition, the house was of particular significance as the only structure in the district occupying an original, undivided 200 by 200 foot lot, although a small section of the northwest corner of the lot had been removed in the 1860s for the Flushing and Northside Railroad right-of-way. Furthermore, its gabled roof with overhanging and returning eaves, prominent brick chimney, and front and side porches were all hallmarks of its neo-Colonial style.

Subsequent to designation, on July 27, 2005, and before Justice Feinman's decision, the Commission approved plans and issued a Certificate of Appropriateness for the enlargement and alteration of the house in a manner consistent with its 1920s neo-Colonial style architecture. The work, which is currently being carried out, consists of the addition of a 2 ½-story subordinate wing and one story enclosed porch on its north side, one and two story additions to the rear façade, the addition of roof dormers, the restoration of an open front porch, changes to the sizes and positions of some windows, and new fenestration on the existing south side porch. Although the work has deviated somewhat from what was approved by the Commission, the house at present retains many of the attributes that support its inclusion within the boundaries of the historic district, including its architecture based on Colonial style precedents, its positioning at the rear part of the lot, and the fact that the building sits on the only remaining, largely intact, original lot from the district's earliest development period.

The Commission urges you to affirm the designation.