

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
DISPOSITIONS 1
CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

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March 3, 2022
Start: 10:10 a.m.
Recess: 11:22 a.m.

HELD AT: REMOTE HEARING - VIRTUAL ROOM 2

B E F O R E: Farah N. Louis, Chairperson

COUNCIL MEMBERS: Carmen N. De La Rosa
Oswald Feliz
Christopher Marte
Sandy Nurse
Sandra Ung
Inna Vernikov

A P P E A R A N C E S

Joan Wang

Felipe Cortes

Tammy Ferlisi from HPD

Keith Engle from Dattner Architects

Joseph Frewer from Project Renewal

Frank Dubinsky from Monadnock Development

Kim Baker

Robert Stinson

Anne Hersh

Meryl Brodsky

Catherine Trapani

Ryan Pukos

Marissa Williams

Moira McComas

Dianna Antlocer

Linfei Yang

Joan Boyle

Sherrill Kazan

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DISPOSITIONS 3

2 SERGEANT POLITE: PC recording all set.

3 SERGEANT BIONDO: Recording to the cloud
4 underway.

5 SERGEANT PEREZ: Backup is rolling.

6 SERGEANT BIONDO: Good morning, and
7 welcome to today's remote New York City Council
8 hearing for the Subcommittee on Landmarks, Public
9 Sitings, and Dispositions.

10 At this time, would all Panelists please
11 turn on their video for verification. To minimize
12 disruptions while speaking, please place all
13 electronic devices to vibrate or silent mode.

14 If you'd like to submit testimony, please
15 send via email to landusetestimony@council.nyc.gov.

16 Again, that is landusetestimony@council.nyc.gov.

17 Thank you for your cooperation. Chair
18 Louis, we are ready to begin.

19 CHAIRPERSON LOUIS: Thank you. Good
20 morning. I'm Council Member Farah Louis, Chair to the
21 Subcommittee on Landmarks, Public Sitings, and
22 Dispositions. I'm joined today by my Colleagues,
23 Council Members De La Rosa, Feliz, Marte, Nurse,
24 Richardson-Jordan, and Majority Leader Powers. Our
25 thoughts and prayers are with Council Member Vernikov

1 who is working with her community right now
2 addressing the issue in Ukraine.

3
4 Today, we will begin by voting on 2 items
5 we heard at our last meeting, LUs 13 and 14, the
6 Castle III 107-111 East 123rd Street Project and LU
7 15, the 5th Amendment of the East New York Urban
8 Renewal Plan. We will then hold a public hearing on
9 the New Providence Development.

10 Before we begin, I recommend the
11 Subcommittee Counsel to review today's hearing
12 procedures.

13 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

14 Thank you, Chair Louis. I am Jeffrey Campagna,
15 Counsel to this Subcommittee.

16 Members of the public who wish to testify
17 were asked to register for today's hearing. If you
18 registered to testify and are not yet signed into
19 Zoom, please sign in now and remain signed in until
20 you have testified. If you wish to testify and have
21 not registered, please go to
22 www.council.nyc.gov/landuse to sign up now. If you're
23 not planning to testify on today's items, please
24 watch the hearing on the New York City Council
25 website.

1
2 All people testifying before the
3 Subcommittee will be on mute until they are
4 recognized to testify. Please confirm that your mic
5 is unmuted before you begin speaking. Public
6 testimony will be limited to 2 minutes per witness.
7 If you have written testimony that you would like the
8 Subcommittee to consider in addition to or in lieu of
9 your appearing before the Subcommittee or if you
10 require an accessible version of a presentation given
11 at today's meeting, please email
12 landusetestimony@council.nyc.gov. Please indicate the
13 LU number and project name in the subject line of the
14 email.

15 During the hearing, Council Members who
16 would like to ask questions should use the Zoom raise
17 hand function. The raise hand button should appear at
18 the bottom of the participant panel. I will announce
19 Council Members who have questions in the order that
20 they raise their hands.

21 Witnesses are reminded to remain in the
22 meeting until they are excused by the chair.

23 Lastly, there may be extended pauses if
24 we encounter technical problems. We ask that you
25 please be patient as we work through these issues.

Chair Louis will now continue with
today's agenda.

CHAIRPERSON LOUIS: Thank you. We will now
vote to approve LU numbers 13 and 14, the Castle III
107-111 East 123rd Street Project. These applications
submitted by the Department of Housing, Preservation,
and Development, pursuant to Sections 197-c and 201
of the New York City Charter and Article 16 of the
General Municipal Law requests approval of the
following:

The Urban Development Action Area
Designation, the Urban Development Action Area
Project for such area, a disposition of such property
to a developer to be selected by HPD and the grant of
a special permit pursuant to Section 74-903 of the
Zoning Resolution to modify the requirements of
Section 24-111 to permit the allowable community
facility floor area ratio of Section 24-11 to apply
to a nonprofit institution with sleeping
accommodations in an R7-2 District. These actions
would facilitate the proposed construction of a 15-
story building on a property located at 107-111 East
123rd Street in the Manhattan Council District
represented by Council Member Richardson-Jordan.

1
2 We will also vote to approve LU 15
3 proposed by 5th Amendment of the East New York Urban
4 Renewal Plan submitted by the Department of Housing,
5 Preservation, and Development pursuant to Section 505
6 of Article 15 of the New York State General Municipal
7 Law and Section 197-c of the New York City Charter.
8 The application requests approval of the amendment of
9 the East New York Urban Renewal Plan to allow
10 residential development on a site previously
11 designated as open space. The site is located in the
12 Brooklyn Council District represented by Council
13 Member Barron.

14 Counsel, please call the roll.

15 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

16 Chair Louis, I believe that Council Member
17 Richardson-Jordan had remarks about her item, the
18 Castle III project, which she would like to offer.

19 CHAIRPERSON LOUIS: Sorry about that.

20 Council Member Richardson-Jordan, you have the floor.

21 COUNCIL MEMBER RICHARDSON-JORDAN: I just
22 wanted to say that I'm strongly in favor of this
23 project, Castle III, and I hope our Members will
24 support us in making some much needed supportive
25 housing in our District. This project has 58

1
2 supportive housing units for those who are formerly
3 incarcerated and/or formerly houseless. In addition
4 to that, it has 24 units of affordable housing. It is
5 100 percent affordable. It is also 100 percent green.
6 It's invested in electric technology. There is going
7 to be a teaching kitchen and additional resources for
8 people who are in the building, and I'm really
9 looking forward to the added value that I believe
10 this will bring to our District so please vote yes on
11 Castle III.

12 CHAIRPERSON LOUIS: Thank you, Council
13 Member Richardson-Jordan.

14 Counsel, please call the roll.

15 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
16 Louis.

17 CHAIRPERSON LOUIS: I vote aye.

18 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
19 Feliz.

20 COUNCIL MEMBER FELIZ: I vote aye on all.

21 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA: De
22 La Rosa.

23 COUNCIL MEMBER DE LA ROSA: Aye.

24 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
25 Marte.

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DISPOSITIONS

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COUNCIL MEMBER MARTE: Aye.

SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

Nurse.

COUNCIL MEMBER NURSE: Aye.

SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

Ung.

COUNCIL MEMBER UNG: Aye.

SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA: By

a vote of 6 in the affirmative, 0 in the negative,
and with 0 abstentions, the items are approved and
referred to the full Land Use Committee. However, we
will hold the vote open in case Council Member Holden
arrives, and now you may continue.

CHAIRPERSON LOUIS: Thank you, Counsel. We

will now proceed to today's public hearings on LUs 18
and 19 for the New Providence Development.

LU 18 is an application submitted by the
Department of Housing, Preservation, and Development
and the Department of Homeless Services, also known
as DHS, pursuant to the Section 197-c of the New York
City Charter requesting approval of public siting to
modify a restriction limiting the capacity of shelter
facility.

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2 LU 19 is an application submitted
3 pursuant to Article 16 of the General Municipal Law
4 and Section 197-c of the New York City Charter for
5 the Designation of an Urban Development Action Area,
6 approval of an Urban Development Action Project for
7 such an area and the disposition of such property to
8 a developer to be selected by HPD. These applications
9 will facilitate the construction of a development
10 containing approximately 171 shelter beds, 130
11 supportive and affordable housing units located at
12 215-225 East 45th Street in Manhattan Council
13 District represented by Majority Leader Powers. Is
14 Majority Leader Powers available for remarks?

15 MAJORITY LEADER POWERS: Yeah, thank you.
16 Thank you, Chair Louis. Thank you for having me. This
17 project is located in my District. It's actually at
18 this moment an existing shelter that's been in my
19 district for some time. The project is actually meant
20 to accommodate a new shelter with some extra beds but
21 also to build supportive housing in this area as
22 well. I'm supportive of the project. Obviously we had
23 some questions to ask and want to make sure the
24 project meets all the needs here, but overall it's an
25 opportunity to continue to invest in a shelter, my

1
2 District, to build more supportive housing which is
3 desperately needed in the City right now to do it in
4 an area sort of near mid-town and Grand Central, an
5 area that leaves many of the people with an
6 opportunity to access resources and services and be
7 in an area with lots to offer. With that being said,
8 looking forward to hear the presentation from the
9 applicant as well but in our conversations so far,
10 I'm confident that we'll be able to get to a project
11 that will be a good one, good for the city, good for
12 the District, and will continue to make us move
13 forward in our goals to house New Yorkers and to
14 provide supportive housing which is really needed at
15 this particular time so I'll leave it at that. I have
16 some questions when we're done with the
17 presentations.

18 CHAIRPERSON LOUIS: Thank you, Majority
19 Leader Powers.

20 We are joined by Joan Wang and Felipe
21 Cortes, Tammy Ferlisi from HPD, Keith Engle from
22 Dattner Architects, Joseph Frewer from Project
23 Renewal, and Frank Dubinsky from Monadnock
24 Development.

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2 Counsel, please administer the
3 affirmation.

4 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
5 Please raise your right hands and respond when I call
6 your name.

7 You affirm to tell the truth, the whole
8 truth, and nothing but the truth in your testimony
9 before this Subcommittee and in response to all
10 Council Member questions.

11 Joan Wang.

12 JOAN WANG: I do.

13 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
14 Keith Engle.

15 KEITH ENGLE: I do.

16 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
17 Felipe Cortes.

18 FELIPE CORTES: I do.

19 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
20 Joseph Frewer.

21 JOSEPH FREWER: I do.

22 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
23 Tammy Ferlisi.

24 TAMMY FERLISI: I do.

25

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2

SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

3

Frank Dubinsky.

4

FRANK DUBINSKY: I do.

5

SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

6

Thank you.

7

CHAIRPERSON LOUIS: Thank you. Your proper

8

presentation will be posted on the screen if you

9

request it, and we will begin once it's up.

10

JOAN WANG: Thank you, Council Members. I

11

think we are ready to do a presentation so the

12

presentation can be shared on the screen. Thank you

13

so much.

14

Good morning, Council Members. Thank you

15

for the opportunity to present a New Providence

16

redevelopment project located at 225 East 45th

17

Street. Again, my name's Joan Wang. I'm joined today

18

by my HPD Colleagues and our development partners,

19

Project Renewal (INAUDIBLE) and the consultant team

20

today.

21

Next slide, please. Thank you. To start,

22

I think we would like to provide some background of

23

this project so the proposed development contains the

24

2 existing buildings used as a women's shelter,

25

currently owned by DHS and HPD is (INAUDIBLE) this

1 project in partnership with DHS and Project Renewal.
2
3 The proposed development will be a new 21-story
4 building providing approximately 171 shelter beds and
5 130 supportive affordable housing units with on-site
6 social service and a ground floor medical clinic. The
7 Land Use action needed to facilitate the proposed
8 development includes that designation and the project
9 approval and the disposition of the city-owned and
10 decisive actions.

11 Next slide, please. Now, I will turn the
12 presentation over to our development partners for
13 further details of the project.

14 JOSEPH FREWER: Thank you, Joan, and thank
15 you everyone for your time and attention today. A
16 little bit about our mission and background. Project
17 Renewal is a social service organization. Our mission
18 is to end the cycle of homelessness by empowering
19 individuals and families to renew their lives with
20 health, homes, and jobs. We were established in 1967.
21 We employ 900 people, operate 16 shelter and housing
22 sites citywide, and manage 39 programs that serve
23 more than 13,000 New Yorkers annually. Project
24 Renewal complements our existing shelter and housing
25 portfolio with a continuum of supportive services

1
2 tailored to the need of the homeless and at-risk
3 individuals that we serve. These include extensive
4 healthcare and workforce development programming. Of
5 course, one of the shelters that we operate is the
6 New Providence Shelter, the subject of this
7 application. The current site as you know is
8 currently owned by DHS and operated by us. It
9 consists of 130 beds for homeless women diagnosed
10 with mental health or substance use disorders. We
11 provide comprehensive services on site. As Joan
12 mentioned, the current site consists of 2 older
13 buildings, one of which was actually a former convent
14 and these were retrofitted in the late '90s to serve
15 as a shelter. Because of that retrofit, the existing
16 layout is pretty inefficient. They had to join the 2
17 buildings so for example the floors between the
18 buildings don't exactly line up, which is not optimal
19 for clients and staff with disabilities. So for that
20 and a few other reasons, a redevelopment would really
21 increase the quality of life for our residents,
22 staff, and we think the whole community. I should
23 also note that the building is currently underbuilt
24 per existing zoning.

1
2 Next slide, please. Our development
3 program, as Joan mentioned, the redevelopment of this
4 provides an opportunity to modernize the shelter and
5 maximize the buildable FAR to add permanent housing
6 to the site in addition to the shelter beds that we
7 have. As you can see on the grid, the proposed
8 redevelopment program includes 130 new supportive and
9 affordable housing units, all of them studios. 79 of
10 those units would be supportive units for formerly
11 homeless tenants, each paying no more than 30 percent
12 of their income as rent. 51 of the units would be
13 affordable for New Yorkers earning up to 60 percent
14 of AMI. Again, this shows a little bit of a
15 breakdown, including a 1-bedroom super's unit that
16 will also be on-site.

17 Aside from the supportive housing, we
18 have the new purpose built shelter with 171 beds
19 serving the same population that is in our current
20 building at the site so again this is single women
21 with a mental health diagnosis.

22 The ground floor of the building would
23 include a new Article 28 medical clinic, and that's
24 meant to serve residents as well as the broader
25 community. I should mention the existing building

1
2 also includes an Article 28 clinic that serves the
3 community; however, it does not have a separate
4 entrance from the shelter to the street so
5 functionally it's pretty invisible to the community.
6 They have to go through the whole shelter security
7 apparatus to actually get to the clinic so the way
8 it's currently laid out it's not very easy for the
9 community members to access so we're excited to
10 change that with the new building with a separate
11 entrance for the clinic that's on the street. Project
12 Renewal and our staff have been closely involved with
13 the development team in the design of this building.
14 We believe this new project will serve our clients,
15 staff, and the surrounding community well. Honestly,
16 it's rare to get an opportunity to have such direct
17 input into the design of a shelter like this, and
18 we're really excited to be developing this project
19 along with such a committed team.

20 Next slide, please. I'll be handing it
21 over to Keith.

22 KEITH ENGLE: Okay, great. Thank you,
23 Joseph, and good morning, everyone. With that, I'll
24 walk everyone through just some of the key design
25 items for this exciting project that I'm incredibly

1 happy to be working on starting with this slide which
2 is the plan of the ground floor of the project which
3 is comprised of the 3 major programs: the shelter
4 component in blue, the supportive housing component
5 in red, and the clinic component in yellow. These 3
6 programs have individual entries directly from 45th
7 Street, the shelter to the west, supportive housing
8 to the east, and a clinic at the center of the
9 building.
10

11 The public-facing clinic occupies a
12 significant portion of the plan and the street wall
13 which will impart some activity onto the street wall
14 experience.

15 Next slide, please. This next slide
16 describes the second floor of the building which
17 comprises the more communal shelter programs that are
18 required for shelter residents. A dining room is
19 located along the front façade which maximizes
20 daylight and views. A commercial kitchen serving the
21 shelter residents is located at the center of the
22 plan, and one of the key design features, an exterior
23 roof terrace is provided at the rear of the building
24 for passive recreation for both the shelter and the
25 supportive housing residents.

1
2 Next slide, please. At the left of the
3 slide, we illustrate just the general programmatic
4 zoning of the building just to kind of clarify where
5 all the programs stack. The shelter in blue spans
6 from the 2nd through the 6th floor and the supportive
7 housing spans the tower portion of the building, from
8 the 7th floor through the 22nd floor. Also
9 illustrated is how the overlapping zoning (INAUDIBLE)
10 controls are met for (INAUDIBLE) that maximizes the
11 available site FAR.

12 The typical supportive housing plan is
13 illustrated on the right. Again, this layout spans
14 from the 8th through the 21st floor where 9
15 supportive studio units are provided per floor for a
16 total of 130 supportive housing units plus 1 super's
17 unit.

18 Next slide, please. This next slide
19 describes both the 21-story massing and the street-
20 level experience of the building. The image on the
21 left illustrates the view along East 45th Street
22 looking east. I would note the contextual
23 relationship considered for our proposed building in
24 its context in particular to the 16-story A and E
25 building to the east and the 33-story Wyndham Hotel

1
2 to the west. The image on the right describes the
3 relationship of the project to the street-level
4 experience, i.e., the clinic. We considered how the
5 ground floor program can inform and impart some
6 activity onto the street-level experience.

7 Next slide, please. In terms of
8 additional design features, the project will
9 incorporate sustainable measures and provide a
10 healthy living environment for residents. The project
11 will meet Enterprise Green Community Standards and
12 just to highlight of some of the features provided
13 will include items such as low-flow plumbing
14 features, ample daylight opportunities throughout,
15 healthy (INAUDIBLE) materials, and a high performance
16 building envelope. The roof terrace that I spoke to
17 previously will incorporate green elements while
18 providing passive recreation for residents.

19 Next slide, please, and with that I'll
20 turn it back to Joseph.

21 JOSEPH FREWER: Thank you, Keith. About
22 local hiring, and we do have Frank from Monadnock
23 here if there's any further questions about this, but
24 Monadnock will be the general contractor for the
25 building, and they have a lot of experience

1
2 developing throughout the City and especially with
3 local hiring and M/WBE contracting in particular.
4 Monadnock participates in the City's Hire NYC program
5 on many projects, historically meeting or exceeding
6 requirements for the City. Through Hire NYC, jobs are
7 posted on the Hire NYC portal. We also work with the
8 Small Business Services Workforce1 system. We also
9 work with the Community Board and the Council
10 Members' offices to maximize outreach, but the team's
11 also happy to work with any other organizations that
12 we think could be helpful in referring more M/WBEs to
13 the project. With that, I want to express our sincere
14 thanks to Chair Louis, Majority Leader Powers, for
15 your support, and the whole Council that's here
16 today, and I think that wraps up our presentation.

17 CHAIRPERSON LOUIS: Thank you for your
18 testimony. I wanted to ask the Counsel if there's any
19 members that had questions.

20 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
21 Majority Leader Powers I believe has questions.

22 MAJORITY LEADER POWERS: Yeah, thank you.
23 Thank you, Chair Louis. Thank you guys for the
24 presentation as well. A few questions. One, am I
25 correct in saying, is this on city-owned land that

1
2 you're building this on or is it property that is
3 being leased or just kind of want to understand the
4 arrangement in terms of the arrangement between the
5 shelter and the property that it's on.

6 JOSEPH FREWER: Yes, I'll take that. DHS
7 currently owns the land so it's city-owned land, and
8 Project Renewal has an operating contract for the
9 shelter on site.

10 MAJORITY LEADER POWERS: Got it, which one
11 of the reasons you could do this project is that
12 you're able to take city-owned property and make a
13 further investment in it. How long is the lease for
14 right now with DHS?

15 JOSEPH FREWER: It's a renewable 10-year
16 lease so it's an ongoing long-term lease with the
17 City that would just terminate upon the closing of
18 construction.

19 MAJORITY LEADER POWERS: You said this a
20 little bit in your presentation. Can you just talk
21 about what population is being served in the shelter
22 today currently and then if and how that will change,
23 let's just talk on the shelter part of this first
24 under this new development?

1
2 JOSEPH FREWER: Sure, so we'll serve the
3 same population in the development as we are in the
4 existing shelter and so that is single adult women
5 with a mental health diagnosis.

6 MAJORITY LEADER POWERS: Got it, and
7 you'll be adding how many beds as part of this?

8 JOSEPH FREWER: We are going to be, let me
9 just pull up my chart so I don't botch the numbers
10 here, we are increasing the number of beds to 130,
11 I'm sorry, it's 130 now. We're increasing it to 171
12 so an addition of 41 beds.

13 MAJORITY LEADER POWERS: Got it, and then
14 when we talk about the supportive and affordable
15 housing units, you've talked about it, but what
16 population is eligible for those units?

17 JOSEPH FREWER: For the supportive units,
18 79 of the units will be supportive so the population
19 here is formerly homeless New York City residents,
20 all single adults, and they would be referred by HRA
21 with a 2010e meaning there's a mental health
22 diagnosis so chronically homeless, mental health
23 diagnosis single adults.

1
2 MAJORITY LEADER POWERS: And formerly
3 homeless meaning they are coming at that moment out
4 of a shelter or how do we define that?

5 JOSEPH FREWER: Yes, that is correct. They
6 are coming out of the shelter system.

7 MAJORITY LEADER POWERS: Got it, and can
8 you tell us a little about the supportive services
9 being offered to individuals and medical services
10 there as well and what will be added in as part of
11 this project?

12 JOSEPH FREWER: Sure, so as you could see
13 on the ground floor slide, we have an Article 28
14 health clinic on the ground floor. This is actually
15 meant to serve both the community and shelter and
16 supportive housing residents on site so this is a
17 fully licensed clinic so we have primary care, we
18 have psychiatric care. We have specialty care. Often
19 that's referred out, but this is meant to be a full
20 service clinic where people can come for primary
21 care, preventative care, psychiatry, medication
22 management, again for the entire community as well as
23 our residents. We have that as well as a full range
24 of case management services. I want to make clear it
25 can get confusing when you have a building with

1 combined uses like this. We'll have a separate social
2 services space just for the shelter residents and so
3 we have a full social services staff that includes
4 case management, benefits assistance. We actually
5 have an occupational therapy office which we found
6 really useful for our population that has a training
7 space as well as a treatment office. We have
8 workforce support, and then we offer referrals to all
9 of the other Project Renewal services citywide. If
10 there's any particular specialized service we don't
11 offer on site with all of our social services teams,
12 we would refer out to one of our other offices in
13 Manhattan or across the city. I should mention in the
14 supportive housing space, we have a separate social
15 services team, but the exact range of support
16 services so that's benefits assistance, we have case
17 management, medication assistance, we have a
18 psychiatrist who comes part time to support our
19 residents and make sure that they're staying up-to-
20 date on any medications that they're on as well as
21 giving mental health treatment. I might be missing
22 one or two things but I think that covers most of the
23 services we offer.
24

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2 MAJORITY LEADER POWERS: Is the clinic
3 there now or is that being added as part of the..

4 JOSEPH FREWER: The clinic is there. It's
5 kind of nestled within the existing shelter that we
6 have on site, but it's not very visible from the
7 street because it doesn't have its own entrance. You
8 have to go into the shelter, up the stairs to
9 actually get into the clinic space. Currently, it's
10 technically open to the community and we welcome the
11 community, but most of the services provided are for
12 the shelter residents right now. We think this new
13 building will allow us to actually serve the
14 community a lot better in addition to the residents.

15 MAJORITY LEADER POWERS: Are there other
16 models like this in the City right now you could
17 point to as being somewhat, is this a new, I mean
18 obviously I think it's, because DHS own the property,
19 I assume it's part of the formula here, but can you
20 point to any other sort of models like this right now
21 in the City? Are there any other sort of similar
22 examples?

23 JOSEPH FREWER: I mean this is our first
24 as an organization. I think when you look at the
25 combination of shelter and permanent housing, that

1
2 has been done. There's BRC example in the Bronx, the
3 Landing Road project that opened a few years back
4 that's been really successful, and I know that
5 there's another couple of projects in the pipeline. I
6 just don't know too many details. If anyone else on
7 my team would like to...

8 MAJORITY LEADER POWERS: (INAUDIBLE) DHS
9 is here, right?

10 TAMMY FERLISI: This is Tammy from HPD
11 (INAUDIBLE) There are quite a few developments that
12 we have that we've worked in collaboration with DHS
13 essentially where they're city-owned land that's
14 underutilized. HPD has been partnering with DHS to
15 create new purpose built shelters as well as
16 permanent affordable housing and so as part of the
17 supportive housing request for qualification, we're
18 working with qualified nonprofit developers to do the
19 new shelter permanent housing model that we're
20 calling Homestretch and so there's one on 108th
21 Street that's finishing up with WSFSSH. We just
22 finished up (INAUDIBLE) for one in the Bronx and so
23 slowly but surely we're adding this type of housing
24 typology to our work. Happy to share any details on
25 any of those as well.

1
2 MAJORITY LEADER POWERS: Yeah, if you
3 could send over some other sort of similar examples
4 it might be helpful.

5 TAMMY FERLISI: Sure.

6 MAJORITY LEADER POWERS: The other
7 question I had here was, I mean this is for Project
8 Renewal, but can you just discuss a little bit like
9 if I'm an individual in the shelter versus an
10 individual in the supportive housing unit, what is
11 different here in terms of what I'm receiving in
12 terms of services? Can you outline the differences
13 for us? We know the population difference obviously,
14 but can you talk about what your experience
15 difference is between being an individual referred
16 into the shelter versus an individual who is getting
17 supportive housing services?

18 JOSEPH FREWER: Sure. As you know, this is
19 all part of a continuum that probably a lot of both
20 the supportive housing residents and the shelter
21 residents are on, right, and so if you're a shelter
22 resident, you know, you'll be working with your
23 support worker, your case manager to basically fill
24 out all the forms you need to qualify for our
25 specialized shelter beds. Basically we work with DHS

1
2 and I don't think we have anyone from DHS here right
3 now, but basically as people come into the intake
4 center at DHS, they will, if they match our
5 qualifications meaning they have a mental health
6 diagnosis that would qualify them for our shelter and
7 a single adult woman, DHS basically would feed us any
8 clients that they have so our team works directly
9 with DHS to intake those individuals. We do a full
10 comprehensive review of their benefits, of their
11 current health needs, any treatment plans they're on,
12 and they're integrated as quickly as possible into
13 the shelter where they work with their case
14 management, medical, and mental health team. The goal
15 there is to prepare them as quickly as possible for
16 permanent housing and that's a balance. We don't want
17 to push people into permanent housing before they're
18 ready. The goal of our staff is to make sure folks
19 coming out of the DHS system are stabilized, they can
20 live independently, they're on a steady treatment
21 plan for any substance use or mental health issues
22 they might have, and our staff makes a determination
23 for when they're ready for supportive housing.
24 Basically, when can they live independently in
25 supportive housing with some on-site support services

1
2 of course to help them succeed so their experience
3 really is around readiness, it's around
4 stabilization, readiness, and our staff is just
5 continuously making a determination about whether we
6 can refer them out to supportive housing, and so
7 hopefully we'll have a lot of internal referrals
8 here. We might have women in the shelter who we can
9 refer directly to vacancies in the permanent
10 supportive units in the tower in the same building.
11 As a supportive housing resident at the site, it's a
12 very different experience. As you saw on kind of the
13 slides about how the building is set up, there's a
14 separate lobby and kind of separate entrance area for
15 the shelter and the supportive housing because we
16 want people to feel like if they're coming out of the
17 shelter system especially that they have advanced to
18 what feels like a normal New York City apartment
19 building. There's a package room, there's a mailroom,
20 there's front desk, like this should feel like any
21 other apartment building in the city. The only
22 different is that, I think it's on the 7th floor, we
23 have a wide range of amenities so we have a
24 multipurpose room with a lounge for residents to
25 gather. We'll have spaces for group therapy. We'll

1
2 have individual therapy spaces. Both the shelter and
3 the supportive housing residents will have separate
4 outdoor spaces on the rear of the second floor so
5 they are accessed through a separate entrance because
6 we do want people to feel like if they're in the
7 supportive housing, they're no longer in the shelter
8 system even if the buildings are technically shared,
9 but those residents are on leases. This should be a
10 very kind of standard New York City quality of life.
11 The only difference is that there's staff on site,
12 and everyone has a designated case manager and other
13 support workers who can help make sure that people
14 are the services they need to stay in our building
15 hopefully for as long as they need to. In many cases,
16 for many years.

17 MAJORITY LEADER POWERS: I appreciate
18 that. Just a few more questions then I'll hand it
19 back over to the Chair. The actual construction of
20 this, do you have a contractor lined up to do the
21 actual work here to build and demolish old stuff and
22 if a constituent or a neighbor has an issue as this
23 is going through the actual process of being built,
24 how do they reach out to that person and (INAUDIBLE)

1
2 give us any sense of the timelines and things like
3 that?

4 JOSEPH FREWER: Frank, do you mind jumping
5 in?

6 FRANK DUBINSKY: Sure. Councilman, I'm
7 Frank Dubinsky from Monadnock Development. Our
8 contracting affiliate, Monadnock Construction, will
9 be the general contractor and absolutely people can
10 reach out to us. We'll have a hotline if people have
11 issues. We're happy to work with the Community Board
12 for other ways to engage with the community to make
13 sure people are comfortable and have the information
14 they need as far as construction scheduling.

15 MAJORITY LEADER POWERS: It would be
16 helpful if we could just maybe set aside meetings and
17 talk about construction noise, hours, all that stuff
18 just so the neighbors feel engaged, involved, and
19 know how to address any issues that might pop up.

20 Just one last one before I go and then I
21 have others but we'll just send them over in terms of
22 some details of the plan. Just give us a sense of
23 Community Board and Burrough President's
24 recommendation (INAUDIBLE) this project? That's for
25 Project Renewal.

1
2 JOSEPH FREWER: We have not yet engaged
3 with the neighboring buildings. We typically wait
4 until we're a little further along in the design
5 process.

6 MAJORITY LEADER POWERS: Sorry, sorry. The
7 question was the Community Board's resolution and the
8 Burrough President's resolution on this.

9 JOSEPH FREWER: They both voted in favor
10 in this so we got yes votes from the Community Board,
11 from the Burrough President, and, let's see, we have
12 reached out to the BID of course and other local
13 nonprofits.

14 MAJORITY LEADER POWERS: Thank you, guys.
15 We'll (INAUDIBLE) other questions (INAUDIBLE) maybe
16 also have a conversation on the construction at some
17 point that would be..

18 FRANK DUBINSKY: Happy to. Happy to.

19 MAJORITY LEADER POWERS: Thank you, Chair.
20 I appreciate the time.

21 CHAIRPERSON LOUIS: Thank you, Majority
22 Leader. I have a lot of questions, some programmatic,
23 some technical, so let's start. The medical clinic
24 currently has one egress. Is the proposed new
25 entrance included in the blueprint presented today?

1
2 JOSEPH FREWER: Yes, it is. If it's
3 helpful, we could pull up the presentation so we
4 could take a look at...

5 CHAIRPERSON LOUIS: (INAUDIBLE) the record
6 so that's why I'm asking the question so we don't
7 have to pull it up because I know we don't have
8 enough time but I wanted to make sure it was there
9 for the record. I'm still concerned about the roof
10 terrace. Can you share if the roof terrace will be
11 housed in the area the shelter will be located and
12 will clients have access to it and what safety
13 measures will be included?

14 JOSEPH FREWER: The roof terrace is on the
15 rear of the second floor of the building so this
16 floor is mostly dedicated to shelter services spaces.
17 Actually, the roof terrace will have a portion that
18 will be used by shelter residents and another portion
19 that will be used by the permanent housing residents,
20 even though it's technically the same space running
21 along the full back of the building. Everyone has
22 access. There's a separate elevator for the permanent
23 housing tenants to access their space and the
24 elevator bank for the shelter also goes out onto the
25 second floor and there will be access to that space,

1
2 you know, whenever we have enough staff available to
3 supervise so I would assume at all hours except
4 overnight, we expect to have that space open, you
5 know, because it's a major benefit to have folks
6 using that space rather than gathering elsewhere no
7 the block or in the community. We want to make it
8 very attractive for people to use and hang out.

9 As far as security, you know, we work
10 with Keith over at Dattner basically to make sure we
11 have fencing that ensures safety that also feels
12 welcoming and doesn't feel institutional. I don't
13 know, Keith, is there anything specific about that
14 that you'd wanna cover.

15 KEITH ENGEL: I think those are the main
16 things. I think perhaps something too that we can
17 mention too is that the rear of the building is also
18 kind of sheltered by pretty much buildings on all 3
19 sides so safety issues are a little bit less of a
20 concern just because we have that sense of security
21 around the entire terrace. Otherwise, there would be
22 fencing measures that we would employ. We do also
23 have separation between the shelter populations and
24 the supportive housing populations as a way to kind
25 of break apart the terrace area into 2 discreet zones

1
2 and I think Joseph spoke to just the fact that both
3 of these zones have a discreet access, specifically
4 for the supportive housing residents and specifically
5 for the shelter residents.

6 CHAIRPERSON LOUIS: All right. I hope that
7 amenities will be the same as well on both sides. If
8 we're talking about equity and equitable New York I'm
9 assuming that it will be equitable on both sides. It
10 was mentioned earlier in the testimony that the 79
11 affordable housing units will be studio so my
12 assumption, and you could correct me if I'm wrong,
13 that is intended for individuals and not families,
14 but we also did not get the description of the mix of
15 the 51 units, if that can be shared for the record.

16 JOSEPH FREWER: Oh, yes, I'm sorry. All of
17 them, including those 51 units, will be studio units
18 and so yes, those are meant for individuals and not
19 families.

20 CHAIRPERSON LOUIS: The 79 is meant for
21 individuals, studios, but the 51 mix if you could
22 share that?

23 JOSEPH FREWER: Yes, those are also
24 studios for individuals.

1
2 CHAIRPERSON LOUIS: Okay, so nothing for
3 families?

4 JOSEPH FREWER: That's correct.

5 CHAIRPERSON LOUIS: All right, maybe talk
6 about that a little bit more, and can the Panel
7 describe the comprehensive services that Project
8 Renewal will be providing to clients that have severe
9 mental illness. I know that's a programmatic
10 question, but I'd like to know for the record.

11 JOSEPH FREWER: Sure. We have a fully
12 staffed social services operation here so that
13 includes we have intake staff, case managers who
14 offer benefits assistance, health and psychosocial
15 assessments, we offer therapy, we offer primary care,
16 psychiatric treatment, we have a whole occupational
17 therapy wing on the rear of the first floor. We've
18 found that a lot of our clients really need that so
19 we have a training space in that occupational therapy
20 area as well as a treatment office for all of our
21 clients. We also refer to job training and assistance
22 programs. Project Renewal has a pretty robust
23 workforce development program across New York City so
24 we'll have a case manager on staff that will refer
25 out to that program if a client would like and if

1
2 they're ready. We also offer group therapy and, I'm
3 trying to think if I'm missing anything, I believe
4 that covers it.

5 CHAIRPERSON LOUIS: Okay, thank you for
6 that. I wanted to, my last question regarding the
7 programmatic services, is Project Renewal working
8 with any of the healthcare facilities in the area at
9 a higher level like a hospital, Mount Sinai, or any
10 of the hospitals in the event one of the clients
11 needs a higher level of service?

12 JOSEPH FREWER: I'll answer what I can. I
13 do know that our staff and especially the staff of
14 the Article 28 clinic already on site is in touch
15 with the local medical institutions in that part of
16 town, including NYU, Bellevue. I don't know exactly
17 the nature of the relationships, but I do know that
18 they are frequently in touch with medical staff at
19 those hospitals.

20 CHAIRPERSON LOUIS: That would be really
21 important to know for the future.

22 JOSEPH FREWER: Sure.

23 CHAIRPERSON LOUIS: Monadnock has
24 extensive experience, has been working in New York
25 City for a long time so I know that they're fully

1 aware of the hiring process and how to hire locally,
2 but I do know Hire NYC and some of the other
3 institutions mentioned earlier are not effective
4 tools for hiring so I wanted to know are you working
5 with building trades, unions. I know you said you're
6 going to work the Majority Leader's office, but
7 that's enough.

9 FRANK DUBINSKY: Sure.

10 CHAIRPERSON LOUIS: What other strategies
11 are going to be put in place for hiring?

12 FRANK DUBINSKY: We're doing this on our
13 (INAUDIBLE) project on 28th Street. We do training.
14 We reach out to local residents. We provide OSHA
15 trainings. On a typical project, we might hire 30 to
16 50 local people to work on the project and so if the
17 Community Board has people they want to reach out to
18 and talk about what trainings are available, we're
19 happy to do that. We work with a group called Urban
20 Strategies of New York who helps us sort of talk to
21 the local groups, talk to the Community Board and
22 ensure that we're reaching out to the appropriate
23 groups and we will be very, I think, effective at
24 finding people who want to work, training them, and
25 getting them to work whether it's on this project or

1
2 another one of our projects so we're actually going
3 to start that now, long before construction starts to
4 ensure that we have the outreach that's needed so
5 yes, we do much more than Hire NYC, but we will
6 comply with Hire NYC and the other government
7 requirements.

8 CHAIRPERSON LOUIS: It would be great if
9 you could consider our building trades and unions
10 because they...

11 FRANK DUBINSKY: Understood. Yes.

12 CHAIRPERSON LOUIS: Thank you. Counsel, is
13 there any other Council Members that have questions?

14 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA: If
15 any Council Members have questions, please use the
16 raise hand button now? We'll stand by for just a
17 moment.

18 CHAIRPERSON LOUIS: Uh-hm.

19 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA: I
20 see no Council Member questions.

21 CHAIRPERSON LOUIS: Thank you, Counsel.
22 Thank you, everyone, for your testimony. There will
23 be no more Council Member questions so this panel is
24 now excused. Are there any members of the public who
25

wish to testify on LUs 18 and 19, the New Providence
Development Project?

SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

There are several members of the public here to
testify on this item.

The first panel is Kim Baker, Robert
Stinson, Anne Hersh, and Meryl Brodsky.

SERGEANT POLITE: Time starts now.

SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

Let's wait for them to get in.

KIM BAKER: Thank you. My name is Kim
Baker, and I appreciate seeing this full presentation
of the plans for our community. I am an immediate
resident of this project and I'm just going to hold
up this sign quickly. Sorry it's low-tech, but you'll
see the 3 properties that I'm going to speak about,
New Providence, our building here of which I'm a
board member with 300 cooperative apartments, and
then Dag Hammarskjold Plaza here. Now as a resident
in the neighborhood, we are concerned to learn that
the City is proposing to bring 300 individuals to our
neighborhood that will require full-time psychiatric
care given what we're observing on the streets of the
neighborhood as it is, and we have to say that this

1
2 is news to many of us and while I've been a volunteer
3 at Friends of Dag Hammarskjold Plaza for many years
4 now and I'm on the Board of Directors, we have
5 confronted issues of odd behavior, rough behavior,
6 stripping, everything you could possibly imagine in
7 front of Dag Hammarskjold Plaza on a daily basis for
8 years, and we're very concerned about the idea that
9 this facility will bring more than twice that
10 population to our neighborhood with virtually no
11 consideration for how that will affect the residents
12 of the community. I'm going to say very clearly that
13 what we are looking for as an organization, Friends
14 of Dag Hammarskjold Plaza volunteer organization, is
15 a financial commitment from the City and/or New
16 Providence to help us clean up the mess that this
17 project will bring for the foreseeable future, and I
18 would also like clarification on when these
19 nonprofits in the neighborhood who've been reached
20 out to will be contacted because all of the
21 nonprofits we've communicated with have heard nothing
22 about this project and we're finding it rather late
23 in the game so we are very concerned about how this
24 will change our community and our enormous public

space here which is the daytime location of many of
the residents of this facility at present. Thank you.

SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

Robert Stinson is next.

SERGEANT POLITE: Time starts now.

ROBERT STINSON: My name is Robert Stinson
and I and my Colleague, Kim Baker, serve on the Board
of the Friends of Dag Hammarskjold Plaza which is on
47th Street between 1st and 2nd Avenues. I also serve
as the liaison of the 17th Precinct New York Police
Department for the Board. I live in the neighborhood
on East 52nd Street. As a background to our response,
we are already having a serious problem with the
mentally ill homeless population in the Plaza and
also in the neighborhood. As an example, a seriously
mentally ill homeless man has been camping on 52nd
Street on the sidewalk in the outdoor dining area of
Mimi's Restaurant at 52nd Street and 2nd Avenue. He
is threatening the staff and screaming up and down
the street and repeatedly been violently ill on the
sidewalk. Nevertheless, we are told by the police and
the EMS that they cannot do anything about this
situation without the mentally ill man's approval in
spite of numerous phone calls from the neighborhood.

1
2 Basically, we have to wait for a crime to be
3 committed before the police could act. We have
4 repeatedly had the situation in the Plaza as well
5 with other homeless people. The new shelter at the
6 Vanderbilt Y and elsewhere have exacerbated the
7 problem with their clients left to roam the street
8 during the day and causing unsafe and unsanitary
9 situations to rise, especially in the garden area and
10 nonworking fountains at the Plaza and throughout the
11 neighborhood. While we are very supportive of helping
12 the homeless population, providing a clinic, and
13 providing affordable housing, we have 2 concerns.
14 First, what purpose does this clinic serve as so many
15 of the mentally homeless already in the neighborhood
16 are not willing to be admitted? The second is if
17 there's an increased mentally ill homeless population
18 because of Project Renewal with its clients who are
19 willing to be admitted and are left to the wander our
20 streets during the day, what is Project Renewal
21 willing to do to supplement our strained funding for
22 maintaining the Plaza and neighborhood? We have hired
23 people to clean the Plaza since the City is not
24 keeping it clean, and volunteers are constantly
25 cleaning excrement and needles from our garden area.

1
2 While the police have tried to be responsive, the
3 disruptive behavior situation has become
4 overwhelming, and we need funds to clean the Plaza
5 and staff from Project Renewal (INAUDIBLE) DHS to
6 assist us in monitoring the Plaza in our
7 neighborhood.

8 SERGEANT POLITE: Time expired.

9 ROBERT STINSON: Thank you for your
10 attention.

11 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
12 Anne Hersh is next.

13 SERGEANT POLITE: Time starts now.

14 ANNE HERSH: My name is Anne Hersh. I have
15 served with Friends of Dag Hammarskjold Plaza from
16 the very beginning when the park opened in 1999 so
17 that's more than 20 years and before that I was with
18 the Turtle Bay Association fighting to get this park
19 reconstructed. From the very beginning, there has
20 been a homeless probably because it's an ungated
21 property. However, over these years, I have seen an
22 escalation in the kind of homelessness we experience
23 because there's a great deal more drug abuse and
24 substance abuse and the kind of drugs that are used
25 and the level of violence and acting out. I kept

1
2 hearing the word mental illness as you reviewed your
3 facility and this mental illness issue spreads
4 naturally into our public spaces, and it is
5 intimidating to the population of people that have
6 bought into the area, that rent in the area. We serve
7 a big senior population. We have a lot of families
8 with children. Naturally, when you start seeing
9 needles in the park, and this is a constant, everyday
10 appearance now. It didn't used to be that way and at
11 the same time, the cost of services like hiring
12 someone to sweep, a broom and sweep operation, has
13 absolutely skyrocketed. We now, from out of the
14 goodness of our neighbors, are hiring a part-time
15 person who actually came out of the Doe Fund rehab
16 process and he has been wonderful, but he can only
17 serve 3 times a week, it's part-time, that's the best
18 we can do, and we really need financial help. The
19 Parks Department as everyone knows is starving. They
20 are going..

21 SERGEANT POLITE: Time expired.

22 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

23 The next panelist is Meryl Brodsky.

24 SERGEANT POLITE: Time starts now.

25

1
2 MERYL BRODSKY: Thank you. I'm Meryl
3 Brodsky. I'm talking on behalf of TBA, which spans
4 about 43rd Street to 53rd Street Midtown East
5 Manhattan. I'm also a board of Friends as well as
6 district leader in the area, and I appreciate the
7 opportunity to be here today.

8 Okay, what Anne was saying and what the
9 others, Kim and Bob, is true. There is an increasing
10 homeless problem in the area of Turtle Bay which I
11 just described to you. We have participated, Turtle
12 Bay people, with the 17th Precinct in graffiti
13 removal, mustered the support of DOT, Department of
14 Sanitation and DHS in tracking the problem. TBA
15 strongly recommends the disposition of funds procured
16 from the East 45th Street Project Renewal Shelter
17 Expansion for the maintenance and security of Dag
18 Hammarskjold Plaza and TBA environments. Here we are
19 doing graffiti removal. Okay, that's our gang. Let me
20 continue. It was interesting to note that at the
21 Community Board 6 meeting, security concerns were
22 never mentioned. The transfer of city property
23 ownership for capital improvements of 100 million
24 dollars is a windfall for Project Renewal. We should
25 address the quality of life violations in Dag

1
2 Hammarskjold since we are tasked with keeping the
3 park clean and green. It will help to keep
4 documenting the violations and misdemeanors, etc. The
5 Friends have a resolution stating our demands and
6 we'll try to cut a deal on safety measures and
7 sanitation in the future. We have submitted testimony
8 to the Filing Commission with a window we created
9 post vote. We hereby reserve the right to revisit our
10 demands for security and maintenance procured from
11 Project Renewal's expansion for Dag Hammarskjold
12 Plaza and TBA environments.

13 SERGEANT POLITE: Time expired.

14 MERYL BRODSKY: Thank you.

15 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA: If
16 there any Council Member questions for this panel,
17 please use the raise hand button now. Being none,
18 this panel is excused.

19 The next panel will be Catherine Trapani,
20 Ryan Pukos, Marissa Williams, and (INAUDIBLE)

21 SERGEANT POLITE: Time starts now.

22 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
23 We'll start with Catherine Trapani.

24 CATHERINE TRAPANI: Thank you. Good
25 morning Members of the Committee, Chair Louis. My

1 name is Catherine Trapani, and I am the executive
2 director of Homeless Services, United. I appreciate
3 the opportunity to testify today in support of
4 Project Renewal's redevelopment of New Providence
5 into supportive and affordable housing and a new
6 purpose built shelter and the accompanying actions
7 required to transfer ownership of the property to
8 Project Renewal.
9

10 Homeless Services, United is a coalition
11 of mission-driven nonprofit agencies serving homeless
12 and at-risk adults and families in New York City that
13 promotes effective solutions to end the crisis of
14 homelessness in New York. Our member agencies operate
15 hundreds of programs including shelters, drop-in
16 centers, food pantries, eviction prevention, and
17 outreach services. Our strength is in the collective
18 wisdom and expertise of our membership. Organizations
19 that ensure that the City upholds its legal and moral
20 obligation to provide shelter to everyone who needs
21 it in New York City while also working tirelessly to
22 ensure that as few New Yorkers as possible will ever
23 need our help.

24 As executive director of HSU and as
25 somebody who personally has lived half a block away

1
2 from a stabilization bred program for chronically
3 homeless adults for several years, I know that well
4 run and properly planned and maintained shelters make
5 good neighbors. For this reason, I hope you'll vote
6 to recommend that this project be allowed to move
7 forward.

8 The current building is poorly designed
9 and is in need of upgrades. This project will rebuild
10 the shelter from scratch with a design that supports
11 access to services, things like the ground floor
12 clinic, security, will promote dignity for the
13 residents and security for the neighbors. Ground
14 floor services will make things accessible. Wide
15 hallways will create safety, easy flow throughout the
16 space and good sight lines. The outdoor space on the
17 roof deck, which is away from the street level,
18 allows residents to safely recreate and socialize.
19 The difference that client-centered design makes is
20 transformative for both clients and neighbors, and
21 having spaces that are welcoming and efficient make
22 residents more comfortable, enhance access to
23 utilization of services, and promotes better
24 outcomes. Simple things like improving...

25 SERGEANT POLITE: Time expired.

CATHERINE TRAPANI: Thank you very much. I
hope you move to approve the project.

SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
Thank you. The next panelist is Ryan Pukos.

SERGEANT POLITE: Time starts now.

RYAN PUKOS: Good morning. My name is Ryan
Pukos. I'm with the Grand Central Partnership. The
Grand Central Partnership is a Business Improvement
District serving approximately 70 square block area
in Midtown East surrounding Grand Central Terminal.
As one of the world's largest BIDs serving a district
with 76 million square feet of commercial,
residential, and retail building space, our goals are
to keep our Midtown East neighborhood clean, safe,
and thriving. We believe that Project Renewal's New
Providence Project supports these goals in the
following ways.

First, the New Providence redevelopment
will transform what is currently an aged city-owned
facility into a beautiful state of the art building.
It will active the streetscape and create 130 deeply
affordable and supportive housing units. The
supportive housing units at New Providence will
provide homes for formerly homeless New Yorkers and

1
2 will specifically target our chronically homeless
3 individuals. Based on our ongoing work with Breaking
4 Ground, our frontline homeless services provider and
5 one of the City's largest providers of supportive
6 housing, we know that it can be very difficult to
7 move these individuals from the street to housing
8 when a supportive housing option is not available.

9 Second, New Providence will feature a
10 public-facing health clinic serving mostly low-income
11 New Yorkers. We plan to work with Project Renewal and
12 Breaking Ground to coordinate outreach and share data
13 to ensure that street homeless New Yorkers,
14 especially those living in our district, as well as
15 others in Midtown East know that a health clinic is a
16 resource available to them.

17 For these reasons including the benefits
18 to quality of life for the street homeless in our
19 district, we are supportive of the New Providence
20 Project. Thank you.

21 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
22 The next panelist is Marissa Williams.

23 SERGEANT POLITE: Time starts now.

24 MARISSA WILLIAMS: Good morning, Chair
25 Louis and Members of the Committee. My name is

1 Marissa Williams and I am representative of 32BJ
2 SEIU. I am here on behalf of more than 85,000 32BJ
3 members here to express their support for this
4 project. The developers, HPD, DHS, and Project
5 Renewal have applied to dispose of and redevelop a
6 city-owned site which includes a shelter. We are
7 pleased to announce that Project Renewal has reached
8 out early to make a credible commitment to provide
9 prevailing wage jobs for the future security workers
10 at this site. 32BJ supports responsible developers
11 who invest in the communities where they build. The
12 best way to make sure that the developments like the
13 one proposed have a positive impact on building
14 service workers is for the developers to make a
15 formal commitment to pay the prevailing wage and
16 create good jobs with family-sustaining wages and
17 benefits. We know that this development will continue
18 to uphold the industry standard and provide
19 opportunities for working families to thrive. For
20 these reasons, we are in full support of this
21 project, and we respectfully urge you to approve this
22 rejoining. Thank you.

24 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

25 Thank you. The next panelist is Moira McComas.

SERGEANT POLITE: Time starts now.

MOIRA MCCOMAS: Hi, Members of the
Committee and Chair Louis. My name is Moira McComas.
I am the policy analyst at the Supportive Housing
Network of New York, which is a statewide
organization that advocates on behalf of supportive
housing providers. I speak today on behalf of the
network to express our strong support for the New
Providence redevelopment. For those that are less
familiar, supportive housing is deeply affordable,
permanent housing with wrap-around social services
like case management, occupational therapy as Joseph
has mentioned, and it provides homes and stability
for those most vulnerable in our society. The New
Providence redevelopment will transform what is
currently an aged city-owned shelter into a beautiful
state of the art building and will create 130 deeply
affordable and supportive housing units as well as
the health clinic serving the community of low-income
New Yorkers. At a time when the City faces dual
housing and homelessness (INAUDIBLE) looking at the
end of an eviction moratorium, it's more than
critical than ever before that we all work together
to ensure that we create new homes and say yes to

1 every opportunity to make a dent in the shelter
2 census.
3

4 Additionally, Project Renewal is a highly
5 respected nonprofit. They have operated the shelter
6 in the neighborhood for decades, and they are, and
7 have been, a responsible neighbor and partner. I can
8 think of no better provider to lead this development
9 to create new housing opportunities that can
10 permanently end homelessness for New Yorkers in need.
11 Thank you for providing this opportunity for me to
12 express my strong support of the New Providence
13 Project and we really hope that this project will be
14 approved. Thank you.

15 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

16 Are there any Council Members who have questions,
17 please use the raise hand button now. Seeing no
18 Council Member questions, this panel is excused, and
19 I will move on to the next panel. The next panel is
20 Dianna Antlocer, Linfei Yang, Joan Boyle, and
21 Sherrill Kazan.

22 SERGEANT POLITE: Time starts now.

23 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

24 Dianna Antlocer, you can begin.
25

1
2 DIANNA ANTLOCER: Thank you. I am a
3 longtime resident of this neighborhood. I moved here
4 in 1997, the year the shelter opened. I am 1 block
5 away on East 44th Street, and I did not even know
6 there was a shelter there for many, many years. Up
7 until about 5 to 10 years ago, it has progressively
8 gotten worse in my neighborhood. The street of 45th
9 Street, there are constant people harassing, both
10 male and female, friends of the residents. There's
11 constant fighting. There are women hanging out at
12 45th and 2nd that are part of the shelter. Police are
13 constantly called there. I don't feel safe after dark
14 walking down 45th Street and shopping at the Amish
15 Market due to people on both corners and having been
16 harassed both verbally and been verbally told I would
17 be assaulted by them for no reason other than walking
18 down the street. My concern with this, while I am a
19 huge proponent for solving homelessness and I think
20 your building is lovely and would be beautiful in the
21 neighborhood and everything inside is great, my
22 concern is you are only concerned with the beauty and
23 what's inside and not what's outside and people
24 coming out into the neighborhood and the
25 responsibility to the neighborhood. We are

1
2 considering the needs of few versus the needs of all
3 the many in the neighborhood, and it's not fair to
4 live in the safest neighborhood in New York which is
5 now no longer safe and so I'd like that to be a
6 consideration for approval is that there is more
7 responsibility to what's outside the shelter in our
8 neighborhood. Police are repeatedly called. If you
9 look at the Google reviews, currently it's a 2 star
10 or less review by people who have been residents
11 there. How is this changing just because your
12 facility is going to be new and beautiful? What are
13 you doing to treat people...

14 SERGEANT POLITE: Time expired.

15 DIANNA ANTLOCER: Thank you.

16 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
17 Next panelist is Linfei Yang. Sorry if I got your
18 name wrong.

19 SERGEANT POLITE: Time starts now.

20 LINFEI YANG: Hi, my name is Linfei, and
21 I'm the director of social media for Friends of Dag
22 Hammarskjold Plaza and a longtime resident as well of
23 47th Street, and I just want to say that we're not
24 against Project Renewal. It may come off that way,
25 but that's just because our members are passionate.

1
2 They've been longtime residents of the area, and they
3 really just care about the neighborhood. What we are
4 saying, however, is that in order for Project Renewal
5 to live up to the mission it stated, it must also
6 coordinate with the respective community
7 organizations and have us work together to achieve
8 the goal of an equitable situation for individuals
9 that are experiencing homelessness, and that not only
10 just includes their internal programming but also
11 external programming as well. What we are asking for
12 is for there to be a provision with a budget that
13 surrounds Project Renewal, whether that's to do with
14 the City or with Project Renewal itself that
15 basically is a financial commitment for a safety
16 officer that can provide de-escalation, that can
17 monitor the Plaza, that can provide resources for any
18 individuals experiencing homelessness in the area.
19 That is all that we are asking for, but that so far
20 as other members have said has not happened yet. We
21 have not been consulted. Again, I want to stress that
22 we are not against this project. We just would like
23 for it to be edited and rewritten and for our input
24 to be heard because, you know, we have worked with
25 other community organizations on this same issue

1 before. We worked with the 47th Street YMCA to turn
2 their facility into a temporary shelter for
3 individuals experiencing homelessness during the peak
4 of the coronavirus pandemic.
5

6 SERGEANT POLITE: Time expired.

7 LINFEI YANG: Thank you.

8 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
9 Thank you. The next panelist is Joan Boyle.

10 SERGEANT POLITE: Time starts now.

11 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
12 Joan Boyle, please unmute yourself.

13 JOAN BOYLE: Good morning. Sorry, I didn't
14 realize. I'm Joan Boyle. I live at 321 East 43rd
15 Street in Tudor City where I have lived for 30 years.
16 I'm a volunteer for the (INAUDIBLE) Project at Saint
17 Peters and an overnight volunteer for Holy Family
18 Church Basement Shelter in the past for many years. I
19 have to rise to speak not against providing services
20 but against this particular operation which has not
21 been functioning to really help the homeless
22 residents. I'm concerned because it changes
23 completely what happens in our neighborhood because
24 those residents currently at Project Renewal are not
25 being helped and why Project Renewal would be

1
2 selected to continue what has at least 10 years of
3 really bad behavior, bad anger, acting out on the
4 street, threatening, attacking that's going on. I
5 personally witnessed it 4 occasions, but I attended
6 the February meeting with the police Build the Block
7 group and they're trying to deal with someone who
8 (INAUDIBLE) they can't control. I have seen people
9 standing in front of the shelter with staff trying to
10 control them and not being able to. It's unfortunate
11 that if you could have supported housing but someone
12 that really could help the residents and not Project
13 Renewal. There have been, just a snapshot, March
14 25th, 2019, ABC...

15 SERGEANT POLITE: Time expired.

16 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
17 Thank you. The last panelist is Sherrill Kazan.

18 SERGEANT POLITE: Time starts now.

19 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
20 Sherrill Kazan, is she here?

21 DIANNA ANTLOCER: She's on mute.

22 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:
23 Sherrill Kazan, please unmute yourself. Give it one
24 more minute. Sherrill Kazan.

25

1
2 Committee will stand at ease while we
3 resolve this issue.

4 Sherrill Kazan, you're unmuted. You can
5 speak now.

6 SHERRILL KAZAN: May I speak? Can you hear
7 me?

8 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA: We
9 can.

10 SHERRILL KAZAN: Okay, thank you. I'm
11 Sherrill Kazan. I'm the president of Friends of Dag
12 Hammarskjold Plaza, and I'm affiliated to the United
13 Nations as well. I don't want to be redundant. All of
14 my board members said everything very clearly, and I
15 so much respect the fact that you're listening to us
16 and I hope that we'll have some resolve.

17 The real problem is back to the security
18 issue and our mission to keep the Plaza clean and
19 green, which has been our mission for over 20 years.
20 We're not in a position to constantly stand out there
21 and do the work the City does not do and was enhanced
22 by the population which is increasing due to the
23 coming mental health clinic and the project in
24 general, which we are not here to demonize anyone. As
25 has been said by all of my board members and others

1
2 in the community, what we need is the assistance of
3 both the City, Project Renewal to put some of the
4 funds that they spend on public relations towards the
5 upkeep and the security of this issue. The security
6 has to be a 24/7 situation because it's a 24/7 open
7 space, and we've already had issues, even in the cold
8 weather, 3 days ago. My apartment faces the Plaza on
9 47th Street. It's an unbelievable experience to hear
10 yelling, screaming, knocking down cans, and running
11 back and forth. It's a mental health issue and it
12 needs to be cared for properly, but why are we the
13 ones who can't express ourselves for quality of life,
14 public health issues that no one listens to. We can't
15 be orphaned by this situation. In terms of BIDs, we
16 don't believe to any of them because we're considered
17 an outside area, which is very unfortunate so it's
18 wonderful that everyone is in support of something
19 that could be very useful if there is the conditions
20 of security and the proper clean-up crew that would
21 be there actually everyday throughout the day because
22 you don't live here, you're not there. We were told
23 that there's a group from Project Renewal who patrols
24 the area discreetly. What we need is to engage with

1 them, whoever they are, but for us they're phantom.

2 We cannot...

3 SERGEANT POLITE: Time expired.

4 SHERRILL KAZAN: This way. Thank you.

5 SUBCOMMITTEE COUNSEL JEFFREY CAMPAGNA:

6 Thank you for your testimony. Are there any Council
7 Members who have questions for this panel? If you do,
8 please use the raise hand button now. (INAUDIBLE)

9 Chair Louis, that is the last panel of (INAUDIBLE)

10 CHAIRPERSON LOUIS: Thank you, Counsel.

11 Kim, Meryl, Robert, Anne, Catherine, Ryan, Moira,
12 Marissa, Dianna, Linfei, Sherrill, and Joan, thank
13 you all for your testimony. I hope the concerns we've
14 raised here today will be taken into consideration
15 and some methods of resolve will be implemented. I
16 also want to share that we've been joined by Council
17 Member Hanks.

18 This concludes today's business. I want
19 to remind you that if you have written testimony on
20 today's items, you may submit it at
21 landusetestimony@council.nyc.gov. Please indicate the
22 LU number or the project name in the subject heading.

23 I would like to thank applicants, members of the
24 public, my Colleagues, Subcommittee Counsel, Land Use
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
DISPOSITIONS

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Staff, and the Sergeant at Arms for participating in
today's hearing.

This meeting is now adjourned. [GAVEL]

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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 March 24, 2022