

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND
MARITIME USES

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June 6, 2019
Start: 1:04 p.m.
Recess: 1:34 p.m.

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

B E F O R E: ADRIENNE E. ADAMS
Chairperson

COUNCIL MEMBERS: Inez D. Barron
Peter A. Koo
I. Daneek Miller
Mark Treyger

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

Gayle Manderó, Senior Director and Attorney, Real Estate Strategy Group, NYC School Construction Authority, SCA

Michael Cona, Leasing Acquisition Specialist, Real Estate Department, NYC School Construction Authority, SCA

Ben Goodman, Community Relations Manager, NYC School Construction Authority, SCA

Tamara Smith, Community Relations, NYC School Construction Authority, SCA

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND
MARITIME USES

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2 [sound check] [pause] [background
3 comments/pause] [gavel]

4 CHAIRPERSON KOO: Good afternoon.

5 Welcome to this meeting of the Subcommittee on
6 Landmarks, Public Siting and Maritime Uses. I'm
7 Council Member Peter Koo. I will be filling in for
8 Chair Adams who is unable to be here today. We are
9 joined today by Council Member Miller, and Council
10 Member Barron. Today, we will be hearing for
11 applications submitted by the School Construction
12 Authority pursuant to Section 1732 of the New York
13 School Construction Authority Act concerning the
14 proposed site selections for new schools. We will be
15 hearing all five—all four applications to be
16 considered. Application 2018 5531 SCK is an
17 application concerning the proposed site selection
18 for a new approximately 650-seat primary school to be
19 located on Block 523 Lots 1 and 13-R at 21-31 and 35
20 Delevan Street in Council Member Menchaca's district
21 in Brooklyn. Application 2018-53335 SCH concerning t
22 he proposed site selection for new approximately 458-
23 Seat Intermediate School to be located on Block 3014,
24 Lot 16 at 1555 or 1—I'm sorry, yeah—at 1560 Boone
25 Avenue in Council Member Salamanca's District in the

2 Bronx. Application 20195177 SCX is an application for
3 a new approximately 458-seat primary school to be
4 located in on Block 2871, Lot 61 and 140 at 1302
5 Atwood Glen Highway in Council Member Gibson's
6 district also in the Bronx. Lastly, Application
7 20195464 SCK concerns the proposed site selection for
8 a new approximately 592-Seat intermediate school to
9 be located on Block 6056, Lots 12 and 15 at 650 86th
10 Street in Council Member Brannan's district in
11 Brooklyn. The School Construction Authority will
12 present all four applications, and then we will have
13 the opportunities for questions, and we have Tamara
14 Sweet, Gayle Mendu?

15 GAIL MADERA: Madero.

16 CHAIRPERSON KOO: Madero. Okay, sorry,
17 yeah. Ms. Smith (sic) and Ben Goodman and Richard
18 Comack-Coma. Okay.

19 RICHARD CONA: [off mic] Cona.

20 CHAIRPERSON KOO: Yeah, Cona, and before
21 you begin the Counsel will swear you in.

22 LEGAL COUNSEL: Please raise your right
23 hands. Do you affirm to tell the truth, the whole
24 truth and nothing but the truth in your testimony

2 before the Subcommittee and in answer to all Council
3 Member questions honestly?

4 GAYLE MANDERO: I do.

5 CHAIRPERSON KOO: Okay, you may begin.
6 Identify yourself first, yeah.

7 GAYLE MANDERO: My name is Gayle Mandero.
8 I'm the Senior Director and an attorney in the New
9 York City School Construction Authority Real Estate
10 Strategy Group.

11 BEN GOODMAN: My name is Ben Goodman.
12 I'm the Community Relations Manager for the School
13 Construction Authority.

14 TAMARA SMITH: I'm Tamara Smith, also
15 Community Relations for the SCA.

16 Michael Cona, Real Estate Manager for the
17 SCA.

18 GAYLE MANDERO: Good morning, Council
19 Member Koo and Council Members. My name is Gale
20 Mandero and I'm a Senior Director and Counsel in the
21 New York City School Construction Authority's Real
22 Estate Department. Also with me is Tamara Smith,
23 Communications Manager for the SCA, Benjamin Goodman,
24 Community Relations Manager for the SCA, and Michael
25 Cona, Leasing Acquisition Specialist for the Real

1 Estate Department. The New York City School
2 Construction Authority has undertaken the site
3 selection process for a new approximately 592-seat
4 intermediate school facility on Block 6056, Lots 12
5 and 15 in the Borough of Brooklyn. The site contains
6 a total of approximately 25,135 square feet of lot
7 area, .57 acres and is located on the southern block
8 front of 86th Street between Battery and Seventh
9 Avenues. The site is comprised of two privately
10 owned lots in Dyke Heights section of Brooklyn and
11 it's improved by a former fast food restaurant
12 building and paved parking lot. The site is located
13 within Brooklyn Community District No. 10 and
14 Community School District No. 20. Under the proposed
15 project, the SCA would acquire the site and construct
16 a new approximately 592-seat intermediate school
17 facility. The notice of filing for the Site Plan was
18 published in the New York Post and city record on
19 March 4th, 2019 at which time Community Education
20 Council No. 20, Brooklyn Community Board No. 10 and
21 the City Planning Commission were also notified of
22 the site plan. The CEC and Community Board were
23 asked to hold public hearings on the propose site
24 plan. Brooklyn Community Board 10 held a public
25

1 hearing on March 13, 2019. CEC 20 held a public
2 hearing on March 18, 2019. Written comments were not
3 received from the CEC and the City Planning
4 Commission. Community Board 10 submitted written
5 comments. The SCA has considered all comments
6 received on the proposed Site Plan and affirms the
7 Site Plan pursuant to Section 1731 of the New York
8 Public Authorities Law. In accordance with Section
9 1732 of the PAL, the SCA submitted a proposed Site
10 Plan to the Mayor and City Council by letter dated
11 June 3, 2019. We look forward to your Subcommittee's
12 favorable consideration of the proposed site and are
13 prepare to answer questions from the Committee.
14

15 [pause]

16 CHAIRPERSON KOO: [off mic] Did you want
17 to present all the four pieces? (sic)

18 GAYLE MANDERO: Oh, sure. Now, we'll
19 present the school Proposed new Intermediate school
20 facility at 21-31 and 38 Delevan Street, Brooklyn.
21 Good morning Council Member Koo and Council Members.
22 My name is Gale Mondero, and I'm a Senior Director
23 and Counsel at the New York City School Construction
24 Authority's Real Estate Department. Also with me is
25 Benjamin Goodman and Tamara Smith both Community

1 Relations Managers at the SCA, and Michael Cona, the
2 Real Estate Acquisition and Leasing Specialist for
3 the Real Estate Group in the SCA. The New Yorker
4 School Construction Authority has undertaken the site
5 selection process for a new approximately 650-seat
6 Intermediate School facility on Block 523, Lots 1 and
7 13-R in the borough of Brooklyn. The site contains a
8 total of approximately 60,000 square feet of lot
9 area, 1.37 acres and is located on the south side of
10 Delevan Street, the east side of Richard Street and
11 the north side of Verona in the Red Hook section of
12 Brooklyn. The site is comprised of two privately
13 owned lots, and is improved by a vacant 2-story
14 industrial building located on an unimproved lot. The
15 site is located within Brooklyn Community District
16 No. 6 and Community School District No. 15. Under
17 the proposed project the SCA will acquire the site
18 and construct a new 650-seat Intermediary school
19 facility. The notice of filing for the Site Plan was
20 published in the New York Post and the City Record on
21 November 9, 2017 at which time Community Education
22 Council No. 15, Brooklyn Community Board No. 6 and
23 the City Planning Commission were also notified of
24 the site plan. The CEC and the Community Board were
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1
2 asked to hold public hearings on which the propose
3 Site Plan was presented. Brooklyn Community Board 6
4 and CEC 15 held a joint public hearing on the site on
5 November 14, 2017. Written comments were not
6 received from the Community Board and the CEC. The
7 City Planning Commission did submit writer comments
8 dated December 18, 2017. The SCA has considered all
9 comments received on the proposed Site Plan and
10 affirms the Site Plan pursuant to Section 1731 of the
11 New York Public Authorities Law. In accordance with
12 Section 1732 of the PAL, the SCA submitted the
13 proposed site plan to the Mayor and the City Council
14 by letter dated June 3, 2019. We look forward to
15 your Subcommittee's favorable consideration of the
16 Proposed Site Plan, and are prepared to answer any
17 questions that the committee may have.

18 CHAIRPERSON KOO: Let's go onto the next
19 one. [background comments]

20 MICHAEL CONA: Good morning, Council
21 Member Koo and Council Members. My name is Michael
22 Cona. I am a Senior Project Manager at the Real
23 Estate Services in the New York City School
24 Construction Authority, Real Estate Development.

CHAIRPERSON KOO: [off mic] Could you
turn on your mic, and sit closer?

MICHAEL CONA: There it is. Oh, I'm
sorry. Thank you. As I said, good morning Council
Member Koo and Council Members. My name is Michael
and I'm a Senior Project Manager for Real Estate
Services in the New York City School Construction
Authority's Real Estate Department. Also with me is
Gail Mondero, Senior Director and Senior Attorney for
Real Estate Services at SCA; Benjamin Goodman, Tamara
Smith, our Community Relations Managers for the SCA.
The New York City School Construction Authority has
undertaken site selection process for a new
approximately 458-Seat Primary School facility on
Block 2871, Lots 61 and 140 in the Borough of the
Bronx. The site contains a total of approximately
21,186 square feet of lot area. This is unimproved
vacant land. Under the proposed project, the SCA
plans to acquire the privately owned property to
construct a new approximately 458-Seat Primary School
facility. The site is located in the Bronx Community
School, Community District No. 4 and Community
District School District No. 9 in the High Bridge
neighborhood. The Notice of filing for the Site Plan

2 was published in the New York Post and City Record on
3 October 22, 2018 at which time Community Council No.
4 9, Community Board No. 3 and the City Planning
5 Commission were also notified of the site plan. The
6 CEC and the Community Board were asked to hold public
7 hearings on the proposed Site Plan. Bronx Community
8 Board 4 held a hearing on October 23, 2018.
9 Community Education Council No. 9 held a public
10 hearing on November 20, 2018. No comments were
11 received. The SCA affirms the site plan pursuant to
12 Section 1731 of the New York Public Authorities Law.
13 In accordance with Section 1732 of the PAL, the SCA
14 submitted the proposed site plan to the Mayor and
15 City Council by letter dated June 3, 2019. We look
16 forward to your committee's favorable consideration
17 of the proposed site plan, and we are prepared to
18 answer questions from the Committee.

19 CHAIRPERSON KOO: Thank you, yeah. Any
20 questions from our members? No. So, please move
21 onto the next one.

22 MICHAEL CONA: Sure. Again, good morning
23 Council Member Koo and Council Members. My name is
24 Michael Cona. I am Senior Project Manager for Real
25 Estate Services in the New York City School

1 Construction Authority's Real Estate Department. Also
2 with me is Gayle Mondero, Senior Director and Senior
3 Attorney for Real Estate Services, SCA, Benjamin
4 Goodman, Tamara Smith, Community Relations Managers
5 for the SCA. The New York City School Construction
6 Authority has undertake the site selection of process
7 for a new approximately 458-Seat Primary School
8 facility on Block 30-3014, Lot 16 in the Borough of
9 the Bronx. The site contains a total of
10 approximately 14,777 square feet of lot are. The site
11 was part of an area wide rezoning project known as
12 Crotona Park East West Farms Rezoning. It is
13 currently vacant land used as a staging area for
14 construction activities related to large scale
15 general developmental project that occupies the
16 remainder of the block. Under the proposed project
17 the SCA plans to acquire the privately owned property
18 and to construction a new approximately 458-seat
19 Primary School facility. The site is located within
20 Bronx Community-Community District No. 9, Community
21 School District No. 12 in the West Farm neighborhood.
22 The notice of filing for the site plan was published
23 in the New York Post and City Record on April 20,
24 2018 at which time Community Education Council 12-

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2 Community-- and Bronx Community Board 3 and the City
3 Planning Commission were also notified of the site
4 plan. The CEC and Community Board were asked to hold
5 public hearings on the proposed site plan. Community
6 Board 3 held a public hearing on May 17, 2018.
7 Community Education Council 3 held a public hearing
8 on May 9, 2018. The City Planning Commission
9 submitted written comments on May 22 [pause] Oh, 20--
10 2018. No comments were received from Community
11 Education Council and the Community Board. The SCA
12 has considered all comments received on the proposed
13 site plan and affirms the site plan pursuant to
14 Section 1731 in the New York Public Authorities Law.
15 In compliance with Section 1732 of the PAL, the SCA
16 submitted the Proposed Site Plan to the Mayor and
17 City Council by letter dated June 3, 2019. We look
18 forward to your Subcommittee's favorable
19 consideration of the proposed site plan and are
20 prepared to answer questions from the Committee.

21 CHAIRPERSON KOO: Thank you, yeah. Any
22 questions from our members. No? Seeing none, thank
23 you. Oh, Council Member Miller.

24 COUNCIL MEMBER MILLER: I just wanted to
25 go back to the proposed Brooklyn site. I see this

1
2 one is Delevan-Delevan Street, and-and-and I'm
3 looking at those in relationship to the other three,
4 that was a 2017 project and-and the others appear to
5 be moving much quickly-much more quickly-rapidly and
6 I understand the rezoning piece of this, but was
7 there some specific impediments that-that or some
8 things that the-that, or community or other concerns
9 that-that we are just including this and moving along
10 a 2017 project?

11 GAYLE MANDERO: Less about community
12 concerns and more about the other three were
13 negotiated arms-length transactions. This one is
14 moving with a more slowly process. Our Environmental
15 Access Studies took a little bit longer than we
16 anticipated. Some of our traffic took a little
17 longer than anticipated. That's really the only
18 explanation. It's not anything to do with the
19 community or any kind of different treatment for this
20 property than others.

21 COUNCIL MEMBER MILLER: Okay, can I-and I
22 noticed that the Community Board notice here or CEC
23 had any comments or any written comments on this as
24 well.

25 GAYLE MANDERO: Correct.

2 COUNCIL MEMBER MILLER: Okay, thank you.

3 GAYLE MANDERO: Thank you.

4 CHAIRPERSON KOO: So, no more questions.

5 Thank you for your testimony, yeah.

6 GAYLE MANDERO: Thank you very much for
7 your time.

8 CHAIRPERSON KOO: Yeah. Are there any
9 members of the public who wish to testify on these
10 items? Seeing none, the Public Hearings of the
11 Preconsidered LU related to Applications 2018-5131
12 SCK, 2018-5333 SCH, 2019-5177 SCH and 2019-5464 SCK
13 are now closed. We will now vote on these four
14 schools siting applications and the four
15 applications, which we heard at our May 2nd meeting.
16 We are voting to approved five applications: LUs 398-
17 through 402 submitted by HPD pursuant to Article 16
18 of the General Municipal Bureau for approval or Urban
19 Development Area projects and waivers of the area
20 designation requirements and of Charter Sections 197-
21 C and 197-D, and pursuant to Article 9-oh, that's
22 not. Pursuant to Article 11 of the Private Housing
23 Finance Law for exemptions for real property taxes.
24 LU 398 the East Harlem/El Barrio Community Land Trust
25 will facilitate the rehabilitation of 36 units of

1 affordable housing in four city-owned buildings in
2 Council Member Ayala's and Perkins' district in
3 Manhattan. LU 399 and Lenox Avenue Cluster will
4 facilitate the rehabilitation and conversion to
5 cooperative ownership of seven partially occupied
6 city-owned buildings located at 135 West 130-I'm
7 sorry-at 135 West 132nd Street, and 406 422, 424,
8 426, 428 and 432 Lenox Avenue all in Central Harlem.
9 The properties are locate In Council Member Perkins'
10 district in Manhattan. LUs 400, 401, 402, three
11 applications to facilitate rehabilitation and
12 preservation of five mixed-use residential buildings
13 by Community of the Heights, Incorporated, Amsterdam
14 TPT HDFC. LU 400 relates to a six-story building at
15 2185 Amsterdam Avenue that currently contains 22
16 residential units in Council Member Rivera's (sic)
17 district in Manhattan. LU 401 relates to a six-story
18 city-owned mixed-use building at 2110 Amsterdam
19 Avenue that currently contains 13 residential units
20 in Council Member Levine's district in Manhattan. LU
21 402 relates to a two city-owned mixed use buildings
22 located at 2488-90 Adam Clayton Powell, Jr. Boulevard
23 and 27974 Frederick Douglas Boulevard that contains
24 29 residential units in Council Member Perkins'

1 district. We will also vote to approve LU 416 and
2 417, two HPD applications related to the
3 Manhattanville Walkway at 437 West 126th Street in
4 Council Member Levine's district in Manhattan. LU
5 416, is an application pursuant to Section 197-c of
6 the New the York City Charter for the acquisition of
7 property located at 437 West 126th Street. LU 417 is
8 an application pursuant to Article 16 of the General
9 Municipal Law of the destination-for-for the
10 destination of such property as an Urban Development
11 Action Area, and approval of an Urban Development
12 Action Area Project, and pursuant to Charter Section
13 197-c for the des-for the disposition of the such
14 property to a developer to be selected by HPD. The
15 proposed actions will facilitate the construction by
16 the Janus Property Company of a landscaped walkway
17 that will serve public open space and potentially be
18 used an outdoor sitting area for local restaurants or
19 for food stores or other community services. We will
20 vote to approve LU 418, the Brownsville North/Ocean
21 Hill Neighborhood Construction Program-Project in
22 Council Member Ampry-Samuel's district in Brooklyn.
23 HPD requests pursuant to Article 16 of the General
24 Municipal Law approval of the designation of the
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2 property located at 379 and 383 Howard Avenue, Block
3 1446, Lots 1 and 3, and 1297 East New York Avenue,
4 Block 1476, Lot 4 as an Urban Development Action Area
5 and pursuant to Charter Section 197-c. Approval of
6 the dispose-disposition of such properties to a
7 developer to be selected by HPD this application was
8 to facilitate the construction of two buildings
9 containing a total of approximately 32 units of
10 affordable housing. [background comments] We will
11 vote to approve LU 415 the JFK North site related to
12 an application submitted by Jughandle Realty LLC and
13 the New York City Economic Development Corporation
14 pursuant to Section 197-c and 199 of the New York
15 City Charter for a city map amendment and the
16 authority for related acquisitions or disposition for
17 site in Council Member Richards' district in Queens.
18 The elimination of a map portion of Nassau Expressway
19 will create two new tax lots in block 14260, which
20 will be disposed to facilitate the development of a
21 distribution and vehicle-and vehicle repair facility
22 for Bonner Barry (sp?) a family owned business. Yes,
23 how we would like to ask Council Member Gibson to
24 give a statement
25

2 COUNCIL MEMBER GIBSON: Thank you so
3 much. Good afternoon colleagues. Thank you Chair
4 Koo and all of my colleagues. I just quickly want to
5 just really speak in abundant support of the
6 application that's before the Subcommittee related to
7 a new school 458-seat elementary school in School
8 District 9 Subzone 2 in the Borough of the Bronx at
9 1302 E.L. Grant Highway. I am very excited to bring
10 a new school into our West Bronx community
11 recognizing that over the years the population has
12 continued grow, and really coming off the cuff of the
13 Jerome Avenue Rezoning that we successfully passed
14 last March. It is recognizing that we will always
15 have a need for school seats for our children that
16 are in the elementary grades, and I'm really grateful
17 to the School Construction Authority, to the City
18 Council Land Use Division to Jeff and—and everyone
19 and Amy and Raju for their collective support, and I
20 really want to ask all of my colleagues to please
21 vote in support this and recognizing that in the
22 Bronx we always need more school seats for our
23 children. Thank you so much, Mr. Chair. I
24 appreciate your support.

2 CHAIRPERSON KOO: Thank you Council
3 Member Gibson. So, we will continue that. So,
4 Presconsidered LU 410 the Haven Green Application
5 will be laid over. I now call for a vote to approve
6 2018, 5131 SCK, 2018-533 SCH, 2019-5177 SCH and 2019-
7 5464 SCK, LUs 398, 399, 400, 401, 402, 415, 416, 417
8 and 418. Counsel, please call the roll.

9 LEGAL COUNSEL: Barron.

10 COUNCIL MEMBER BARRON: I vote ayes.

11 LEGAL COUNSEL: Miller.

12 COUNCIL MEMBER MILLER: Aye.

13 LEGAL COUNSEL: Koo.

14 COUNCIL MEMBER KOO: Aye.

15 LEGAL COUNSEL: By a vote of 3 in the
16 affirmative, 0 in the negative and with 0
17 abstentions, the items are recommended to the full
18 Land Use Committee.

19 CHAIRPERSON KOO: Thank you. So, we will
20 keep the vote open until--[background comments] 10 or
21 15 minutes. [background comments]

22 CHAIRPERSON KOO: The time is 1:30.
23 [background comments/pause.

24 LEGAL COUNSEL: Council Member Treyger.
25

2 CHAIRPERSON KOO: Oh, we are joined by
3 Council Member Treyger.

4 LEGAL COUNSEL: Council Member Treyger,
5 how do you vote?

6 COUNCIL MEMBER TREYGER: I vote aye.

7 LEGAL COUNSEL: By a vote of 4 in the
8 affirmative, 0 in the negative and with 0
9 abstentions, the members—the items are approved for
10 referral the full Land Use Committee.

11 CHAIRPERSON KOO: Thank you. That
12 concludes today's business. I would like to thank
13 that members of the public, my colleagues, counsel
14 and Land Use staff for attending today's hearing.
15 This meeting is being 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 June 14, 2019