

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 11, 2019
Start: 11:34 a.m.
Recess: 11:47 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: ADRIENNE 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)

2 [sound check] [pause] [gavel]

3 CHAIRPERSON ADAMS: Good morning. I
4 think it's still morning. I am Council Member
5 Adrienne Adam, the chair of the Subcommittee. We are
6 joined today by Council Members Koo, Miller and Chin.
7 Council Member Treyger is on his way. Council Member
8 Treyger has entered the room. Today, we will vote to
9 approve with modifications LU 410, the Haven Green
10 Senior Housing application related to property
11 located in Council Member Chin's district in
12 Manhattan. Submitted by HPD pursuant to Section 576-
13 A2 of the Private Housing Finance Law and Section
14 197-C of the City Charter, the application requests
15 approval for the disposition of city-owned property
16 located at 199-207 Elizabeth Street, 222-230 Mott
17 Street, Block 493, Lot 30 to the project sponsor.
18 The proposed action would facilitate the development
19 of the new 7-story building with 123 affordable
20 housing units for seniors with on-site supportive
21 services, community facility space, a community room,
22 storefront retail space and public open space. Given
23 the level of public discourse surrounding this
24 application, I would like to take a moment to
25 acknowledge everyone, everyone who came to testify

1 both for and against this project. Your voices were
2 heard, and this project is better for it. Through
3 negotiations with the Haven Green Development Team,
4 city agencies and the adjacent building owner at 21
5 Spring Street, we feel we have secured commitments
6 that represent a balanced project that will bring
7 community benefits to the neighborhood, and the
8 broader city for decades to come. In addition to the
9 on-site open space, we have a letter of intent from
10 the owner of the neighbor-neighboring building at 21
11 Spring Street that memorializes a commitment to work
12 with the Council, HPD, and the Development Team to
13 preserve the affordability on that site, and to work
14 to create a larger connected open space between the
15 two sites. We give our sincere thanks to the owners
16 of 21 Spring Street, the DeMatteis Organization for
17 their willingness to engage with us to preserve
18 affordability and improve the open space on both
19 sites. We have also strengthened the integrity of
20 this project by ensuring the open space will be
21 preserved in perpetuity and become open to the public
22 for approximately 12 hours per day depending on the
23 season. There will be a detailed maintenance and
24 repair plan that will be enforced by city agencies to
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2 ensure the open space is publicly accessible and well
3 kept. This project has a 60-year term regulatory
4 agreement, which has been strengthened to incentivize
5 permanent affordability. I know this has been a
6 difficult conversation, but I also know that the
7 debate has led to a better project, and a better
8 outcome overall, and I want to thank everyone again
9 for their commitment to all of these issues. We will
10 now vote to approve with modifications—oh, Council
11 Member Chin, we look to you for remarks if you have
12 any today.

13 COUNCIL MEMBER CHIN: I just wanted to
14 thank everyone involved. It's been a long journey,
15 and I ask my colleagues to support this wonderful
16 project. Thank you, and thank you to our Chair.
17 Welcome back.

18 CHAIRPERSON ADAMS: Thank you, Council
19 Member Chin. We will vote to approve with
20 modifications CPC's decision on the Haven Green
21 application, Preconsidered LU 410. Counsel, please
22 call the roll.

23 LEGAL COUNSEL: Adams.

24 CHAIRPERSON ADAMS: I vote aye.

25 LEGAL COUNSEL: Koo.

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COUNCIL MEMBER KOO: Aye.

LEGAL COUNSEL: Miller.

COUNCIL MEMBER MILLER: Aye.

LEGAL COUNSEL: Treyger.

COUNCIL MEMBER TREYGER: Aye.

LEGAL COUNSEL: By a vote of 4 in the
affirmative, 0 in the negative and with 0 abstentions
the item is recommended for results (sic) of the full
Land Use Committee, and the vote is held open.

CHAIRPERSON ADAMS: This vote will be
held open for 10 minutes. Thank you. [pause] That
concludes today's business. I would like to thank
the members of the public, my colleagues, Counsel and
Land Use staff for attending today's hearing. This
meeting is hereby adjourned. [gavel]

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 23, 2019