

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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AUGUST 2, 2018

Start: 1:09 p.m.

Recess: 1:40 p.m.

HELD AT: Council Chambers - City Hall

B E F O R E: RAFAEL SALAMANCA, JR.
Chairperson

COUNCIL MEMBERS: Adrienne E. Adams
Inez D. Barron
Costa G. Constantinides
Chaim M. Deutsch
Rubin Diaz, Sr.
Vanessa L. Gibson
Barry S. Grodenchik
Ben Kallos
Andy L. King
Peter A. Koo
Rory I. Lancman
Stephen T. Levin
I. Daneek Miller
Francisco P. Moya
Antonio Reynoso
Donovan J. Richards
Carlina Rivera
Ritchie J. Torres
Mark Treyger

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

2 [sound check] [pause] [gavel]

3 CHAIRPERSON SALAMANCA: Alright, good
4 afternoon everyone. Welcome to the Committed on Land
5 Use. I am Council Member Rafael Salamanca, the chair
6 of this committee. I want to welcome my esteemed
7 colleagues who are members of the committee. We have
8 Council Members Gibson, Barron, Constatinides, Acting
9 Chair Deutsch, Lancman, Levin, Reynoso, Richards,
10 Torres, Treyger, Chair Adams, Chair Moya, and Rivera.
11 I want to thank Chair Moya, Chair Adams, and Acting
12 Chair Deutsch for their work on our Land Use
13 Subcommittees. Today, we will be voting on a number
14 of items referred out of our Zoning Subcommittee in
15 accordance with Section 11.10 of the Council's Rules.
16 I am calling up to this committee the following
17 items, which were referred to the Planning
18 Subcommittee, which is necessary to enable the
19 committee and counsel to act within time limits
20 prescribed by law. They are LUs 149, 150, 155 and
21 156. I will first describe the applications that
22 have recommendations for our Zoning Subcommittee. We
23 will vote to disapprove LU 169, the application of
24 Calle Dao Chelsea for a revocable consent to operate
25 in an undisclosed-unenclosed sidewalk café at 461

2 West 23rd Street in Speaker Johnson's district in
3 Manhattan. We heard testimony that the restaurant's
4 Bottomless Brunch resulted in the overserving of
5 alcohol to patrons, and is a nuisance to the
6 community. We will vote to approve LU 170 the
7 application by Tw Hands Tribeca, LLC for a revocable
8 consent to operate an unenclosed sidewalk café at 251
9 Church Street in Council Member Chin's district in
10 Manhattan. We will vote to disapprove LU 171 the
11 application by Sugary Goddess Corp. d/b/a Whai Oyster
12 Arka Wahizza-Wazza for a revocable consent to operate
13 an unenclosed sidewalk café at 4486-4488 Broadway
14 Council Member Rodriguez's district in Manhattan. We
15 will vote to approve LUs 172, the application by
16 Silvia L. Duran d/b/a Grito Mexican Grill for a
17 revocable consent to operate and unenclosed sidewalk
18 café at 1555 Saint Nicholas Avenue in Council Member
19 Rodriguez's district in Manhattan. Today, we will
20 also be voting to approve LUs 141, the post office,
21 which has the support of Council Member Reynoso and
22 to file LU 142 Nobody is Perfect, a application for a
23 revocable consent for an unenclosed sidewalk café in
24 Council Member Rivera's district. This application
25 was withdrawn by a letter dated August 1, 2018. This

2 afternoon, we will be voting on modifications to an
3 application consisting of six separate land use
4 actions submitted by the Economic Development
5 Corporation that together make up the Inwood
6 rezoning, LUs 135 through 140. The Inwood rezoning
7 proposal would rezone 59 blocks of the Inwood
8 neighborhood to require conceptual buildings and new
9 affordable housing and to promote economic
10 development. Additionally, the proposal would
11 facilitate public accessible waterfront open space
12 and two major affordable housing developments with
13 community facility and economic development
14 components on city-owned land. The Council is
15 modifying the Zoning Map and Zoning Text Application
16 in response to concerns voiced by community members
17 and elected officials regarding potential
18 displacement of existing buildings and residents. The
19 urban design of the new building stock and
20 affordability levels of new development. The Council
21 is modifying the Zoning Map Amendment LU 135 to
22 eliminate the up-zoning and most of the Commercial-U
23 along Dyckman west of Broadway while retaining the
24 up-zoning of the Inwood Library and certain adjacent
25 sites. Additionally, the Council is lowering the

2 proposed density on certain blocks with large
3 concentrations of rent regulated housing to reduce
4 the incentive to redevelop these buildings. Even in
5 areas removed from the up-zoning, the Council is
6 still mapping the proposed C2-4 Commercial Overlays
7 and around commercial development on the second floor
8 of mixed buildings to promote economic development.
9 The Council is modifying the Zoning Text Amendment
10 LUs 136 to remove Mandatory Inclusionary Housing
11 Option 2, and to allow deep affordability option.
12 This means that the final version will map MIH
13 Option 1, and a deep affordability option, which
14 together require the deepest affordability possible.
15 Additionally, the Council is modifying the
16 application to make the proposed Mandatory
17 Inclusionary Housing areas and transit easement zones
18 match the final up-zone areas. The Council is also
19 establishing new urban design rules to require
20 building base height in certain areas to sustain and
21 match the local neighborhood character, which
22 consists primarily of six-floor walk-up buildings.
23 To facilitate these rules, the Council is creating
24 for subareas within Upland-Upland Area Subdistrict D
25 each of which has locally appropriate base height

2 rules. Additionally, the Council is retaining the
3 Proposed Special District in the portions of the
4 commercial you've removed from the up-zoning via a
5 new sub-district F in order to promoted affordable
6 housing and contextual urban design. The Council's
7 modification would allow developers in this new sub-
8 district to advantage of the lower parking
9 requirements proposed for the rest of the Special
10 District if they provide at least 20% affordable
11 housing at 60% of the area median income, which could
12 be achieved with 421-A, Option A that followed the
13 Quality Housing Bulk (sic) Rules that result in
14 contextual buildings. Additionally, new mixed-use
15 quality housing buildings in the Commercial-U will be
16 relieved to the parking requirements for commercial
17 and community facility uses to promote economic
18 development, which is similar to what is proposed for
19 the rest of the special district. To protect the
20 light and air of existing buildings—residents,
21 buildings in this area that use the Quality Housing
22 Bulk Rules will be able to take advantage of proposed
23 special rules found elsewhere and a special district
24 that allow new buildings to go 10 feet higher if they
25 set the buildings back from existing windows that are

2 on the near lot lines, and the Council is also
3 retaining the 24-foot limit on bank footage in the
4 Commercial-U to help retain the local retail
5 character of the areas while removing the underground
6 floors controlled for scope reasons. The Council's
7 modifications will retain the Special Permit for new
8 hotel construction throughout the entire Special
9 District and also allow for gyms and health clubs to
10 be developed as-of-right throughout the Special
11 District even in areas removed from the up-zoning.
12 The only other action the Council was modifying is a
13 proposed acquisition of the library, LU 138. While
14 the City Planning Commission approved an acquisition
15 of approximately 18,000 square feet based on the size
16 of the current library that at least that development
17 is projected to contain approximately 20,000 square
18 feet of library space and the Council was modifying
19 the application accordingly. The community is
20 represented by Council Member Ydanis Rodriguez who
21 has engaged with the de Balsio Administration and the
22 community for many years to make sure that this
23 process results in the best possible outcome for the
24 community. I would like to invite Council Member

2 Rodriguez to make a few remarks prior to the vote.
3 Council Member.

4 COUNCIL MEMBER: Thank you. Thank you,
5 Chair. I just want to say thank you to everyone.
6 You know, I was getting phone calls from Chairman
7 Salamanca of Land Use and Moya and members of this
8 team, and your support being incredible. Jason,
9 Chief of Staff, the Speaker, James, Joyce, Raju my
10 team staff, Chief of Staff, everyone, the former DVC
11 Commissioner sitting back there still right now.
12 Even though we are not meeting together we are doing
13 the rest and that this result is like at 2:00 in the
14 morning. They were able to wake up and they have
15 still been working with us, you understand it's all
16 of the community leaders, and most important, the
17 community that spoke loud and clear. They said this
18 rezoning is too big. We need to downsize this
19 rezoning. We—this rezoning will hurt the local small
20 businesses in Dyckman, 207 and Broadway. We're
21 listening to them loud and clear and we cut—we took
22 out that area the U from this rezoning, but also we
23 respond as, you know, a leader that sometimes has to
24 engage the community listening to their concerns,
25 going back and forth for the last three years to a

2 fear of gentrification, a fear of gentrification that
3 has happened because if our community was left out.
4 When many of you guys were able to get 2,000, 3,000
5 preservation the last couple of year, 2,000, 3,000,
6 you know, affordable housing under the Giuliani the
7 Bloomberg, Washington Heights, Northern Manhattan,
8 Marble Hill. In the last 15–25 years got less than
9 1,000 affordable housing as new units. So today for
10 the first time being responsible not only to the
11 present, but to the future generations. We have a
12 plan that starts bringing 1,500 new affordable
13 housing with the plan to close some public sites,
14 DOT, Sanitation, the Vermilya Avenue will be—where
15 very easily we cannot add additional 2,000 new 100%
16 affordable, but in this plan also we are looking at
17 other ways of how we can preserve and protect our
18 tenants that for many decades they were evicting,
19 Advantage and Pinnacle, other bad landlords that use
20 those tactics to push our people out. We're
21 listening to labor. We know that the city has to do
22 better to train, to bring responsible contractors,
23 and even that process takes time for the laborers to
24 negotiate with those contractors, we as the Council
25 also incorporate the language that I got two nights

2 ago from labor and basically the same language that
3 will share with is included in this document. The
4 language that we afford to address how the city has
5 to provide better training for construction workers.
6 How the city has to work harder to make contractors
7 responsible. So, we—we now that there's a lot more
8 that has to be done, and I'm looking to work with my
9 colleagues and laborers to address on how the city
10 has to provide the report on how those who oversee
11 those contractors who make them more accountable.
12 So, today I'm here to say that we're listening to the
13 community that there's a lot of accomplishment that
14 we got in this rezoning. There is millions of
15 dollars that we are bringing to invest in our park,
16 to invest in our transportation, to invest in our
17 cultural. We are building in the tip of the island,
18 the first in the nation Immigrant Research Center
19 Performance Arts. The Research Center being run
20 by...will be run by the library and the performing arts
21 under the Cultural Affairs Department that we work
22 with the local cultural group and they will have at
23 least ten—around 10,000 square feet for cultural use.
24 We are also bringing to our community a PTECH where
25 CUNY City College is working with the DOE and a

2 private partner that will work in the next couple of
3 months to bring to Northern Manhattan a 9 to 14 a
4 two-year college around the STEM and Megatronic
5 education, but we are not waiting for that plan to be
6 developed. Starting in September the STEM Institute
7 at City College will be home at George Washington
8 High School where they will get the funding to train
9 and retrain the teachers around the STEM education
10 from elementary to high school. We also go major
11 investment to build a new pier, a new dock around the
12 Inwood Park in the west side of the island where the
13 EDC is committed to do a physical study to look at
14 the possibility that can expand the ferry services to
15 Inwood, and also to bring-build a pier that will be
16 used for recreation and education. So, no plan is
17 perfect. We cannot say that we are responding to
18 all-every single concern, but I can tell you that
19 working with the Mayor's Office, Pat Gents (sic), EDC
20 and other agencies. With all the support that we got
21 also from the Land Use, and many colleagues that went
22 through previous rezoning like Vanessa Gibson and
23 others, they share with us those experiences. Here
24 we are telling our community that this plan aims to
25 maintain Northern Manhattan as a community where

2 working class will live with dignity with a path to
3 take to middle-class as many of those as possible.

4 Thank you, Chair.

5 CHAIRPERSON SALAMANCA: Thank you Council
6 Member Rodriguez. We will be voting to approve LUs
7 144 through 146 the East 14th Street and Irving Place
8 Tech Hub Application for property in Union Square,
9 Manhattan in Council Member Rivera's district. The
10 New York City Development Corporation EDC and 14th at
11 Irving LLC, our application for a zoning map change,
12 a zoning text amendment and a special permit. These
13 actions will facilitate the redevelopment of the
14 city-owned site currently occupied by the two-story
15 PC Richard Building with a 21-story technology
16 focused office and a retail building in the Union
17 Square neighborhood of Manhattan in Council Member
18 Carlina Rivera's district. We will be voting to
19 modify the East 33rd Street rezoning, LUs 147 and
20 148, applicant 33rd Street Acquisition LLC, seeks a
21 zoning map change from R8-A to a C1-9A and a zoning
22 text amendment to apply MIH Option 1 to the rezoning
23 area, which is in Council Rivera's district in
24 Manhattan. Our modification will be to add MIH
25 Option 2 to the zoning text amendment LU 148, which

applies to a larger area than just the applicant's property. We will be voting to file LUs 166, and 167 the 40-31 80-82nd Street Rezoning, which was withdrawn by the applicant on July 16th to take it off our calendar. We will be voting to approve LUs 149 and 150 the 1019-1029 Fulton Street Application for properties in Council Member Cumbo's district in Brooklyn, the New York City Housing, Preservation and Development and Fulton Star LLC seek designation of an Urban Development Action Area Project, UDAAP, project approval and disposition of city-owned property at 1027 and 1029 Fulton Street and zoning special permit to waive required off-street parking at 1021-1029 Fulton Street. These actions will facilitate the development of an eight-story building with approximately 50 residential units and 6,100 square feet of ground floor commercial retail space to be constructed at the disposition area and six adjacent property owned-privately owned lots. We'll be voting to approve LUs 155 the North Conduit de-mapping for property located at 219-01-219-25 North Conduit Avenue in Council Member Richards' district in Queens. This application is to de-map a portion of a city-owned street, and to sell it to the

2 adjacent property owner to use as parking area for a
3 commercial business. We will be voting to LU 156 the
4 Balton Commons Application for property located at
5 263-267 West 126th Street in Council Member Perkins'
6 district in Manhattan. HPD seeks approval of an
7 Urban Development Action Area designation, an Urban
8 Development Action Area Project, and the disposition
9 of property located at Block 1932, Lot 57 and 107.
10 These actions will facilitate the development of a
11 new mixed-use 7-story building with 36 affordable
12 housing units, and commercial and community facility
13 space. Now, I will take remarks from Council Member
14 Carlina Rivera. Any remarks?

15 COUNCIL MEMBER RIVERA: I want to thank
16 you, Chair for the opportunity to speak very, very
17 briefly. I just want to thank everyone for their
18 support on these projects. I appreciate all of the
19 work done by the Land Use team. Of course, my staff
20 that is here, and we are hoping to bring some really
21 great jobs, housing and really working to preserve
22 the character of the neighborhood, which are the
23 three things that I have been focusing on and bringing
24 to my district. Thanks again for the opportunity and
25 I appreciate all of your support.

2 CHAIRPERSON SALAMANCA: Thank you,
3 Council Member. I just want to acknowledge that
4 there's been a lot of incredible amount of work, time
5 and effort invested in—in today's rezoning, and I
6 want to thank everyone who has been so involved in
7 making this a successful project. I said this time
8 and time again, but that we are in an affordable
9 housing crisis, and as Council Members, we need to
10 make moves and show our communities that we're
11 serious about addressing this. We need to get more
12 units online so that the thousand of New Yorkers who
13 are struggling to live in a city where wages aren't
14 increasing nearly as fast as rents are rising can
15 have a place to live without fear of displacement.
16 No rezoning is perfect, but there's a lot of good in
17 this project that are big wins from the deeply
18 affordable units to more equitable access to
19 waterfront and green space to the housing and local
20 business preservations to the creation of local jobs.
21 And although I will be voting on this project, I want
22 to express my disappointment with the Administration
23 on not strengthening labor language and worker
24 protections to the sponsor review process, which at
25 the moment is vague and can potentially allow bad

2 actors to benefit from development receiving city
3 subsidies. I want the Administration to know that
4 for future re-zonings and land use application,
5 responsible contractor language and worker safety
6 protection must be an integral part of that process.
7 I congratulate Council Rodriguez for seeing through
8 this process, and thank the tireless work of the Land
9 Use team, the countless community leaders and
10 advocates who have engaged passionately these last
11 few years. On the Tech Hub vote today, I want to
12 congratulate Council Member Rivera for her leadership
13 on the project. The digital age is here, and our
14 city needs to have a qualified pipeline of talent
15 prepared to take on these new jobs while encouraging
16 innovation, creativity and the spirit of
17 entrepreneurship. I commend the Council Member for
18 her vision on this project, fighting for her
19 neighborhood preservation, and vital scholarship funds
20 for the future of our tech leaders, and with that,
21 are there any other comments from members of the
22 committee? Nope. I will now call a vote in
23 accordance with the recommendations of the
24 Subcommittees and the local members to approve LUs
25 137, 139, 140, 141, 144, 145, 146, 147, and 149, 150,

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2 155 and 156, and 170, and 172. To approve
3 modifications I have described LUs 135, 136, 138 and
4 148, to disapprove 169, and 171, and to file LUs 142,
5 166 and 167. Will the Clerk please call the role.

6 CLERK: William Martin, Committee Clerk,
7 roll call vote Committee on Land Use, Chair
8 Salamanca.

9 CHAIRPERSON SALAMANCA: I vote aye on
10 all, and I'm going to ask the Clerk to please call
11 Council Levin and Reynoso next. Thank you.

12 CLERK: Levin.

13 COUNCIL MEMBER LEVIN: Aye on all.

14 CLERK: Reynoso.

15 COUNCIL MEMBER REYNOSO: Aye on all.

16 CLERK: Gibson.

17 COUNCIL MEMBER GIBSON: Permission to
18 briefly explain my vote?

19 CHAIRPERSON SALAMANCA: Council Member
20 Gibson to explain her vote.

21 CLERK: Thank you, Chair and thank you to
22 all of our chairs and to all of my colleagues who are
23 here. We've been here since early this morning to get
24 this hearing up and ready, but I certainly want to
25 first congratulate Council Member Rivera on the Tech

1 Hub project, and I want to extend my congratulations
2 to Council Member Rodriguez on the Inwood Rezoning.
3 As someone who certainly is very, very passionate
4 about re-zonings and understanding that I went
5 through my own for three year in Gerome, you know, as
6 the neighbor of Inwood right across the Harlem River,
7 there's a lot of commonality, a lot of challenges
8 that both Inwood and the Bronx have faced throughout
9 the years and I certainly appreciate all of the
10 advocates, the community board and many, many others
11 for really working with Council Member Rodriguez to
12 come up with the very best plan. It's been mentioned
13 before no plan is perfect, but I truly believe that
14 in the spirit of the future of our communities of
15 preservation of making sure that the families that
16 built our city remain in our city. We fight for our
17 children and for equity and fairness and for all of
18 our families. I'm truly grateful to see a plan put
19 forth that has millions of dollars of investment.
20 Anything that happens in Inwood will have an impact
21 on the Bronx. Anything that happens in the Bronx has
22 an impact on Inwood. So, I congratulate all of my
23 colleagues who have land use items on today's agenda,
24 but certainly as your neighbor across the bridge,
25

2 Council Member, I congratulate you and the Land Use
3 staff on a job well done. I vote aye on all. Thank
4 you.

5 CHAIRPERSON SALAMANCA: I just want to
6 recognize Majority Leader—Majority Leader Laurie
7 Coumbo. She'll have a few words.

8 MAJORITY LEADER CUMBO: Thank you, Chair
9 Salamanca and Chair Moya. Thank you so much for this
10 opportunity to be able to speak at this particular
11 hearing. I want to thank my colleagues for their
12 support. This is a very important project to me in
13 my district. As many of you know, there is an
14 incredible issue with gentrification and the pushing
15 out of businesses of color particularly on Fulton
16 Street. Fulton Street at one time used to be known
17 as the Bogalon Shopping Center, and it was the
18 largest stretch of black owned businesses anywhere in
19 the city, but over the last 15 years, many of those
20 businesses have closed as a result of escalating
21 costs as well as a change in the demographics of this
22 particular community. And so this particular
23 development was very important to me because we were
24 able to negotiate with the developer to ensure that
25 50% of the commercial real estate would be locked in

2 at 50% below market rate, and this would be an
3 opportunity for many of the local businesses that
4 have either closed or in jeopardy of closing the
5 ability to be able to secure a business space that
6 they can develop and grow their business in the long
7 term because diversity is ultimately what has made
8 Brooklyn, New York what it is today, and our
9 commercial corridors need to reflect that diversity,
10 and I'm hoping that with this particular development
11 that we will be able to negotiate better commercial
12 leases for local businesses in our community so that
13 way we can preserve the character and the continuity
14 of our communities. I'm also very proud, as many of
15 you know, I have an art background and they also
16 agreed to ensure that the artwork of Barron Claiborne
17 would be utilized throughout the building. They have
18 also committed to doing plaques as well as stars
19 noting many of the local—I would call them
20 celebrities, but I would say communities, activists
21 and leaders who have been prominent throughout the
22 community. They've also established they are—they
23 are going to work with 32BJ to ensure quality service
24 building jobs and they are going to do local hiring
25 in the community with an organization called Team

2 Brown Consulting who has done incredible local hiring
3 ensuring that many individuals of color particularly
4 from the What Whitman, Ingersoll and Farragut,
5 Atlantic Terminal and Lafayette Garden Houses are
6 employed on this particular project. So, I thank you
7 all for your support. Thank you for allowing me
8 speak on this particular project. This one actually
9 has AMIs higher than I have traditionally support,
10 but in exchange for the ability to have an affordable
11 corridor, I thought it was important to do that. So,
12 the AMIs for this particular project are at 30% of
13 permanently affordable, and they are at 120 and five
14 of the are at 120 and the remainder—excuse—30% of the
15 dwelling units as permanently affordable with no
16 subsidy or public financing for the affordable units.
17 Ten dwelling units will be permanently affordable
18 pursuant to the Voluntary Inclusionary Housing
19 Program restricted at 80% of AMI and below, and five
20 dwellings will be restricted at 120% AMI. I thank
21 you all so much for your support, and I thank you all
22 for being here today. Thank you.

23 CLERK: Deutsch.

24 COUNCIL MEMBER DEUTSCH: Aye on all.

25 CLERK: Barron.

2 COUNCIL MEMBER BARRON: Permission to
3 explain my vote.

4 CHAIRPERSON SALAMANCA: Council Member
5 Barron to explain her vote.

6 COUNCIL MEMBER BARRON: Thank you. I
7 didn't hear all of the testimony earlier today about
8 Inwood, but I've got lots of concerns because I think
9 that the Council Member was able to negotiate some
10 fantastic add-ons perks or incentives, whatever you
11 want to call them, the PTEC, the money for the high
12 school, the access to the waterfront. My concern is
13 that 20 and 30 years from now who will be the people
14 who are living there who will be able to really
15 continue to enjoy all that will be in that area. I'm
16 very concerned about that. I've been told that two
17 of the private owners—owners of the private land have
18 made a commitment to maintain affordability and that
19 there will be—I think I have 35% at 60% and below of
20 AMI and then 30% at 120% AMI. My question is, is it
21 in writing and are those the exact words that are in
22 writing? I have found that developers often say
23 something that does not materialize when the project
24 comes into being. So, I'm going to reserve my vote.
25 I'm going to abstain on that Inwood project because I

2 want to read it and see it for myself. So, that by
3 the time I cast my vote, I will know exactly--in full
4 session--I'll know exactly what it says, and I also
5 want to know that percentage of the total amount of
6 units is going to be market rate. People tend to
7 sometimes not say, and oh, they have all kinds of
8 reasons. Council Members really don't know. It will
9 be whatever it is at that time, but I want to be able
10 to--be able to give deeper consideration to that, and
11 so, I'm going to vote--I'm abstaining on that, and
12 we'll cast a more decisive vote when we come before
13 the full body. I'm also voting no on Land Use 149
14 and 150. I've spoken to my colleague and she
15 understands my position on that, and on all the
16 others I'm voting aye. Thank you.

17 CLERK: Constantinides.

18 COUNCIL MEMBER CONSTANDINIDES: Chair
19 Salamanca, I want to join with your comments on--when
20 it comes to speaking about the lack of strong
21 contractor or good contractor language, and local
22 hiring. We have to work together. I look forward to
23 partnering with on that. I will vote aye on this--on--
24 on all.

25 CLERK: Lancman.

2 COUNCIL MEMBER LANCMAN: [off mic] Aye.

3 CLERK: Richards.

4 COUNCIL MEMBER RICHARDS: Aye.

5 CLERK: Torres.

6 COUNCIL MEMBER TORRES: Permission to
7 explain my vote.

8 CHAIRPERSON SALAMANCA: Council Member
9 Torres to explain--.

10 COUNCIL MEMBER TORRES: [interposing] You
11 know, I share the sentiments of both the Chair. It
12 seems to me we hand out billions of dollars worth of
13 re-zonings and subsidies to developers without
14 demanding even the most minimal standards in labor
15 protection or responsible contracting, and at some
16 point, I'm just no longer inclined to support re-
17 zonings that are based on the fundamentally broken
18 model of development. So, I'm going to abstain on the
19 Inwood re-zoning, and I will vote yes on everything
20 else.

21 CLERK: Treyger.

22 COUNCIL MEMBER TREYGER: [off mic] Aye.

23 CLERK: Adams.

24 COUNCIL MEMBER ADAMS: Aye.

25 CLERK: Moya.

2 COUNCIL MEMBER MOYA: Aye.

3 CLERK: Rivera.

4 COUNCIL MEMBER RIVERA: Thanks to all my
5 colleagues. I vote aye on all.

6 CLERK: All items on today's Land Use
7 agenda have been adopted by a vote of 14 in the
8 affirmative, 0 in the negative and no abstentions
9 with the exception Land Use Items 149 and 150, which
10 have been adopted by the committee 13 in the
11 affirmative, 1 in the negative and no abstentions,
12 and Land Use Items 135 through 140 have been adopted
13 by the committee 12 in the affirmative, 0 in the
14 negative and 2 abstentions.

15 CHAIRPERSON SALAMANCA: Thank you.

16 Before we end, I would like to acknowledge James
17 Lloyd from the Land Use Division who is leaving the
18 Council to join Gale Brewer's Office as the Director
19 of Land Use for the Manhattan Borough President's
20 Office. We will miss him and wish him all the best
21 in his new position. [cheers/applause] With that, I
22 would like to thank the members of the public, my
23 colleagues, Counsel and Land Use Staff for attending
24 today's hearing. This meeting is hereby adjourned.

25 [Gavel]

1 COMMITTEE ON LAND USE

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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 August 3, 2018