

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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September 23, 2019  
Start: 11:47 a.m.  
Recess: 11:56 a.m.

HELD AT: Committee Room - City Hall

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

COUNCIL MEMBERS: Adrienne E. Adams  
Inez D. Barron  
Chaim M. Deutsch  
Ruben Diaz, Sr.  
Vanessa L. Gibson  
Barry S. Grodenchik  
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  
Mark Treyger

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

2 [sound check] [pause]

3 CHAIRPERSON SALAMANCA: Aright good  
4 morning and welcome to the Committee on Land Use. I  
5 am Council Member Rafael Salamanca, the Chair of this  
6 committee. I would like to welcome my esteemed  
7 colleagues who are members of the committee and are  
8 present today. We have Council Members Gibson,  
9 Barron, Deutch, King, Koo, Miller, Richards, Treyger,  
10 Grodenchik, Adams, Chair Moya and River and Chair  
11 Adams. I'm sorry, Chair Adams. First I want to thank  
12 Chair Moy and Chair Adams for their work on Land Use  
13 Subcommittees. Today from our Land-Landmark  
14 Subcommittee we'll be voting on 15 individual  
15 landmark designations and two HPD applications. The  
16 individual landmark designations include six  
17 individual landmark designations related to the  
18 history of the LGBTQ movement, Lu 490, the Gay  
19 Activist Alliance Firehouse former Engine Company  
20 Number 13 in Council Member Chin's district in  
21 Manhattan. Lu 491, Caffè Cino, Lu 492 the Women's  
22 Liberation Center, LU 493 the Lesbian, Gay, Bisexual  
23 & Transgender Community Center all located in the  
24 Speaker's District in Manhattan. Lu 494 the James  
25 Baldwin Residence located in Council Member

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2 Rosenthal's district in Manhattan, and Lu 495 Audre  
3 Lorde Residence in Council Member Rose's district in  
4 Staten Island. Seven individuals landmark  
5 designations locate on Broadway below 14<sup>th</sup> Street in  
6 Council Member Rivera's district in Manhattan Lu 481  
7 the 817 Broadway Building, Lu 482 the 826 Broadway  
8 Building now the Strand Building, Lu 483 the 830  
9 Broadway Building, Lu 484 the 832-834 Broadway  
10 Buildings, Lu 485 the 836 Broadway Building, Lu 486,  
11 the 840 Broadway Building and Lu 487 the Roosevelt  
12 Building and two additional land-individual landmark  
13 designations Lu 488 the National Society of Colonial  
14 Dames in the State of New York Headquartered at  
15 located in Council Member Powers' district in  
16 Manhattan, and Lu 489 the First Hungarian Reformed  
17 Church located in Council Member Kallos' district in  
18 Manhattan. We'll also vote to approve Preconsidered  
19 Lu 510 the Bronx Point NCPF UDAAP submitted by HPD  
20 pursuant to Article 16 of the General Municipal Law  
21 4. Approval of the designations of an Urban  
22 Development Action Area for property located at Block  
23 2356, Lot 2, and 72, Block 2539, Lot 1 in and parts  
24 of Lot 2 and 3 and a demapped portion of East 150<sup>th</sup>  
25 Street in the Bronx and approve of an Urban

2 Development Action Area Project for such area. The  
3 proposed action would facilitated new publicly  
4 accessible open space along the Harlem River  
5 Waterfront as part of a new mixed-use development  
6 that would include approximately 1,044 units of  
7 affordable housing, commercial and community facility  
8 space. The project is located in Council Member  
9 Ayala's district. We'll also vote to approve  
10 Preconsidered Lu 511 The Brownsville South Project  
11 for property located in Council Members Barron and  
12 Espinal in Brooklyn. This application submitted by  
13 HPD pursuant to Article 16 of the General Municipal  
14 Law and Section 197-c of the New York City Charter is  
15 for the designation of property located at 47 New  
16 Lots Avenue, 609-615 Osborn--Osborn Street and 120-  
17 122 Liberty Avenue as an Urban Development Action  
18 Area. Approval of an Urban Development Area Project  
19 for each area, and approval for the disposition of  
20 such properties to a developer selected by HPD to  
21 facilitate the construction of these residential  
22 developments containing approximately 41 affordable  
23 dwelling units and commercial space. From our Zoning  
24 Subcommittee we'll vote to approve LU 530 the Hummus  
25 Kitchen application for a revocable consent for a

2 sideway-sidewalk café for property in Council Member  
3 River's district in Manhattan. The size of the café  
4 had been adjusted in response to community concerns  
5 from four tables to ten chairs to four tables and  
6 eight chairs. We'll also vote to approve Lu 508 and  
7 509 the Kew Gardens Hill Rezoning Proposal for  
8 property in Council Member Lancman's district in  
9 Queens. The proposal would rezone portions of  
10 existing R2 Districts to an R2X district, and would  
11 include a related zoning text amendment to allow such  
12 districts to be mapped in Queens Community Board 8.  
13 The proposed R2-8 Zoning would establish contextual  
14 bulk regulations in order to maintain the area's  
15 existing bill character. We'll also vote to approve  
16 Lu 517 the 3513 Atlantic Avenue Rezoning Proposal for  
17 property in Council Member Espinal's district in  
18 Brooklyn. The proposal would establish a C2-4  
19 Commercial overlay district within an existing R-5  
20 district along the northern frontage of the Atlantic  
21 Avenue between Nicholas and Grand Avenues in order to  
22 facilitate construction of a one-story retail  
23 building. Are there any questions or remarks from  
24 members of the committee? Alright, seeing none, I  
25 will now call for vote in accordance with the

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2 recommendation of the Subcommittees to approve LUs  
3 Nos. 481, 482, 484, 485, 486, 487, 488, 489, 490,  
4 491, 492, 493, 494, 495, 508, 509 517, 530 and  
5 Preconsidered Nos, 510 and 511. Will the Clerk  
6 please call the roll.

7 CLERK: William Martin, Committee Clerk  
8 roll call vote Committee on Land Use. All items are  
9 coupled. Chair Salamanca.

10 CHAIRPERSON SALAMANCA: Aye on all.

11 CLERK: Gibson.

12 COUNCIL MEMBER GIBSON: [off mic] Aye on  
13 all.

14 CLERK: Barron.

15 COUNCIL MEMBER BARRON: Permission to  
16 explain my vote.

17 CHAIRPERSON SALAMANCA: Council Member  
18 Barron to explain to her vote.

19 COUNCIL MEMBER BARRON: Thank you. I  
20 just want to call my colleagues' attention to Land  
21 Use 511. Two of the sites are located in my  
22 district, and I just want to commend the Land Use  
23 Committee and those who were working on this project  
24 for coming up with a final offering that was  
25 acceptable to me. The initial proposal had 50% of

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2 the units at 50% of the AMI and below, and that was  
3 great, but then it had about 47% at 80% of the AMI,  
4 and that was not good, and the—on working on a  
5 compromise they wanted to remove the elevator from  
6 the four-story building, and that was not acceptable  
7 to me, and the final conclusion that we came up with  
8 is the elevator does remain in the four-story  
9 building and there were on 25% of the units at 80%  
10 AMI. So, I want to thank all of those who worked  
11 diligently in making that happen, and I vote aye on  
12 all.

13 CLERK: Deutsch.

14 COUNCIL MEMBER DEUTSCH: Aye on all.

15 CLERK: King.

16 COUNCIL MEMBER KING: Aye on all.

17 CLERK: Koo.

18 COUNCIL MEMBER KOO: Aye on all.

19 CLERK: Levin.

20 COUNCIL MEMBER LEVIN: Aye on all.

21 CLERK: Miller.

22 COUNCIL MEMBER MILLER: Aye on all.

23 CLERK: Richards.

24 COUNCIL MEMBER RICHARDS: Yes.

25 CLERK: Treyger.

2 COUNCIL MEMBER TREYGER: Aye.

3 CLERK: Grodenchik.

4 COUNCIL MEMBER GRODENHIK: Aye.

5 CLERK: Adams.

6 COUNCIL MEMBER ADAMS: Aye on all.

7 CLERK: Diaz.

8 COUNCIL MEMBER DIAZ: Aye.

9 CLERK: Moya.

10 COUNCIL MEMBER MOYA: Aye.

11 CLERK: Rivera.

12 COUNCIL MEMBER RIVERA: Permission to  
13 explain my vote.

14 CHAIRPERSON SALAMANCA: Council Member  
15 Rivera to explain her vote.

16 COUNCIL MEMBER RIVERA: Thank you so  
17 much. This package of buildings is very, very  
18 important to the preservation movement in my district  
19 and in my community whose advocates have asked that  
20 the City landmark these buildings for years and  
21 years. I'm glad to see it through today as we  
22 continue to look in my district for amazing  
23 architecture and the history behind them, and I want  
24 to just say how much I appreciate all of you for your  
25 support. I vote aye.

2 CLERK: Richards.

3 COUNCIL MEMBER RICHARDS: I vote aye.

4 CLERK: By a vote of 15 in the  
5 affirmative, 0 in the negative and no abstentions all  
6 items have been adopted by the committee.

7 CHAIRPERSON SALAMANCA: Thank you so if  
8 you guys can just remain, we have one more motion. I  
9 now make a motion for the Committee to elect that  
10 pursuant to Section 25-115 of the New York City  
11 Administrative Code the Department of City Planning's  
12 Pre-application process will not apply to a zoning  
13 text amendment that we are directing Land Use staff  
14 to prepare. The text amendment would prohibit jail  
15 use on Rikers Island and the Vernon C. Bain Center  
16 after a date certain. This motion is about the waive  
17 to the pre-application process so that our staff can  
18 focus its efforts on the drafting of the text  
19 amendment. The actual approval of the filing of the  
20 Zoning Text Amendment would be the subject of a  
21 future vote. Does anyone second this motion?

22 COUNCIL MEMBER MOYA: [off mic] I second.

23 CHAIRPERSON SALAMANCA: Council  
24 Member/Chair Moya seconds the motion. [background  
25 comments] It is moved and seconded that pursuant to

2 Section 25-115 of the New York City Administrative  
3 Code the Department of City Planning Pre-application  
4 process will not apply to a zoning text amendment  
5 that we are directing Land Use staff to prepare. The  
6 Text amendment would prohibit jail use on Rikers  
7 Island and the Vernon C. Bain Center after a certain  
8 date. Is there a debate? Does anyone wish to debate  
9 this motion? Alright, seeing none, I now call on a  
10 vote to adopt the motion. A vote of aye is a vote to-  
11 in favor of adoption of the motion. Those opposed  
12 say no. Clerk, please call the roll.

13 CLERK: Chair Salamanca.

14 CHAIRPERSON SALAMANCA: Aye.

15 CLERK: Miller.

16 COUNCIL MEMBER MILLER: Aye.

17 CLERK: Moya.

18 COUNCIL MEMBER MOYA: Aye.

19 CLERK: Rivera.

20 COUNCIL MEMBER RIVERA: Aye

21 CLERK: Gibson.

22 COUNCIL MEMBER GIBSON: Aye.

23 CLERK: Barron.

24 COUNCIL MEMBER BARRON: Aye.

25 CLERK: Deutsch.

2 COUNCIL MEMBER DEUTSCH: Aye.

3 CLERK: King.

4 COUNCIL MEMBER KING: No.

5 CLERK: Koo.

6 COUNCIL MEMBER KOO: Aye.

7 CLERK: Levin.

8 COUNCIL MEMBER LEVIN: Aye.

9 CLERK: Richards.

10 COUNCIL MEMBER RICHARDS: Aye.

11 CLERK: Treyger.

12 COUNCIL MEMBER TREYGER: Aye.

13 CLERK: Grodenchik.

14 COUNCIL MEMBER GRODENCHIK: Aye.

15 CLERK: Adams.

16 COUNCIL MEMBER ADAMS: Aye.

17 CLERK: By a vote of 12 in the

18 affirmative, 1 in the negative and no abstentions,

19 the motion has passed.

20 CHAIRPERSON SALAMANCA: Okay, I would

21 like to—thank--I would like to thank Members of the

22 public, my colleagues, Counsel and Land Use staff for

23 attending today's hearing, this meeting his hereby

24 adjourned. [gavel]

25

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 September 26, 2019