

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 5, 2024
Start: 12:14 p.m.
Recess: 12:19 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 14TH
FLOOR

B E F O R E: Rafael Salamanca, Jr., Chairperson

COUNCIL MEMBERS:

Shaun Abreu
Selvena N. Brooks-Powers
Amanda Farías
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Carlina Rivera
Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Yusef Salaam
Tiffany Cabán

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Land Use. Today's date is
4 March 5, 2024. We are located in the 14th Floor
5 Hearing Room. Recording is done by Rocco Mesiti.

6 SERGEANT-AT-ARMS: Good afternoon and
7 welcome to the New York City Council's vote on Land
8 Use.

9 At this time, we ask that you silence all
10 electronic devices.

11 At no time is anyone to approach the
12 dais.

13 Chair, we are ready to begin.

14 CHAIRPERSON SALAMANCA: [GAVEL] All right,
15 good afternoon and welcome to the Committee on Land
16 Use. I morning Council Member Rafael Salamanca. I
17 Chair this Committee.

18 I would like to welcome my esteemed
19 Colleagues who have joined today. We've been joined
20 by Council Member Rivera, Chair Riley, Abreu,
21 Majority Leader Fariás, Hudson, and Sanchez, and
22 Council Member Salaam.

23 I want to thank my Colleagues for joining
24 us today. I would also like to thank Chair Riley and
25 Chair Hanks for their work on our two Subcommittees.

2 Today, we will vote to approve LUs
3 numbers 13 and 14 related to the Timbale Terrace
4 Proposal in Council Member Salaam's District in
5 Manhattan. As proposed, the project consists of the
6 designation of an Urban Development Action Area,
7 approval of an Urban Development Action Area project,
8 and the disposition of a development site. Together
9 with the related acquisition by the City of a portion
10 of the development site to accommodate space for an
11 NYPD Replacement parking facility within the new
12 building. Together, these actions will facilitate the
13 development of a new 19-story building with
14 approximately 340 affordable residential units, a
15 ground floor community facility space for theater use
16 and other community programming, outdoor recreation
17 space, and the NYPD Replacement parking facility.

18 We will also vote to approve three
19 individual landmark designations by the Landmarks
20 Preservation Commission including LU numbers 21 for
21 the Joseph Rodman Drake Park and Enslaved People's
22 Burial Ground which is located in my District in the
23 Bronx, LU number 22 for the Barkin, Levin and Company
24 Office Pavilion which is located in Council Member
25 Cabán's District, and LU number 23 for the

2 Modulightor Building, which is located in Council
3 Member Powers' District in Manhattan.

4 Finally, we will vote to approve the
5 Preconsidered LU items under application number G
6 240044 SCX for the proposed siting of the 547-seat
7 primary school facility located in Council Member
8 Dinowitz's District.

9 Before we go on with the votes, I would
10 first like to recognize Council Member Salaam who has
11 some brief comments on his project in his District.

12 COUNCIL MEMBER SALAAM: Thank you, Chair
13 Salamanca. Good afternoon. I am here this afternoon
14 to voice my support for this proposal, LU numbers 13
15 and 14. I want to thank my community, from Community
16 Board 11 to all of the housing advocates that I've
17 been able to speak with for voicing their concerns
18 about this proposal and being true partners
19 throughout this process. I want to thank HPD for
20 working in earnest with me, my Office, and the
21 advocates in my community as we work to make this
22 proposal something Harlem can be very, very proud of.
23 To be clear, we know that this proposal may not be
24 100 percent perfect. However, as we know, perfect
25 should not be the enemy of good, particularly as it

2 pertains to providing communities in my District and
3 citywide with more access to affordable housing and
4 spaces so that they can live with dignity. I am
5 excited and eager to continue to partner with you all
6 to make sure that Timbale Terrace provides my
7 community with what it so desperately needs and
8 deserves. Thank you.

9 CHAIRPERSON SALAMANCA: Thank you, Council
10 Member Salaam.

11 I would now like to recognize Council
12 Member Cabán for some brief comments.

13 COUNCIL MEMBER CABÁN: Thank you. Can you
14 hear me okay?

15 CHAIRPERSON SALAMANCA: Yes.

16 COUNCIL MEMBER CABÁN: Amazing. I'll be
17 very brief. I just speak today as a firm believer
18 that it is not only possible but indeed imperative
19 for Western Queens to do two things at once,
20 dramatically increase our housing stock and honor the
21 history and fabric of our neighborhoods by protecting
22 buildings of historical and architectural note. One
23 such building is the Barkin, Levin and Company Office
24 Pavilion, a unique though little-known gem. One look
25 at it and it's clear why the Pavilion has been

2 praised by critics and historians. Noted German
3 American architect, Ulrich Franzen's elegant design
4 features and eye-catching roof canopy supported by an
5 innovative umbrella-like structural system. There
6 simply is not a single other building in New York
7 City like it. Just a mile from the site of Halletts
8 North, the MIH development I voted to approve last
9 session, the Pavilion can be an emblem of our dual-
10 track project for Western Queens real estate,
11 substantial development of new housing for working-
12 class residents and protection of our architectural
13 and cultural heritage so I support it and hope my
14 Colleagues will as well. Thanks.

15 CHAIRPERSON SALAMANCA: Thank you, Council
16 Member.

17 Are there any other of our Colleagues who
18 wish to make any comments or questions?

19 Seeing none, I now call for a vote with
20 the support of the local Members to approve LUs 13
21 and 14, 21, 22, and 23, and the Preconsidered LU
22 items under application number G 240044 SCX.

23 Will the Clerk please call the roll?

24 COMMITTEE CLERK WILLIAM MARTIN: Good
25 afternoon. William Martin, Committee Clerk. Roll

1 COMMITTEE ON LAND USE

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2 call vote Committee on Land Use, all items are
3 coupled. Chair Salamanca.

4 CHAIRPERSON SALAMANCA: Aye on all.

5 COMMITTEE CLERK WILLIAM MARTIN: Moya.

6 COUNCIL MEMBER MOYA: I vote aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Thank
8 you. Rivera.

9 COUNCIL MEMBER RIVERA: I vote aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Riley.

11 COUNCIL MEMBER RILEY: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
13 Powers.

14 COUNCIL MEMBER BROOKS-POWERS: Aye on all.

15 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

16 COUNCIL MEMBER ABREU: Aye.

17 COMMITTEE CLERK WILLIAM MARTIN: Farías.

18 COUNCIL MEMBER FARÍAS: I vote aye on all.

19 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

20 Hudson.

21 COUNCIL MEMBER HUDSON: Aye.

22 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

23 COUNCIL MEMBER SANCHEZ: Aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

25 With a vote of nine in the affirmative, zero in the

2 negative, and no abstentions, all items have been
3 adopted as described by the Chair.

4 CHAIRPERSON SALAMANCA: I want to thank
5 Land Use Staff, Sergeant-at-Arms, and my Colleagues
6 for attending today's hearing.

7 This hearing is hereby 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 14, 2024