

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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December 3, 2018
Start: 11:26 a.m.
Recess: 11:36 a.m.

HELD AT: Committee Room - City Hall

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

COUNCIL MEMBERS: Adrienne Adams
Inez D. Barron
Costa G. Constantinides
Chaim M. Deutsch
Ruben 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 morning everyone. Welcome to the Committee on Land
5 use. I am Council Member Rafael Salamanca, Chair of
6 this-of this committee. Today, we've been joined by
7 our esteemed colleagues. We have Council Members
8 Constantinides, Chair Kallos, King, Miller, Reynoso,
9 Richards, Torres, Treyger, Grodenchik, Chair Adams,
10 Diaz, Chair Moya and Rivera. Today we'll voting on
11 an application that was referred out of our three
12 subcommittees. We will vote to approve LU 238, the
13 238 President Street House and LU 239 the Hans S.
14 Christian Memorial Kindergarten to historic landmark
15 designation by the Landmark Preservation Commission
16 located in Carroll Gardens neighborhood in Brooklyn
17 represented by Council Member Lander. We will vote
18 to approve with medication LU 256 the DOT Brooklyn
19 Fleet Service Application. The application pursuant
20 to Section 197-C of the New York City Charter is for
21 the site selection and acquisition of property
22 located at 25 14th Street in Brooklyn for a fleet
23 vehicle maintenance and repair facility. Because DOT
24 has committed to exploring sustainable energy systems
25 in this building our modification will clarify and

1 assure that this site is for a DOT fleet not another
2 agency's fleet. This site is also in Council Member
3 Lander's district. We will vote approve LU 278 an
4 application filed by the School Construction
5 Authority for the siting of a 456-seat intermediate
6 high school facility pursuant to Section 1732 of the
7 Public Authorities Law, and the SCA seeks approval to
8 construct this building at 715 Ocean Terrace in
9 Council Member Matteo's district in Staten Island.
10 From our Zoning Subcommittee we will vote to approve
11 LU 267 an application by T&S Restaurant LLC for a
12 renewal of a revocable consent to operate and
13 enclosed sidewalk café at Gracie's on Second Diner
14 located at 300 East 86th Street in Council Member
15 Kallos' district in Manhattan. We will also vote to
16 approve LU 268 an application from K.K.& D for 79th
17 Street Restaurant Corporation d/b/a Nectar Café for
18 renewal of a revocable consent to operate an
19 unenclosed sidewalk café located at 1022 Madison
20 Avenue in Council Member Power's district in
21 Manhattan. From our Planning Subcommittee, we will
22 vote to approve LU 257 Clinton URA site in Speaker
23 Johnson's district in Manhattan, approval of a new
24 tax exemption pursuant to Article XI of the Private
25

2 Housing Finance Law would facilitate the completion
3 of a project at 540 West 53rd Street consisting of
4 one residential building with 103 affordable dwelling
5 units, over 20,000 square foot of commercial space,
6 and about 2,500 square foot of open space. We will
7 vote to approve LU 258 at 590 Southern Boulevard in
8 Council Member Ayala's district in the Bronx.

9 Approval of this tax exemption pursuant to Article XI
10 of the Private Housing Finance Law would facilitate
11 the preservation a 27-unit HDFC co-op that has been a
12 candidate for the third-party transfer round 10. HPD
13 pulled the building from the third-party transfer
14 because of the progress that HDFC Board has made
15 towards resolving many outstanding issues. HPD is
16 seeking a new full tax exemption to address the
17 outstanding real estate tax estate tax arrears. We
18 will vote approve LU 265 JOE Central Brooklyn, an
19 application pursuant to Article XI of the Private
20 Housing Finance Law for a tax exemptions applying to
21 a jointly owned portfolio of 79 residential buildings
22 in Bedford-Stuyvesant and Brownsville neighborhoods
23 in Brooklyn. These building containing a total of
24 525 units are rental housing for low-income families
25 are in districts of Council Members Levin, Cumbo,

2 Cornegy, Ampry-Samuel and Barron. We will vote to
3 approve LU 266, 464-68 West 51st Street, which
4 consists of two 5-story buildings providing 11 units
5 of homeownership buildings for low-income families in
6 the Tenson (sic) neighborhood of Manhattan in Speaker
7 Johnson's district. This is an application by HPD
8 for a 30-year tax exemption pursuant to Article XI of
9 the Private Housing Finance Law. We will also vote
10 to approve LU 279, Victory Plaza for property located
11 at 3-11 West 118th Street and 1460-1472 Fifth Avenue
12 in Council Member Perkins' district in Manhattan.
13 Approval of this for an amendment of to a previously
14 approved Urban Development Action Area Project will
15 facilitate the development of a new 9-story 135-unit,
16 100% affordable residential building for seniors.
17 Thirty percent of these units are reserved for
18 formerly home—for formerly homeless households. Are
19 there any questions or remarks from members of the
20 Committee? Alright, seeing none, I will now call a
21 vote in accordance with the recommendations of the
22 Subcommittees, and the local Council Members to
23 approve LUs 238, 239, 257, 258, 265, 266, 267, 268,
24 278 and 279 and to modify LU 256. Will the clerk
25 please call the role.

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2 CLERK: William Martin, Committee Clerk,
3 roll call vote Committee on Land Use, Chair
4 Salamanca.

5 CHAIRPERSON SALAMANCA: Aye on all/

6 CLERK: Lancman.

7 COUNCIL MEMBER LANCMAN: Aye.

8 CLERK: Gibson.

9 COUNCIL MEMBER GIBSON: Aye on all.

10 CLERK: Constantinides.

11 COUNCIL MEMBER CONSTANTINIDES: Aye on
12 all.

13 CLERK: Deutsch.

14 COUNCIL MEMBER DEUTSCH: Aye on all.

15 CLERK: Kallos.

16 COUNCIL MEMBER KALLOS: Aye on all.

17 CLERK: King.

18 COUNCIL MEMBER KING: Aye on all.

19 CLERK: Miller.

20 COUNCIL MEMBER MILLER: Aye.

21 CLERK: Reynoso.

22 COUNCIL MEMBER REYNOSO: I vote aye on
23 all.

24 CLERK: Richards.

25 COUNCIL MEMBER RICHARDS: Aye on all.

2 CLERK: Torres.

3 COUNCIL MEMBER TORRES: Aye on all.

4 CLERK: Treyger.

5 COUNCIL MEMBER TREYGER: Aye.

6 CLERK: Grodenchik.

7 COUNCIL MEMBER GRODENCHIK: Aye.

8 CLERK: Adams.

9 COUNCIL MEMBER ADAMS: Aye on all.

10 CLERK: Diaz.

11 COUNCIL MEMBER DIAZ: Aye.

12 CLERK: Moya.

13 COUNCIL MEMBER MOYA: Aye on all.

14 CLERK: Rivera.

15 COUNCIL MEMBER RIVERA: Aye on all except
16 for Land Use No. 279. I abstain. My husband is the
17 Director of Operations and Counsel at Camber
18 Properties, LLC.

19 CLERK: Barron.

20 COUNCIL MEMBER BARRON: Aye on all with
21 the exception of 257 on which I am abstaining.

22 CLERK: By a vote of 18 in the
23 affirmative, 0 in the negative and no abstentions,
24 all items on today's agenda are adopted with Land Use
25 Item 257 and Land Use Item 279 are adopted by the

1 COMMITTEE ON LAND USE 9

2 Committee 17 in the affirmative, 0 in the negative
3 and 1 abstention. [pause]

4 CHAIRPERSON SALAMANCA: Alright, I would
5 like to thank members of the public, my colleagues,
6 counsel and Land Use staff for attending today's
7 hearing. We will leave the roll open for 10 minutes.
8 [pause]

9 CLERK: Continuation roll call Committee
10 on Land Use. Council Member Levin.

11 COUNCIL MEMBER LEVIN: Aye on all.

12 CLERK: Okay. The final vote. All items
13 on today's Land Use agenda have been adopted by a
14 vote of 19 in the affirmative, 0 in the negative and
15 no abstentions with Land Use items 257 and 279 being
16 adopted by a vote of 17—excuse me—18 in the
17 affirmative, 0 in the negative and no 1 abstention.

18 COUNCIL MEMBER KALLOS: A belated request
19 to explain my vote.

20 CHAIRPERSON SALAMANCA: [off mic]

21 COUNCIL MEMBER KALLOS: I just want to
22 wish our colleague a happy birthday to Steve Levin.

23 COUNCIL MEMBER LEVIN: Thank you very
24 much, Council Member Kallos. Thank you.

25

1 COMMITTEE ON LAND USE

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2 COUNCIL MEMBER CONSTANTINIDES: Happy
3 Birthday, Steve.

4 CHAIRPERSON SALAMANCA: Alright.

5 COUNCIL MEMBER LEVIN: Thank you, Chair.

6 CHAIRPERSON SALAMANCA: Alright, thank
7 you everyone. This meeting is hereby adjourned.

8 [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 December 21, 2018