

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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February 14, 2017  
Start: 11:48 a.m.  
Recess: 12:11 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: DAVID G. GREENFIELD  
Chairperson

COUNCIL MEMBERS: Vincent J. Gentile  
Annabel Palma  
Daniel R. Garodnick  
Darlene Mealy  
Rosie Mendez  
Jumaane D. Williams  
Ruben Wills  
Deborah L. Rose  
Donovan J. Richards  
Inez D. Barron  
Andrew Cohen  
Ben Kallos  
Antonio Reynoso  
Ritchie J. Torres  
Mark Treyger

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

2 CHAIRPERSON GREENFIELD: Good morning. My  
3 name is David Greenfield. I'm the Councilman for the  
4 44<sup>th</sup> District in Brooklyn. I'm privileged to serve  
5 as the Chair of the Land Use Committee. This  
6 committee was postponed due to the snow storm last  
7 week. So I want to welcome you all here back, and I  
8 want to specifically welcome my esteemed colleagues  
9 who are members of the committee, and are in  
10 attendance today, Council Member Palma, who once  
11 again gets the gold start for being here on time, and  
12 just for generally looking fabulous. Council Member  
13 Gentile, Council Member Garodnick, Council Member  
14 Rodriguez, Council Member Koo, Council Member  
15 Williams, Council Member Richards, Council Member  
16 Kallos, Council Member Reynoso, and Council Member  
17 Treyger. I want to thank Chair Richards, Chair Koo  
18 and Chair Cohen for once again doing the outstanding  
19 work in the Zoning, Landmarks and Planning  
20 Subcommittees. You have resolutions in front of you.  
21 They represent the recommendations of those  
22 subcommittee for presentation and vote by the full  
23 Council. Today, we will voting on four projects.  
24 Folks, I know that everybody is very enthusiastic  
25 with the run-through of yesterday's amazing speech by

2 the Mayor, but if we can get a little bit of quiet on  
3 the set, I will be grateful for that. Thank you very  
4 much.

5           The first project up for consideration is  
6 Preconsidered LU the Sullivan-Thompson Historic  
7 District. Our first item is approximate 157  
8 buildings generally bounded by West Houston Street,  
9 West Broadway, Wall Street, the Avenues of the  
10 America. The Landmarks Preservation Commissioner  
11 designated this historic district on December 13,  
12 2016 in record time once again thanks to the  
13 outstanding legislation drafted by Chair Koo and  
14 myself, which now gives the Landmarks Preservation  
15 Commission no more than two years to approve  
16 designation of historic districts. I want to  
17 congratulate Council Member Johnson his years as  
18 advocacy along with the committee to designate this  
19 historic district. This application is in Council  
20 Member Johnson's district as well as in Council  
21 Member Chin's district.

22           Next, we'll be voting on three projects  
23 in the Ninth Council District, which is the Council  
24 District that today there is a special election to  
25 replace the seat that was held by former Council

2 Member and current Assembly Member Inez Dickens. She  
3 has indicated when she was Council Member and even  
4 since then that she is in support of all three  
5 projects and because there is no current option of  
6 the seat as of this moment, we are going to go with  
7 her recommendations. All three projects are 100%  
8 affordable housing and reflect a range of incomes.  
9 The package of project LUs No. 559, 560 the Leroy,  
10 which is NYC, HPD approval for acquisition of  
11 privately owned property in UDAAP designation. The  
12 project approval and disposition and approval of a  
13 40-year Article 11 tax exemption to facilitate  
14 development of affordable housing in the Central  
15 Harlem community of Manhattan. The proposed  
16 development consists of a 7-story building with 20  
17 affordable large units and 600 square feet of  
18 community facility space. 100% of the units will be  
19 affordable units with targeted income levels as  
20 follows: 5 units at 57% of AMI; 12 units at 80% of  
21 AMI; 3 at 130% of AMI. The next project in this  
22 package is LU No, 561, 562 and 563 known as the  
23 Robeson. NYC and HPD seeks approval of the zoning  
24 map amending and to a text amendment and the urban  
25 development action project as we so lovingly call it

2 a UDAAP, designation of project disposition of city-  
3 owned property and in 40-year Article 11 Property Tax  
4 Exemption to facilitate development of a 10-story, 79  
5 unit affordable housing project also in Central  
6 Harlem. The proposed development is a 10-story  
7 building with 79 total units, 500 square foot of  
8 commercial on the ground and 500 (sic) square feet of  
9 community facility. This project will have 20 units  
10 at 37% of AMI, 18 units at 80% of AMI and 40 units at  
11 130% of AMI. During Council review, in fact, as a  
12 result of an effort by the former Council Member, the  
13 Council itself and the borough president it was  
14 agreed that 12 more units will be made permanently  
15 affordable in response to concerns raised by  
16 Manhattan Borough President Gale Brewer. And  
17 finally, in this wondrous package today we've got LUs  
18 No. 564, 656, 566 known as the Fredrick. NYC and HPD  
19 seeks approval of the zoning map amendment, design  
20 text amendment and UDAAP designation project approval  
21 decision of city owned property. Those developments  
22 consist of a 15-story mixed-use building containing  
23 74 affordable housing units, an 8,200 square foot  
24 FRESH supermarket and small community facility on the  
25 ground floor. The developer will use HPD ELLA term

2 sheet, which is the very, very low-income, 60-year  
3 affordability restrictions on the following income  
4 tiers: 8 units at 27% AMI--

5 COUNCIL MEMBER LANDER: [interposing]  
6 Well, the very low-income would the Villa, wouldn't  
7 it, though?

8 CHAIRPERSON GREENFIELD: Fair enough, the  
9 Villa. Okay, it's so renamed by Brad Lander. 12  
10 units at 37% of AMI; 12 units--Let me start again just  
11 because I don't want to mess up the total count of  
12 the units. 8 units at the extremely low  
13 affordability rate of 27% AMI; 12 units at the  
14 extremely low 37% of AMI, 12 units at 47% of AMI, 36  
15 units at the very low 57% of AMI, and 6 units at the  
16 fairly low 90% AMI. We're going to start now with  
17 the VILA and the FILA programs as well.

18 Subcommittees have recommended approval of all these  
19 items as has the council members including the former  
20 council members whose districts these project are in.

21 Do any members have any questions or remarks about  
22 these projects? Not about last night's speech.

23 Hearing none, I will as the clerk to kindly call the  
24 roll.

1 COMMITTEE ON LAND USE

8

2 CLERK: William Martin, Committee Clerk,  
3 roll call vote Committee on Land Use. All items are  
4 coupled. Chair Greenfield.

5 CHAIRPERSON GREENFIELD: Aye on all.

6 CLERK: Gentile.

7 COUNCIL MEMBER GENTILE: Aye.

8 CLERK: Palma.

9 COUNCIL MEMBER PALMA: Aye.

10 CLERK: Garodnick.

11 COUNCIL MEMBER GARODNICK: Aye.

12 CLERK: Rodriguez.

13 COUNCIL MEMBER RODRIGUEZ: Aye.

14 CLERK: Koo.

15 COUNCIL MEMBER KOO: Aye.

16 CLERK: Lander.

17 COUNCIL MEMBER LANDER: Aye.

18 CLERK: Williams.

19 COUNCIL MEMBER WILLIAMS: Aye.

20 CLERK: Richards.

21 COUNCIL MEMBER RICHARDS: Aye.

22 CLERK: Kallos.

23 COUNCIL MEMBER KALLOS: Aye.

24 CLERK: Reynoso.

25 COUNCIL MEMBER REYNOSO: Aye.



2 CLERK: Torres.

3 COUNCIL MEMBER TORRES: I vote aye.

4 CLERK: Treyger.

5 COUNCIL MEMBER TREYGER: Aye.

6 CLERK: Council Member Williams. [pause]

7 CHAIRPERSON GREENFIELD: Can we have a  
8 vote total in the meanwhile. Yeah, what you up to.

9 (sic)

10 COUNCIL MEMBER WILLIAMS: Aye on all.

11 CLERK: By a vote of 13 in the  
12 affirmative, 0 in the negative and no abstentions all  
13 items have been adopted by the committee.

14 CHAIRPERSON GREENFIELD: Thank you. As  
15 is our practice, we're going to keep the roll open  
16 for 15 more minutes. It's 11:54. We're going to  
17 call it at 12:10 p.m. [pause]

18 CLERK: Continuation of roll call, the  
19 Committee on Land Use. [pause] [background comments]  
20 Continuation of roll call the Committee on Land Use.  
21 Council Member Mealy.

22 COUNCIL MEMBER MEALY: I vote aye on all.

23 CLERK: The final vote in today's  
24 committee on Land Use all items have been adopted by

1 COMMITTEE ON LAND USE

10

2 a vote of 14 in the affirmative, 0 in the negative  
3 and no abstentions.

4 CHAIRPERSON GREENFIELD: Thank you very  
5 much. This formally concludes the Land Use meeting  
6 of February 14, 2007 (sic). We wish all of our  
7 hundreds of thousands of television viewers a happy  
8 Valentine's Day. [background comments, laughter]  
9 This concludes the Land Use Committee Meeting for  
10 February 14, 2017, and we wish everyone a happy  
11 Valentines--

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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 February 28, 2017