

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 27, 2018  
Start: 11:12 a.m.  
Recess: 11:38 a.m.

HELD AT: 250 Broadway - Committee Rm.  
16<sup>th</sup> Fl.

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

COUNCIL MEMBERS: Adrienne E. 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 Land Use  
5 Committee. I am Council Member Rafael Salamanca,  
6 Chair of this committee. I want to welcome my  
7 colleagues who are members of the committee. We have  
8 Council Members Gibson, Constantinides, Koo, Reynoso,  
9 Torres, Grodenchik, Chair Adams, Diaz, Chair Moya and  
10 Rivera, and-and-and the-the and Chair Deutsch,  
11 temporary Chair Deutsch.

12 COUNCIL MEMBER DEUTSCH: Right.

13 CHAIRPERSON SALAMANCA: I also want to  
14 recognize and welcome back Mr. Antonio Reynoso from  
15 paternity leave. Welcome back. [applause] Alright.  
16 I want to thank Chair Moya, Chair Adams and Acting  
17 Chair Deutsch for their work on our Land Use  
18 Subcommittees yesterday. Today we'll be voting to  
19 approve LU 20, the landmark designation of 827-831  
20 Broadway Buildings, the buildings located in Council  
21 Member Rivera's district is in Manhattan are twin  
22 Civil War Era marble palaces notable for their  
23 architecture, but which also gained cultural  
24 significance after World War II due to their  
25 occupancy by prominent artists of that era. We'll be

2 voting to approve LU 26, a landmark Designation of  
3 the Interborough Rapid Transit Company Powerhouse  
4 located at 855-869 Eleventh Avenue in Council Member  
5 Rosenthal's district in Manhattan. The Powerhouse  
6 opened in 1904 to power that IRT Subway, and was the  
7 largest generating station constructed at the time.  
8 It's—it represents a unique innovation of 20<sup>th</sup>  
9 Century engineering, and classic architecture  
10 expression. We'll be voting to approve LU 27, a  
11 landmark designation of the Empire State Dairy  
12 Company Buildings at 2840 Atlantic Avenue in Council  
13 Member Espinal's district in Brooklyn. The buildings  
14 are a former dairy production facility designated in  
15 the early 1900s. We will be voting to approve with  
16 modifications LU 28 and 29, the 35-10 Astoria  
17 Boulevard rezoning in Council Member Constantinides'  
18 District in Queens. The zoning map amending will  
19 rezone the project area from R6B District to C4-3  
20 district, and the zoning text amendment would map the  
21 project area and Mandatory Inclusionary Housing,  
22 utilizing Options 1 and 2. We are voting to modify  
23 the text amendment to strike Option 1 to ensure that  
24 a greater number of affordable units are created as  
25 required by Option 2. These actions will facilitate

1 COMMITTEE ON LAND USE

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2 the development of a new 7-story mixed-use building  
3 in which approximately 11 of the 35 apartments will  
4 be affordable. Are there any questions or remarks on  
5 these applications? Alright, seeing none, I will  
6 call a vote in accordance with recommendations of the  
7 subcommittees, and with the support of local Council  
8 members to approve LUs 20, 26 and 27, and to approve  
9 with modifications, I have described LUs 28 and 29.  
10 Will the Clerk please call the roll.

11 CLERK: Committee Clerk Matthew  
12 Distefano, Committee on Land Use. Roll to approve LU  
13 Nos. 20, 26 and 27 and to approve with modifications  
14 LU Nos. 28 and 29. Chair Salamanca.

15 CHAIRPERSON SALAMANCA: Aye on all.

16 CLERK: Gibson.

17 COUNCIL MEMBER GIBSON: Aye on all.

18 CLERK: Barron.

19 COUNCIL MEMBER BARRON: Aye.

20 CLERK: Constantinides.

21 COUNCIL MEMBER CONSTANTINIDES: Aye on  
22 all.

23 CLERK: Deutsch.

24 COUNCIL MEMBER DEUTSCH: Aye on all.

25 CLERK: King.

1 COMMITTEE ON LAND USE

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2 COUNCIL MEMBER KING: Aye on all.

3 CLERK: Koo.

4 COUNCIL MEMBER KOO: Aye on all.

5 CLERK: Reynoso.

6 COUNCIL MEMBER REYNOSO: Happy to be  
7 back. Aye on all.

8 CLERK: Richards.

9 COUNCIL MEMBER RICHARDS: Aye on all.

10 Welcome back, Reynoso. [background comments]

11 CLERK: Torres.

12 COUNCIL MEMBER TORRES: Aye on all.

13 CLERK: Grodenchik.

14 COUNCIL MEMBER GRODENCHIK: Aye.

15 [background comments]

16 CLERK: Adams.

17 COUNCIL MEMBER ADAMS: Thanking all of  
18 the members of the Subcommittee on the Maritime Uses,  
19 Landmarks and Public Siting, aye on all.

20 CLERK: Diaz.

21 COUNCIL MEMBER DIAZ: Aye on all.

22 CLERK: Moya.

23 COUNCIL MEMBER MOYA: Aye on all.

24 CLERK: Rivera.

25 COUNCIL MEMBER RIVERA: Aye on all.

2 CLERK: Council Member Barron.

3 COUNCIL MEMBER BARRON: [pause] Permission  
4 to explain my vote.

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

7 COUNCIL MEMBER BARRON: Right. Thank  
8 you. I vote aye on all with the exception of the  
9 Astoria Boulevard Rezoning. I understand that the  
10 Council Member's concern was that he needed to get  
11 more affordable housing in there, and that's why he  
12 has Option 2, but as many of you know, I think that  
13 we did not go far enough with when-when we decided on  
14 how we would have these MIH programs, but certainly I  
15 think that Option 2 is not one that will be-be  
16 beneficial. So, with that one, I'm voting no. Thank  
17 you. Aye on all the rest.

18 CLERK: Today's Land Use vote is as  
19 follows: LU Nos. 20, 21 and 27 were approved by the  
20 committee 15 in the affirmative 0 in the negative and  
21 no abstentions. LU Nos. 28 and 29 is approved by the  
22 committee by the vote of-was approved with  
23 modifications by the vote of 14 in the affirmative, 1  
24 in the negative and no abstentions.

2 CHAIRPERSON SALAMANCA: Alright, I would  
3 like to thank the members of the public, my  
4 colleagues, Council and Land Use staff for attending  
5 today's hearing. I will leave the roll open for ten  
6 minutes. Thank you. [pause] Alright, meeting  
7 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, 2018