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CITY COUNCIL
CITY OF BROOKLYN

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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November 22, 2016
Start: 11:38 a.m.
Recess: 12:05 p.m.

HELD AT: Council Chambers - City Hall

B E F O R E:

DAVID G. GREENFIELD
Chairperson

COUNCIL MEMBERS:

VINCENT J. GENTILE
INEZ E. DICKENS
DANIEL R. GARODNICK
ROSIE MENDEZ
YDANIS RODRIGUEZ
BRAD LANDER
DEBORAH ROSE
DONOVAN RICHARDS
CHARLES BARRON
BEN KALLOS
RITCHIE TORRES
MARK TREYGER
ANDRES COHEN
STEVE LEVIN
DARLENE MEALY
JUMAANE D. WILLIAMS

CHAIRPERSON GREENFIELD: Good morning.

My name is David Greenfield. I am the councilman from the 44th District in Brooklyn. I'm privileged to serve as Chair of the Land Use Committee. I want to welcome my esteemed colleagues who are members of the committee and joining us today: Council Member Gentile, Council Member Dickens, Council Member Garodnick, Council Member Mendez, Council Member Rodriguez, Council Member Lander, Council Member Rose, Council Member Richards, Council Member Barron, Council Member Kallos, Council Member Torres, Council Member Treyger. I want to thank Chair Richards for his early attendance today and would also like to thank him for his leadership of the Zoning Subcommittee. I want to thank Chair Dickens for her leadership and Chair Koo for his work on the Landmark Subcommittee as well. We will be voting on a resolution to modify three applications and approve the remaining applications. These resolutions before you represent the recommendations of the subcommittees for presentation and vote by the full council. Land Use Number 47995 Horatio Street, an application for the modification of restrictive declaration which

1 was previously approved to allow uses permitted by
2 the underlying C62A District in a 47 hundred square
3 foot ground floor space. We will be modifying this
4 application to maintain use restrictions on
5 restaurant uses. This application is in Council
6 Member Johnson's District. Land Use Number 482-488,
7 Lambert House Redevelopment. Applications submitted
8 by HPD and Phipps Houses for a series of actions
9 including a rezoning, UDAP designation, disposition
10 of city owned property, a zoning text amendment, a
11 zoning text amendment to apply to MIH Program, a
12 city map amendment, and two special permits. This
13 application is being modified to include the deep
14 affordability MIH option at 20 percent at 40 AMI.
15 This application is in Council Member Torres'
16 district. I want to congratulate him on this
17 project which is not only the largest affordable
18 housing development this committee has seen this
19 year at over 16 hundred units but also for the
20 commitment that Council Member Torres has secured
21 to build two desperately needed elementary schools
22 with close to a thousand new school seats. Nice
23 work, Council Member Torres. LU number 502 and 503
24 TMN904 Cluster, HTP seeks a, HPD seeks a UDAP
25

1 approval of four city owned buildings totaling 83
2 residential units and approval of a 20 year UDAP
3 tax exemption to preserve this units. The
4 application is in Council Member's Dickens
5 district. LU number 515, Lexington Gardens 2, an
6 application for rezoning, text amendment to apply
7 the MIH program, a special program to modify bulk
8 requirements, a special permit to modify parking
9 requirements, UDAP designation, disposition of city
10 owned property, an application for tax exemption to
11 facilitate approximately 400 unit affordable
12 housing development along Park Avenue. This
13 application is in the Speaker's district so we are
14 modifying this application to require that 25
15 percent at 60 AMI with 10 percent at 40 AMI MIH
16 requirement. LU Number 523, Fulton Houses, HPD is
17 seeking a property tax exemption in order to
18 facilitate an affordable housing project on an
19 existing parking lot of the NYCHA Fulton Housing
20 Development within the Chelsea neighborhood of
21 Manhattan. This proposed development will contain
22 168 affordable housing units with 8,000 square feet
23 of community space. This application is in Council
24 Member's Johnson's district. LU Number 526 and 527,
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2 Melrose Commons North RFP Site B; HPD application
3 proposed amendment to an existing UDAP and tax
4 exemption to facilitate the development to 304
5 units of affordable rental housing in the Melrose
6 Commons Development in the Bronx. This application
7 is in Council Member's Salamanca's district. LU
8 Number 524, Valley Apartments. It's an application
9 submitted by HPD for the termination of a partial
10 tax exemption of the approval of a new real
11 property tax exemption. These actions will
12 facilitate the preservation of five multi-family
13 buildings totaling a 126 units of affordable
14 housing in Manhattan Valley neighborhood of
15 Manhattan in Council Member Levine's district. The
16 subcommittees have recommended approval of all
17 these items as have the council members whose
18 districts these projects are in. Do any members
19 have any questions or remarks? Hearing none, I will
20 ask the clerk to please call the roll.

21 COMMITTEE CLERK MARTIN: William Martin,
22 Committee Clerk, roll call vote committee on lane
23 use. Chair Greenfield?

24

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2 CHAIRPERSON GREENFIELD: Thank you. I
3 vote aye on all. I want to recognize we've been
4 joined by Council Member Cohen as well.

5 COMMITTEE CLERK MARTIN: Dickens?

6 COUNCIL MEMBER DICKENS: [off mic] Here.

7 [Laughter]

8 COUNCIL MEMBER DICKENS: [off mic] Aye.

9 [background comments]

10 COMMITTEE CLERK MARTIN: Gentile?

11 COUNCIL MEMBER GENTILE: With
12 congratulations to Councilman Torres, I vote aye on
13 all.

14 COMMITTEE CLERK MARTIN: Garodnick?

15 COUNCIL MEMBER GARODNICK: Aye.

16 COMMITTEE CLERK MARTIN: Mendez?

17 COUNCIL MEMBER MENDEZ: [off mic] Here.
18 Yes. Aye on all.

19 [laughter]

20 COMMITTEE CLERK MARTIN: Rodriguez?

21 COUNCIL MEMBER RODRIGUEZ: [off mic]
22 Aye.

23 COMMITTEE CLERK MARTIN: Lander?

24 COUNCIL MEMBER LANDER: [off mic] ...yes.

25 COMMITTEE CLERK MARTIN: Rose?

COMMITTEE LAND USE

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COUNCIL MEMBER ROSE: Oh, aye.

COMMITTEE CLERK MARTIN: Richards?

COUNCIL MEMBER RICHARDS:

Congratulations Ritchie Torrez, Council Member Johnson, and just want to put out there this is a hundred percent affordable housing with a deep affordability option and I think, you know, often we get lost with all the projects we're doing and, and often we don't hear congratulations or we forget that these things are happening in our committees and there's been a lot of good projects and, and Richie's done a heck of a job in getting a lot more for his for his community. So, with that being said, I vote aye. Congratulations.

COMMITTEE CLERK MARTIN: Barron?

COUNCIL MEMBER BARRON: I vote aye.

COMMITTEE CLERK MARTIN: Cohen?

COUNCIL MEMBER COHEN: [off mic] Aye.

COMMITTEE CLERK MARTIN: Kallos?

Torres?

COUNCIL MEMBER TORRES: Yeah I just want to thank Council Member Richards and Council Member Greenfield for their support throughout this process. It would not have been possible without

1
2 the support of each of you because I think we sent
3 a powerful message to the administration that
4 housing development needs to be aligned with the
5 infrastructure needs of a neighborhood and it had a
6 real effect in the negotiation so I am grateful to
7 you both and with that said, I vote aye.

8 COMMITTEE CLERK MARTIN: Treyger?

9 COUNCIL MEMBER TREYGER: With
10 congratulations to my colleague, Councilman Torres,
11 for delivering for the Bronx, I vote aye.

12 COMMITTEE CLERK MARTIN: Levin?

13 COUNCIL MEMBER LEVIN: I vote aye on
14 all.

15 COMMITTEE CLERK MARTIN: By a vote of 14
16 in the affirmative. Zero on the negative and no
17 abstentions all items have been adopted.

18 CHAIRPERSON GREENFIELD: Thank you.
19 Congratulations Council Member Levin on your..
20 Council Member Levine we're congratulating you on
21 Bushwick Inlet Park. That's a...

22 COUNCIL MEMBER LEVINE: Thank you.

23 CHAIRPERSON GREENFIELD: ...wonderful
24 achievement. And that was a lot of hard work. As is
25 our practice, we are going to keep the vote open

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COMMITTEE LAND USE

for 15 more minutes until 12 noon and for all of you who are leaving, we wish you a Happy Thanksgiving.

COMMITTEE CLERK MARTIN: Council Member Kallos?

COUNCIL MEMBER KALLOS: Aye on all.

COMMITTEE CLERK MARTIN: Vote now stands at 15 in the affirmative.

[pause]

COMMITTEE CLERK MARTIN: Continuation roll call. Committee on Land Use. Council Member Mealy?

COUNCIL MEMBER MEALY: I vote aye on all.

[pause]

COMMITTEE CLERK MARTIN: Continuation roll call. Committee on Land Use. Council Member Williams?

COUNCIL MEMBER WILLIAMS: May I be excused to explain my vote?

CHAIRPERSON GREENFIELD: Hold on, folks. Folks, please, stop the presses. Stop the presses. We have a council member who wants to explain his vote. Council Member Jumaane Williams.

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2 The, the video is recording. We ask you to please
3 explain your vote in great detail. Thank you.

4 COUNCIL MEMBER WILLIAMS: Thank you so
5 much. I know everyone is waiting. I just want to
6 say we are, as a body, pushing back on the
7 homelessness that's in this city. We now know that
8 we are going to have even more problems with the
9 election. We anticipate a great number of problems
10 with the election that occurred and so it seems to
11 me that we should be doubling down on trying to get
12 deeply affordable units. I know sometimes it is
13 difficult in specific issues. I am going to
14 continue my policy of abstaining on projects that
15 do not have super extra low income particularly 30
16 or at least 40 percent of AMI. There is no way that
17 we can be pushing back on the homelessness in this
18 city without doing everything that we can and that
19 includes the projects that come before us. So I am
20 going to be abstaining on Land Use Numbers 523, 524
21 and voting aye on all the rest.

22 CHAIRPERSON GREENFIELD: Thank you
23 Council Member Williams for that eloquent
24 explanation of your vote.

25 [pause]

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2 COMMITTEE CLERK MARTIN: Final vote in
3 today's Committee on Land Use. All items have been
4 adopted by a vote of 17 in the affirmative, zero in
5 the negative and no abstentions with the exceptions
6 of Land Use items 523 and 524 have been adopted by
7 a vote of 16 in the affirmative, zero in the
8 negative and one abstention. Thank you.

9 CHAIRPERSON GREENFIELD: Thank you.
10 This concludes the Land Use Committee for the
11 meeting of November 22nd, 2016. Have a Happy
12 Thanksgiving. This meeting is hereby adjourned.

13 [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 there is no relation to any of the parties to this action by blood or marriage, and that there is no interest in the outcome of this matter.



Date December 8, 2016