

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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MAY 27, 2020
Start: 10:46 AM
Recess: 10:57 AM

HELD AT: REMOTE HEARING

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

COUNCIL MEMBERS: Adrienne E. Adams
Diana Ayala
Inez D. Barron
Chaim M. Deutsch
Ruben Diaz, Sr.
Vanessa L. Gibson
Barry S. Grodenchik
Peter A. Koo
Rory I. Lancman
Stephen T. Levin
I. Daneek Miller
Francisco P. Moya
Antonio Reynoso
Donovan J. Richards
Carlina Rivera
Mark Treyger

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

2 CHAIR SALAMANCA: Copies of that.

3 Sergeant Lugo, can you begin with your opening
4 statement, please? After the live stream starts.
5 Just give the live stream a second. Okay, we're live.
6 Okay, we're live.

7 SERGEANT LUGO: Good morning, everyone.
8 Welcome to the Committee on Land Use. At this time,
9 we ask that Council Members and Council staff please
10 turn on their video. Please silence all cell phone
11 and electronic devices. Thank you for your
12 cooperation. We'll begin momentarily. [pause]

13 CHAIRPERSON SALAMANCA: Are we good to go?

14 MALE SPEAKER: Yes.

15 CHAIRPERSON SALAMANCA: Alright. [gavel]

16 Alright, good morning. I am Council Member Rafael
17 Salamanca, the Chair of this Committee on Land Use.
18 I would like to welcome my...my...I'd like to welcome you
19 to our first annual meeting. I would like to welcome
20 my esteemed colleagues. Today we have with us we have
21 Council Members Grodenchik, Rivera, Deutsch, Ayala,
22 Richards, Chair Moya, Miller, Barron, Treyger, Koo,
23 Lancman, Diaz, and Levin.

24 COUNCIL MEMBER GIBSON: And Gibson

25

2 CHAIRPERSON SALAMANCA: Sorry and Gibson.
3 I would like to thank Chair Moya and Chair Adams fore
4 their work on our two subcommittees, and before I
5 begin, I would like to just send my condolences to
6 Chair Adams fir the loss of her—of her dad. Before we
7 begin, I—I would like to recognize the committee
8 counsel to review the remote meeting procedures.

9 COMMITTEE COUNSEL: Thank you, Chair
10 Salamanca. I am Julie Lubin, Counsel to this
11 committee. Today we will vote on a number of
12 applications referred out of our Landmark
13 Subcommittee. Counsel Members who would like to like
14 to ask questions should the raise hand function. The
15 raise hand button should appear at the bottom of the
16 park (inaudible) panel. I will announce Council
17 Members who have questions or remarks in the order
18 that they raise their hands. Chair Salamanca will
19 then recognize members to speak. I would like to
20 remind Council Members and the public that there may
21 be extended pauses if we encounter technical delays.
22 We ask the you please be patient as we work through
23 this new format. Chair Salamanca will now continue
24 to describe today's agenda items.

2 CHAIRPERSON SALAMANCA: Thank you
3 Counsel. Today we will vote to approve LU 659 the
4 311-313 Pleasant Avenue Cluster, an application
5 submitted by HPD pursuant to Article 16 of the
6 General Municipal Law and Article XI of the Private
7 Housing Finance Law. Requesting a waiver of the
8 designation requirements and approval of an Urban
9 Development Action project. The application also
10 seeks and exemption from real property taxes for
11 property located in Manhattan at 311 through 313
12 Pleasant Avenue, 51 through 55 East 129th Street and
13 1263 Park Avenue. The properties are located in
14 Council Districts represented by Council Members
15 Kallos, Ayala and Perkins. We will vote to approve
16 LU 660 the Union Avenue Cluster, an application
17 submitted by HPD requesting a waiver of the
18 designation requirements, approval of an Urban
19 Development Action Area project, and an exemption for
20 property, for real property taxes for properties
21 located in my district in the Bronx. These actions
22 will facilitate the preservation of four buildings
23 located at 774, 993 and 995 Union-Union Avenue and
24 1042 Longfellow Avenue with 69 units of affordable
25 homeownership. Lastly, we will vote to approve LU 661

2 and Preconsidered 662 both related to 226 West 96th
3 Street. LU 661 and Preconsidered 662 Application
4 submitted by HPD pursuant to Section pursuant to
5 Section 197-C of the New York City Charter and
6 Section 576-A2 of the New York State Private Housing
7 Finance Law. Each requests approval for that
8 disposition of city-owned property located at 266
9 West 96th Street in Manhattan to facilitate the
10 development of a 23-story mixed-use building
11 containing a residential and community facility uses
12 in Council Member Rosenthal's district in Manhattan.
13 Thanks to Council Member Rosenthal's work, the
14 developer has agreed to modify the unit mix so that
15 four units that were originally earmarked for 120% if
16 AMI, are now earmarked at 67 of AMI for a total of 11
17 units at 27% of AMI, 11 at 67% AMI, 15 at 77% AMI,
18 and 31 at 120% AMI and 103 market rate. Are there any
19 members of the Committee or members representing
20 affected districts who have questions or remarks
21 about today's items? So, use the Raise Hand Button
22 now. Counsel will announce members in the order their
23 hands were raised. Alright, seeing none, I now call
24 on for a vote in accordance with the recommendations
25 of the subcommittees and local Council Members to

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2 approve LUs 659, 660, 661 and Preconsidered LU 662.

3 The Clerk please call the roll.

4 CLERK: Good morning. William Martin,
5 Committee Clerk, roll call vote Committee on Land
6 Use. All items are coupled. Chair Salamanca.

7 CHAIRPERSON SALAMANCA: Aye on all.

8 CLERK: Treyger.

9 COUNCIL MEMBER TREYGER: Aye.

10 CLERK: Koo.

11 COUNCIL MEMBER KOO: off mic/pause)

12 CLERK: Council Member Koo.

13 FEMALE SPEAKER: He's muted.

14 COUNCIL MEMBER KOO: I vote aye.

15 CLERK: Thank you. Gibson.

16 COUNCIL MEMBER GIBSON: Who wants to
17 express my condolences and prayers to our colleague
18 Council Member Adrienne Adams for the loss of her
19 beloved dad. We pray for you, my sister and we love
20 you, and we're here for you if you need anything.
21 Thank you, Chair for your work. I vote aye on
22 today's agenda.

23 CLERK: Barron.

24 COUNCIL MEMBER BARRON: Permission to
25 explain my vote.

2 CHAIRPERSON SALAMANCA: Council Member
3 Barron to explain her vote.

4 COUNCIL MEMBER BARRON: I remind you that
5 I do want to express my condolences also on behalf
6 (inaudible) to Council Member Adrienne Adams on the
7 loss of her father. Regarding, um, the items of
8 groups. (pause)

9 CHAIRPERSON SALAMANCA: Council Member
10 Barron.

11 COUNCIL MEMBER BARRON: Oh, can you hear
12 me?

13 CHAIRPERSON SALAMANCA: Yes.

14 COUNCIL MEMBER BARRON: Okay, thank you.
15 Regarding the items that are up for the vote today,
16 I'm voting for all to support with the exception of
17 LU 661 and 662 and what happened with this, um, the
18 Land Use proposal yes the developer did move some of
19 the units from the 120% AMI into the 67% AMI, but for
20 me units at 120% of the AMI are not affordable in
21 comparison to the incomes that we have for residents
22 in New York City. That's a family of 3 at about
23 \$112,000. So, the ones that I consider affordable
24 are the ones at 27, 67 and 77% and that's a total of
25 37 units out of the 170 total units there. So, that's

2 only about 22% that are actually affordable. I think
3 that that does not represent well what it is that
4 we're trying to do when people are facing such hard
5 times and being rent burdened. And of the 8 that-of
6 the 3-bedroom units of which there are 8, all of
7 those 3-bedroom units are at market rate. So, for
8 those reasons, I'm voting no for Land Use 661 and
9 662. Thank you.

10 CHAIRPERSON SALAMANCA: Thank you.

11 CLERK: Deutsch.

12 COUNCIL MEMBER DEUTSCH: Aye on all.

13 CLERK: Lancman.

14 COUNCIL MEMBER LANCMAN: Aye.

15 CLERK: Levin.

16 COUNCIL MEMBER LEVIN: Aye.

17 CLERK: Miller.

18 COUNCIL MEMBER MILLER: (pause)

19 CHAIRPERSON SALAMANCA: Council Member
20 Miller?

21 COUNCIL MEMBER MILLER: Aye. I vote aye.

22 CHAIRPERSON SALAMANCA: Thank you.

23 CLERK: Thank you. Richards.

24 COUNCIL MEMBER RICHARDS: Aye. I vote
25 aye.

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2 CLERK: Grodenchik.

3 COUNSEL MEMBER GRODENCHIK: Aye.

4 CHAIRPERSON SALAMANCA: Thank you.

5 CLERK: Ayala.

6 COUNCIL MEMBER AYALA: I vote aye

7 CLERK: Diaz.

8 CHAIRPERSON SALAMANCA: Council Member

9 Diaz, you're—you're muted. Thank you.

10 COUNCIL MEMBER DIAZ: Yes. I vote yes and

11 double. (sic)

12 CLERK: Thank you.

13 COUNCIL MEMBER DIAZ: Salamanca,

14 congratulations my friend. I will be there.

15 CLERK: Moya.

16 COUNCIL MEMBER MOYA: I vote aye.

17 CLERK: Rivera.

18 COUNCIL MEMBER RIVERA: Aye.

19 CLERK: Today's Land Use vote Land Use

20 Items 659 and 660 are adopted by the committee with

21 15 in the affirmative, zero in the negative and no

22 abstentions, and Land Use Items 661 and 662 are

23 adopted by the Committee 14 in the affirmative, 1 in

24 the negative and no abstentions.

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2 CHAIRPERSON SALAMANCA: Awesome. So, I
3 would like to thank the members of the public, my
4 colleagues, Counsel and Land Use staff for attending
5 today's virtual hearing. This meeting is hereby
6 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 <INSERT TRANSCRIPTION DATE>