

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 9, 2020
Start: 11:11 A.M.
Recess: 11:33 A.M.

HELD AT: REMOTE HEARING - (VIRTUAL ROOM 1)

B E F O R E: RAFAEL SALAMANCA, JUNIOR
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
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 TECHNICIAN #1: Hence, the recording is done.

3 TECHNICIAN #2: Prior recording is...

4 TECHNICIAN #1: Back up is rolling.

5 CHAIRPERSON SALAMANCA: Can I begin?

6 TECHNICIAN #1: Not yet, sir. Give me a second.

7 CHAIRPERSON SALAMANCA: Sergeant Perez, you may
8 begin your opening.

9 SERGEANT PEREZ: Good morning, and welcome to
10 New York City Council's Remote Committee on Land
11 Use. At this time can everyone please turn on your
12 video and silence all electronic devices. Thank you.
13 Chairman Salamanca, we are ready to begin.

14 CHAIRPERSON SALAMANCA: Thank you, thank you.
15 Good morning. I am (gavel) I am Council Member
16 Rafael Salamanca, Chair of the Committee on Land
17 Use. I am joined remotely today by my colleagues. We
18 have Council Members, we have Council Member Koo,
19 Chair Adams, Grodenchik, Lander, Deutsch, Ayala,
20 Chair Moya, Barron, Diaz, Levin, and Gibson. I
21 would like to thank Chair Moya and Chair Adams for
22 their work on our Zoning and Landmarks
23 Subcommittees. Today we will vote on several
24 applications referred out of our subcommittees, but
25 before we begin I would like to recognize the

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2 Committee Counsel to review the remote meeting
3 procedures.

4 LEGAL COUNSEL LUBIN: Thank you Chair
5 Salamanca. I am Julie Lubin Counsel to this
6 Committee. Counsel members who would like to ask
7 questions or make remarks should use the Resume
8 Raise Hand function. The raise hand button will
9 appear at the bottom of the participant panel. I
10 will announce council members who have questions or
11 remarks in the order that they raise their hands,
12 and Chair Salamanca will then recognize members to
13 speak. We ask that you be, please be patient if any
14 technical difficulties arise today. Chair Salamanca
15 will now continue with today's agenda item.

16 CHAIRPERSON SALAMANCA: Thank you Counsel. Today
17 we will vote to approve LU 691, the site selection
18 for the DSNY Queens Sanitation Garage 1. This
19 application was submitted by the Department of
20 Sanitation and the Department of Wide Administrative
21 Services pursuant to Section 197-C of the Charter for
22 the site selection and acquisition of property for a
23 Sanitation garage and a salt shed facility to be
24 located at 31-11 20th Avenue and 19th Avenue in
25 Council Member Contstantinides' district in Queens.

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2 The new facilities, the new facility would replace an
3 existing DSNY facility located in Council Member Van
4 Bramer's district. We will also vote to approve the
5 modifications LU Nos. 696, 697 and 698 for the 312
6 Coney Island Avenue rezoning relate to property in
7 Council Member Lander's district in Brooklyn. The
8 application seeks a zoning map amendment to change a
9 C8-2 District to an R8A/C2-4 District within the
10 Special Ocean Parkway district. A related zoning
11 text amendment to modify height and setback
12 requirements is set in R8A districts as well as to
13 establish a mandatory inclusionary housing area
14 utilizing options 1 and 2 and a zoning special permit
15 to waive the required residential accessory parking
16 requirement. To ensure that they plan is implemented
17 as proposed, a modification for the text amendment
18 will be memorialize certain invoked requirements to
19 reflect the proposed design of the building. We will
20 also strike MIH Option 2 retaining Option 1. We will
21 be modifying the parking special permit to require
22 the number of spaces that the applicant has proposed
23 to include. We will also vote to approve LU 699 the
24 Bedford Avenue Overlay Extension related to property
25 in Council Member Reynoso's district in Brooklyn. The

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2 application seeks a Zoning Map Amendment to map a C2-
3 4 Commercial overlay district within an existing R6-B
4 district along Bedford Avenue between Grand Street
5 and North One Street in Williamsburg. The proposal
6 would facilitate the development of three-story
7 mixed-use building at 276 Bedford Avenue with ground
8 floor commercial use and residential use as on the
9 upper floors. We will also vote to approve LUs 700
10 and 701 for the 803 Rockaway Avenue Rezoning Proposal
11 related to property in Council Member Barron's
12 district in Brooklyn. The application seeks a zoning
13 map amendment to change M1-1 to a mixed of M1-4/47A,
14 and M1-4/46A districts. There is also a proposed
15 zoning text amendment to establish a special mixed
16 use district and to modify certain use regulations in
17 a special district, and to establish an MIH area
18 utilizing Option 1. The Option would facilitate the
19 development of a new building with ground floor
20 manufacturing space along with community facility
21 space and approximately 174 affordable and supportive
22 housing units. We will also vote approve LU 702, the
23 Mansion Café Text Amendment related to property in
24 Council Member Kallos' district in Manhattan. The
25 application seeks a Zoning Text Amendment to allow

1 unenclosed sidewalk cafes within the C1-5 district at
2 the northeast corner of 86th Street and York Avenue.
3 This action will facilitate subject to a separate
4 city licensing process for the café itself, an
5 unenclosed sidewalk café with 23 tables and 47 seats
6 accessor to the Mansion Café located at 1634 York
7 Avenue. Last, we will vote to approve LU 697 and 695
8 for the Special Flushing Waterfront District related
9 to property in Council Member Koo's district in
10 Queens. The application seeks to a zoning map
11 amendment to establish the Special Flushing
12 Waterfront District including the rezoning of
13 existing C4-2 and M3-1 district to an M1-2/R7-1
14 District as well as a Zoning Test Amendment to create
15 Special District rules regarding use, bulk and
16 parking and related modifications to the underlying
17 district regulations including the establishment of a
18 Mandatory Inclusionary Housing Area utilizing Options
19 1 and 2. These actions would facilitate the
20 development of approximately 1.6 million square feet
21 of residential space including 1,725 dwelling units,
22 1.4 million square feet of commercial space and
23 22,000 square feet of community facility space. The
24 District would include a new private road network to
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2 facilitate access to the development sites, and new
3 waterfront regulations. In order to create 2.8 acres
4 of publicly accessible space, a new public plaza, and
5 a 40-foot wide short public walkway along the
6 Flushing Creek Waterfront between 36th Avenue and
7 Roosevelt Avenue 40th Road. Council Member Koo has
8 worked tirelessly to achieve the best possible
9 project for this community. So, in the end due to
10 Council Member Koo's effort, the applicant has
11 committed to maximizing affordable housing on
12 Development Site 4. Development Site 4 is the only
13 site seeking additional residential floor area
14 through this application, and is expected to include
15 300 units. The applicant will work with the city and
16 other public agencies to secure funding through
17 assisting subsidy programs and other sources of
18 available funding in order to achieve that goal. At
19 the time, I would like to recognize my colleague
20 Council Member Koo for some remarks.

21 COUNCIL MEMBER KOO: Thank you Chair
22 Salamanca. I'm really happy to announce that last
23 night we reached an agreement with labor groups and
24 the applicants that will include union jobs in the
25 special Flushing Waterfront district with full 32BJ

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2 and Hotel Trades Council. This was a half done
3 agreement, but at the end of the day the applicants
4 and the labor group were able to arrive at the place
5 that would include group paying local jobs for the
6 Persian (sic) community and on a grander scale, a
7 commitment to our economic and the time when we need
8 it most. We are getting a commitment from a
9 development team with longstanding has to our
10 community who will finally connect Downtown Flushing
11 to East Waterfront while an expanded promenade with
12 playgrounds, pedestrian trails and open spaces. We
13 are getting 30% affordable housing on the rezoned
14 portion of the site, on Site 4. Importantly, the
15 applicants have entered into an agreement with the
16 city to further engage in discussions over the last
17 three years with HPD and the Council to work on ways
18 to secure financing so we can maximize the amount of
19 affordable housing on site. Sadly, the pandemic has
20 cost us to across the board. So, it was necessary to
21 look to the future when we are also set back by
22 budget cuts where we can work on securing funding for
23 more affordability. To name some benefits, we are
24 getting a commitment through Sustainable Sewage
25 Infrastructure that won't contribute CSO through the

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2 Flushing, Queens. We are getting workforce
3 agreements with the Queens Chamber of Commerce and
4 the Flushing Business Improvement District, and both
5 of our ride share developments at Bland Houses and
6 Mathemer (sp?) Gardens. We are getting new youth
7 mantling spaces from large allotment of full pantry
8 and most importantly we are getting an opportunity to
9 provide the colossal opportunity to our community for
10 the future. I would like to thank the, thank Speaker
11 Johnson, Chair Moya, Chair Salamanca, Jason Goldman,
12 Drew Mag, Genevieve Michael, Amy Leviton. John Bagger
13 and Drew Wayne, and the entire Land Use division. I
14 would also like to thank the applicants and the Labor
15 Unions who came together despite a lot of missing
16 relations, and misleading rhetoric from those who
17 will prefer nothing to be here at all. This is
18 imperfect. This is a compromise that will address
19 many of the issues that we heard at many public
20 hearings to provide good paying local union jobs,
21 afford housing and a host of other community
22 benefits. I urge all my colleagues to vote in favor.
23 Thank you.

24 CHAIRPERSON SALAMANCA: Thank you Council
25 Member Koo. I just want to make a correction in my

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2 opening statement. The Flushing, the Special Flushing
3 Waterfront District is actually LUs 694 and 695, and
4 with that members of the Committee and members
5 representing affected districts who have questions or
6 remarks about today's items please use the Raise Hand
7 button now and Counsel will announce members in order
8 their hands are raised if you choose to speak.

9 LEGAL COUNSEL: Chair Salamanca, Council
10 Member Barron's hand is raised.

11 CHAIRPERSON SALAMANCA: Yes, I recognize
12 Council Member Barron.

13 COUNCIL MEMBER BARRON: Thank you, Chair
14 Salamanca and to the co-chairs and to the members
15 that are here thank you for this opportunity. I just
16 wanted to speak briefly about the project for 803
17 Rockaway Avenue. It is a project that's in my
18 district, and it is seeking to have a zoning change.
19 It's a manufacturing project, and they're going to be
20 having manufacturing, which will have light
21 manufacturing on the lower level, and there will be
22 about 174 residential units above the first-floor
23 manufacturing. It's particularly important to me that
24 this project move forward, and we will be accepting
25 it and vote it up in our committee. It is a across

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2 the street from the school where I was a teacher and
3 an assistant principal for a number of years. It
4 includes at the corner a project for a garden that
5 was started by one of the teachers during, back in
6 the 1980's she started this garden and it was
7 maintained during that time by the students at the
8 school. This development will have apartments for
9 seniors, for veterans, for people who are in need of
10 supportive services as well as the general public.
11 The income bands for the apartments in this project
12 will be from 27% AMI up to and including 70% AMI.
13 There are designated apartments at each plan so that
14 we're not all bunched up at the upper levels of 70%
15 AMI. It also has units for the formerly homeless and
16 I think until we really stand as a body and say we
17 need to do more to provide housing for the formerly
18 homeless, we're going to continue to have this
19 (chime) this absolute (sic) property and have working
20 poor who can't afford to move in the city. So, I'm
21 very pleased with this project. The applicants have
22 worked diligently. They were approved also by the
23 Community Board as well as the Borough President and
24 I'm very happy to advance this project, and ask my
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2 colleagues to vote in favor of this project. Thank
3 you.

4 CHAIRPERSON SALAMANCA: Council Member
5 Barron, congratulations on your project. It's an
6 exciting job.

7 COUNCIL MEMBER BARRON: Thank you.

8 CHAIRPERSON SALAMANCA: Yes. Counsel, is
9 there any other hands raised.

10 LEGAL COUNSEL: I see no additional hands
11 raised.

12 CHAIRPERSON SALAMANCA: Alright. So, seeing
13 there are no hands raised, I now call for a vote in
14 accordance with the recommendations of the
15 Subcommittee and the local members to approve LUs
16 691, 694, 695, 699, 700, 701, and 702 and to approve
17 with modifications I have described LUs 696, 697, and
18 698. Clerk, if you may, please call Council Member
19 Ruben Diaz for us to vote.

20 CLERK: Absolutely. Good morning. William Martin
21 Committee Clerk, roll call vote Committee on Land
22 Use. All items are coupled. Council Member Diaz.

23 COUNCIL MEMBER DIAZ: Thank you Council Member
24 and Chairman Salamanca. I just want to congratulate
25 Council Member Koo, Member Koo for that magnificent

1
2 project, and Council Member Barron and Antonio
3 Reynoso (sic) Thank you for that.

4 CLERK: Salamanca.

5 CHAIRPERSON SALAMANCA: Aye on all.

6 CLERK: Barron.

7 COUNCIL MEMBER BARRON: I'm trying to get my
8 numbers straight here.

9 CHAIRPERSON SALAMANCA: I can't hear you.

10 COUNCIL MEMBER BARRON: Can you hear me?

11 CHAIRPERSON SALAMANCA: Yes.

12 COUNCIL MEMBER BARRON: Can you hear me?

13 CHAIRPERSON SALAMANCA: Yes.

14 CLERK: Yes. Yes, Council Member.

15 COUNCIL MEMBER BARRON: Can you hear me now?

16 CHAIRPERSON SALAMANCA: Yes.

17 COUNCIL MEMBER BARRON: Oh, okay, okay. I'm
18 voting aye with the exception of the Flushing
19 Waterfront Project (chime) and the Coney Island
20 project. I think those are the ones that I wanted to
21 note. Thank you.

22 CLERK: THANK YOU.

23 COUNCIL MEMBER BARRON: And just one deal
24 Mr. Martin, what is LU 691?

25 CLERK: Yes.

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COUNCIL MEMBER BARRON: I don't have my notes in front of me.

CLERK: That is the Landmark...

COUNCIL MEMBER BARRON: What is 691?

CLERK: ...Queens Sanitation Garage.

COUNCIL MEMBER BARRON: Oh, yes sir, right. So, I'm voting no the Coney Island project and the Flushing Waterfront.

CLERK: Okay, you got it. Thank you.

COUNCIL MEMBER BARRON: Thank you.

CLERK: Council Member Deutsch.

COUNCIL MEMBER DEUTSCH: I vote aye on all.

CLERK: Koo.

COUNCIL MEMBER KOO: Aye.

CLERK: Thank you. Levin.

COUNCIL MEMBER LEVIN: (chime) I vote aye on all, and congratulations to Council Members Koo, Barron and Lander. I know that they all worked very hard on these Land Use projects. I vote aye on all.

CLERK: Thank you. Reynoso.

COUNCIL MEMBER REYNOSO: I vote aye on all.

CLERK: Thank you. Treyer.

COUNCIL MEMBER TREYGER: I vote aye.

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CLERK: Grodenchik.

COUNCIL MEMBER GRODENCHIK: With
congratulations to all the Council members that are
passing these rezonings this morning especially to
Peter Koo on a monumental effort to open up the
Flushing Waterfront for the first time in my lifetime
and probably the lifetime of many, many People. I
vote aye on all.

CLERK: Adams.

COUNCIL MEMBER ADAMS: Congratulations to my
colleagues Council Members Koo and Barron on great
projects. I vote aye on all.

CLERK: Ayala

COUNCIL MEMBER AYALA: Also congratulations
to Council Members Koo and Barron, and I vote aye on
all.

CLERK: Moya.

COUNCIL MEMBER MOYA: Congratulations again
to Council Member Koo, Council Member Barron, Council
Member Lander on these projects and I will be voting
aye on all.

CLERK: Rivera.

COUNCIL MEMBER RIVERA: Aye.

CLERK: Gibson.

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COUNCIL MEMBER GIBSON: (chime) Good morning.
Permission to explain?

CHAIRPERSON SALAMANCA: Council Member
Gibson to explain her vote.

COUNCIL MEMBER GIBSON: Thank you so much
Chair Salamanca and Chair Moya, Chair Adams. I, too,
congratulate Council Member Koo, Council Member
Barron and Council Member Lander on their projects
that are before today's agenda. I just wanted to just
speak very briefly on the special Flushing Waterfront
District, the one that's before us today. I am
grateful that we were able to work out our resolution
due to the leadership of Council Member Peter Koo to
recognize that with all development projects whether
it's as a writer on publicly owned land we have to do
every and anything possible to create good jobs. In a
city that continues to grow unaffordable every day,
the struggle has been very challenging for so many
New Yorkers, and so I'm grateful that this project
will create good jobs, good jobs for residents, and
family so they can sustain themselves, and I also
hope that as we move forward and this project passes
today, in the next budget cycle before us that we
work with Council Member Koo and HPD to make sure we

1
2 can maximize as many opportunities on the units of
3 affordable housing on the rezoning land, up to 300
4 units of affordable housing to the local residents of
5 CB-7. We have to do everything possible to achieve
6 that so that this is the project that does meet the
7 demands of today's residents and families, but also
8 recognize that affordable housing and good jobs go
9 hand in hand. So, congratulations Council Member Koo.
10 I know this was not an easy journey for you and your
11 team, and certainly the Land Use Division. Thank you
12 for all of your work for all of the briefing that you
13 provided to Council Members that don't necessarily
14 know the area of Downtown Flushing, and with that I
15 vote aye on all, and I also want to recognize our
16 sister on her birthday today. Happy Birthday Chair
17 Adrienne Adams. We love you, and I vote aye on all
18 today's item agendas. Thank you.

19 COUNCIL MEMBER KOO: Happy birthday.

20 COUNCIL MEMBER GIBSON: Happy Birthday.

21 COUNCIL MEMBER MILLER: Happy birthday.

22 CLERK: Happy Birthday Council Member Miller.

23 COUNCIL MEMBER BARRON: Happy birthday.

24 CLERK: Good morning Council Member Miller.

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CHAIRPERSON SALAMANCA: Yes, Council Member,
how do you vote?

COUNCIL MEMBER MILLER: Aye on all.

CHAIRPERSON SALAMANCA: Thank you.

COUNCIL MEMBER MILLER: Thank you, sir.
Thank you.

CLERK: All items in today's Land Use Agenda
have been adopted by a vote of 15 in the affirmative,
zero in the negative and no abstentions with the
exception of the following Land Use items: 694, 695,
696, 697, and 698 have been adopted by the Committee
with a vote of 14 in the affirmative, 1 in the
negative and no abstentions. Thank you.

CHAIRPERSON SALAMANCA: Alright, I would
like to thank the members of the public, my
colleagues, Counsel and Land Use staff for attending
today's hearing. This meeting is hereby adjourned.
(gavel)

COUNCIL MEMBER KOO: Thank you.

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 15, 2020