

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
CONCESSIONS

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February 6, 2019
Start: 11:27 a.m.
Recess: 11:33 a.m.

HELD AT: Council Chambers - City Hal

B E F O R E: BEN KALLOS
Chairperson

COUNCIL MEMBERS: Chaim M. Deutsch
Ruben Diaz, Sr.
Vanessa L. Gibson
Andy L. King

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

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 CONCESSIONS

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2 [sound check] [pause] [gavel]

3 CHAIRPERSON KALLOS: Good afternoon.

4 Welcome to the Subcommittee on Planning, Dispositions
5 and Concessions. I'm Council Member Ben Kallos, the
6 Chair of this Subcommittee. This is our 10:45
7 committee meeting starting at 11:30. We are grateful
8 that we were able to get to an agreement on this
9 item. Today we're joined by Council Members Vanessa
10 Gibson, Andy King and Ruben Diaz, Sr. All of them
11 arrived on time if not early. We thank them. Today,
12 we'll be voting to approve one project we heard on
13 January 14th, Land Use Items 314, 315 and 316 Belmont
14 Cove. This approval will facilitate the development
15 of a new 11-story building providing a 157 affordable
16 housing units, 19 enclosed accessory parking spaces
17 and other amenities at 656 East 176th Street in the
18 East Tremont neighborhood of the Bronx in Land Use
19 Chair Salamanca's district. This project will be
20 developed under HPD's ELLA program, and thank to
21 Chair Salamanca's effort at least 15% of the units
22 will be reserved for formerly homeless households.
23 HPD is seeking approval for disposition of two city-
24 owned lots, zoning map amendment and from M1-4 to R7-
25 R7X and a zoning text amendment to designate the

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2 project area as Mandatory Inclusionary Housing Area
3 utilizing Option 1. One of the lots to this project
4 is privately owned and primarily used for public
5 parking. Two city-owned lots are currently used as
6 accessory parking for New York City Department of
7 Health and Mental Hygiene. Chair Salamanca is
8 supportive of the project. I would like to invite
9 him to provide some remarks. We're also joined by
10 Chaim Deutsch.

11 CHAIRPERSON SALAMANCA: Thank you—thank
12 you, Chair Kallos, and thank you to your committee.
13 I wanted to come here today and just express my
14 support for Belmont Cove. You know, I'm excited
15 about this project. This is a project that I've been
16 working on for some time now where we're bringing in
17 157 units of 100% affordable housing. There would be
18 a 15% homes set-aside, and this is a mixed-income
19 project where housing will be provided for the very,
20 very extremely low-income families, low-income
21 families and working class families. I want to thank
22 the Administration and the Department of Health where
23 we were able to negotiate parking for—for that—for
24 that project. You know, this—the way this project
25 came together there was a private lot and a city-

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2 owned lot, and in that immediate area, if anyone has
3 visited on Arthur Avenue and East Tremont, it's a
4 very congested area where constituents of mine have a
5 difficult time finding parking, and so we were able
6 to come to a compromise where out of the 19 spots DOH
7 employees will keep nine slots, and ten slots will go
8 to—to the constituents of that building, but I am
9 also getting a comprehensive parking plan for that
10 immediate area to see how we can increase parking for
11 both city employees and for constituents that
12 actually live there. So, wit that, I encourage my
13 colleagues to vote yes on this project. Thank you,
14 chair.

15 CHAIRPERSON KALLOS: I now call for a
16 vote to approve Land Use Items 314, 315 and 316.
17 Please—Counsel, please call the roll.

18 LEGAL COUNSEL: Chair Kallos.

19 CHAIRPERSON KALLOS: Aye.

20 LEGAL COUNSEL: Gibson

21 COUNCIL MEMBER GIBSON: With my warmest
22 congratulations to our Land Use Chair Council Member
23 Salamanca. This Belmont project will be a welcomed
24 addition to the Bronx. Very excited about it, and
25 certainly your ongoing efforts to achieve 16% set-

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2 aside for formerly homeless families is really a
3 great component of our future housing. So, I want to
4 congratulate you and the team for a great job, and I
5 vote aye on all. Thanks.

6 LEGAL COUNSEL: Deutsch.

7 COUNCIL MEMBER DEUTSCH: Aye.

8 LEGAL COUNSEL: King.

9 COUNCIL MEMBER KING: Aye.

10 LEGAL COUNSEL: Diaz.

11 COUNCIL MEMBER DIAZ: Permission to
12 explain my vote?

13 CHAIRPERSON KALLOS: Granted.

14 COUNCIL MEMBER DIAZ: Mr. Chairman, I'm
15 gladly voting yes, but I am kind of uncomfortable to
16 have to come every time to these meetings to have to
17 wait 30, 50 minutes or 45 minutes, and the people
18 come here early, too, the public and we—they've been
19 suffering waiting for us. I wish and pray for the
20 day when we are all punctual to our meetings. I'm
21 voting yes.

22 LEGAL COUNSEL: The Land Use items are
23 approved by a vote of 5 in the affirmative, no
24 negatives, no abstentions, and will be deferred to
25 the Land Use committee for a vote.

CHAIRPERSON KALLOS: I thank Council
Member Diaz, Sr. for his remarks and agree we should
try to start on time, and have a schedule that is
reflective of the actual time, and I-I would commend
our Land Use Chair. It is rare that our meetings
have run late due to continued negotiations. In this
case it did happen, but I think it is a-it is a rare
happenstance. This concludes today's hearing. I'd
like to thank the Counsel and Land Use staff for
preparing today's hearing and the member of the
public and my colleagues for attending. This meeting
is hereby adjourned. [gavel]

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 24, 2019