

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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NOVEMBER 10, 2020
Start: 11:06 A.M.
Recess: 11:12 A.M.

HELD AT: REMOTE HEARING (VIRTUAL ROOM 1)

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
DANEK 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 SERGEANT AT ARMS: TC recording is
3 underway.

4 CHAIRPERSON SALAMANCA: He's on the
5 (inaudible) Back-up recording is underway folks
6 with our lies. (sic)

7 SERGEANT-AT-ARMS: Alright so that
8 recording is done. Alright, good morning everyone.
9 Welcome to today's remote New York City Council
10 hearing of the Committee on Land Use. At this time
11 would all panelists please turn on their video.
12 Once again, at this time would all panelists please
13 turn on their video. To minimize disruption, please
14 place electronic devices to vibrate or silent.
15 Thank you for your cooperation. We are ready to
16 begin.

17 CHAIRPERSON SALAMANCA: Thank you, Sergeant
18 At Arms. Good morning. I am Council Member Rafael
19 Salamanca, Chair of the Committee on Land Use. I am
20 joined today by Council Members Grodenchik, Koo,
21 Chair Adams, Deutsch, Ayala, Richards, Chair Moya,
22 Barron, Miller, Diaz and Levin. I want to thank
23 Chair Moya and Chair Adams for their work on our
24 Zoning and Landmarks Subcommittees. Today we will
25 vote on two applications referred out of the

2 subcommittees, but before we begin, I would like to
3 recognize the committee counsel to review the remote
4 meeting procedures.

5 COMMITTEE COUNSEL: Thank you, Chair
6 Salamanca. I am Julie Lubin Counsel to this
7 committee. Council Members who would like to ask
8 questions or make remarks should use the Zoom raise
9 hand function. The raise hand button should appear
10 at the bottom of the participant panel. I will
11 announce Council members who have questions or
12 remarks in the order that they raise their hands.
13 Chair Salamanca will then recognize members to
14 speak. I would like to remind Council member and
15 the public that there may be extended pauses if we
16 encounter technical delays. We ask that you please
17 be patient as we resolve any technical difficulties
18 that may arise. Council Member Salamanca, Chair
19 Salamanca will now continue with today's agenda
20 items.

21 CHAIRPERSON SALAMANCA: Thank you,
22 Counsel. Today we will vote to approver LUs 66-688,
23 the 505 West 134th Street Cluster for property in
24 Council Member Levin's district in Manhattan. This
25 application was submitted by pursuant to Articles

2 16 of the General Municipal Law and Article XI of
3 the Private Housing Finance Law. HPD requests the
4 approval of the Urban Development Action Area
5 project, waiver of the designation requirements of
6 Section 197-c and 197-d of the Charter and an
7 exemption for real property taxes for three city-
8 owned five story residential buildings located at
9 505, 523, and 527 West 134th Street. This approval
10 will facilitate the preservation of 69 units of
11 affordable homeownership. We will also vote to
12 approve the modifications LU 689 and 690, the 110-
13 40 Saultell Avenue Rezoning relating to property in
14 Chair Moya's district in Queens. The application
15 seeks zoning map amendment to rezone an R6B zoning
16 district in R6, it's an R6 district as well as a
17 zoning text amendment to establish a Mandatory
18 Inclusionary Housing Area utilizing options 1 and
19 2. The proposals will facilitate the development
20 of a 6-story community facility and residential
21 building including approximately 25 dwelling units
22 and accessory parking. Our modification will
23 strike MIH Option 2 while retaining Option 1.
24 Members of the Committee and members representing
25 affected districts who have questions or remarks

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2 about today's items should use the Raise Hand
3 button now. Counsel, will you announce any members
4 in the order their hands are raised?

5 LEGAL COUNSEL: Chair Salamanca, I see no
6 hands raised.

7 CHAIRPERSON SALAMANCA: Okay. Well, I
8 will now call for a vote in accordance with the
9 recommendations of the subcommittees and the and the
10 local members to approve LU's 688 and to approve with
11 modifications, I have described LU 689 and 690. Will
12 the clerk please call the roll.

13 CLERK: (coughs) Excuse me. Good morning.
14 William Martin, Committee Clerk, roll call vote
15 Committee on Land Use. All items are coupled. Chair
16 Salamanca.

17 CHAIRPERSON SALAMANCA: Aye on all.

18 CLERK: Thank you. Barron.

19 COUNCIL MEMBER BARRON: I vote aye on all.

20 CLERK: Deutsch.

21 COUNCIL MEMBER DEUTSCH: Aye.

22 CLERK: Koo, Council Member Koo.

23 COUNCIL MEMBER KOO: I vote aye.

24 CLERK: Levin.

25 COUNCIL MEMBER LEVIN: I vote aye.

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2 CLERK: Miller.

3 COUNCIL MEMBER MILLER: I vote ayes.

4 CLERK: Thank you. Richards.

5 COUNCIL MEMBER RICHARDS: Aye.

6 CLERK: Thank you. One moment.

7 Grodenchik.

8 COUNCIL MEMBER GRODENCHIK: Aye.

9 CLERK: Adams.

10 COUNCIL MEMBER ADAMS: I vote aye on all.

11 CLERK: Ayala.

12 COUNCIL MEMBER AYALA: I vote aye.

13 CLERK: Diaz.

14 COUNCIL MEMBER DIAZ: Yes.

15 CLERK: Thank you. Moya.

16 COUNCIL MEMBER MOYA: I vote aye.

17 CLERK: Rivera.

18 COUNCIL MEMBER RIVERA: Aye.

19 CLERK: Thank you. Gibson.

20 COUNCIL MEMBER GIBSON: (INAUDIBLE)

21 CLERK: Council Member Gibson.

22 COUNCIL MEMBER GIBSON: So far, it's

23 high. Good morning. I vote aye.

24

25

2 CLERK: Good morning. Thank you.

3 COUNCIL MEMBER GIBSON: Thank you. I
4 just, I vote aye.

5 CLERK: Thank you. Okay, but a vote of 14
6 in the affirmative and zero in the negative and no
7 abstentions all items have been adopted as indicated
8 on the agenda.

9 CHAIRPERSON SALAMANCA: Thank you. I
10 would like to thank the members of the public, my
11 colleagues and Council staff and Land Use staff for
12 attending today's hearing. This meeting is hereby
13 adjourned. Thank you. (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 NOVEMBER 24, 2020