

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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SEPTEMBER 13, 2022
Start: 11:27 A.M.
Recess: 11:47 A.M.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS: JOSEPH C. BORELLI
ERIK D. BOTTCHER
SELVENA N. BROOKS-POWERS
KAMILLAH HANKS
ARI KAGAN
SHEKAR KRISHMAN
FARAH N. LOUIS
DARLENE MEALY
FRANCISCO P. MOYA
KEVIN C. RILEY
CARLINA RIVERA
PIERINA ANA SANCHEZ
TIFFANY CABÁN

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

SGT. PITOBY: Good morning. This is a sound check on September 13, 2022 for the Committee on Land Use. Recorded by Leslie Pitovy in the Committee Room. At this time please silence all electronic devices. Thank you for your cooperation. Chairs, we are ready to begin.

CHAIRPERSON RAFAEL SALAMANCA: (Gavel pounding). All right. Good morning and welcome to the Committee on Land Use. I am Council Member Rafael Salamanca. I chair this committee. I want to welcome by esteemed colleagues who have joined us today. We've been joined by Council Members Mealy, Krishnan, Chair Louis, Chair Riley, Council Member Hanks, Council Member Kagen and Council Member Brook-Powers. I'm I blacked out for a moment. I said you Council Member Mealy. We've also been joined I'm sorry by Council Borelli and Council Member Cabán. I also want to thank Chair Louis and Chair Riley for their work on our two subcommittees. Today we will vote on a number of projects deferred by Re-Zoning Subcommittee but before we begin I would like to recognize the Committee Council to review the hearing procedures.

ANGELINA MARTINEZ: Thank you Chair Salamanca. I am Angelina Martinez, Review of Counsel to the sub-, to this Committee. Council Members who are physically here and would like to ask questions should indicate to do so verbally while Council Members journey remotely who would like to ask questions or make remarks should use the Zoom Raise Hand Function. Chair Salamanca will recognize members to speak. We ask all participants for your continued patience should any technical difficulties arise and Chair Salamanca will now continue with today's agenda items.

CHAIRPERSON RAFAEL SALAMANCA: Thank you Council. Today we will vote to approve the LUs 88 related to the 1959 Strang Avenue Rezoning Proposal in Chair Riley's District in the Bronx. The proposal of map is C2-3 Commercial Overlay with an existing R4 Zoning District to facilitate the development of a new one story commercial building. We will also vote to approve the modification of pre-considers LUs 89 related to 231-06 Northern Boulevard Re-Zoning Proposal in Council Member Paladino's District. The proposal would map a C2-2 Commercial Overlay District within an existing R1-2 District to bring an existing

Commercial use into the performance and facilitate it's mass expansion. A modification would be to reduce the area of the proposal commercial overlay to avoid the potential misplacement of existing businesses in the original proposal rezoning area. And finally, we will vote to approve the modifications of pre-considered LUs 90 and 91 and LUs 94, 95 and 96 related to Hallett's North Development Proposal in Council Member Cabán's District. The proposal includes a zoning map amendment to Re-zone and existing N1-1 District to an R7-3/C2-2 District. A Zoning Text Amendment to establish the management of inclusionary housing area. A City Map Amendment to the Map portions of 3rd Street on the project site. A zoning special permit to modify various bold regulations and a waterfront authorization to modify various design requirements related to waterfront public access area and upland connections. Also facilitate a mixed-up development with 1,340 units of housing, approximately 335 of which would be affordable and approximately 1 acre of open space including a waterfront (inaudible). The Council's modification will be to add a deep affordability option as well as to update open space design aspects

in an effort to improve overall public access and to ensure consistency with regards to date on all updated and relevant site drawings. Before we move on to our vote, I would like to a moment to recognize any Council Members who wish to ask questions or make remarks at this time? Uh, Council Member Cabán. Sorry. So I recognize Council Member Cabán.

TIFFANAY CABAN: Thank you Chair. So at present how it's marked is sacrifice zone of shattered industry and vacant lots. They contribute nothing to the community. It prohibits our neighbors from accessing a waterfront. It sends the message to residence of the story of houses the next block over that they were unworthy of a safe, comfortable neighborhood. It holds down the housing supply of a brutal housing shortage. The best we can hope for without rezoning is a Last Mile Facility where some massive corporation like Amazon would pay our neighbors garbage wages for non-stop back-breaking work that would clog our neighborhood streets with dangerous, pollution heavy delivery vehicles. A no vote would be a vote for that. So the project I'm voting aye on comes with a \$16 million investment over the past several years, cleaning up the formerly

polluted waterfront which will now host park space or everybody to enjoy. It comes with roughly 10,000 square feet of community space for Urban Upbound and Zone 126 which are beloved community based organizations in our district to invite in or a \$1 in annual rent. And it comes with \$1 million investment to benefit residents of Astoria houses as a tenant association and NYCHA see fit. It comes with deep affordability numbers that exceed MAs requirements of 20 percent will be affordable for households earning an average income of 40 percent of the AMI, 10 percent at 30 percent at the AMI and 10 percent at 50 percent of the AMI as well as a further 5 percent at 80 percent of AMI. And for contacts with this project we will almost double the number of units available at 0 to 50 percent of local AMI and I want to be super clear on this point. In the last 10 years, Community Board 1 has produced fewer than 500 units below 50 percent AMI. This project along will have 268. So, home reduction, the home reduction choice here is very, very clear. And you know I believe it would be foolish not to vote aye. So thank you.

CHAIRPERSON RAFAEL SALAMANCA: Thank you Council Member congratulations on this project. We have also been joined by Council Member Carlina Rivera. Are there any other members who wish to make remarks? All right. Seeing none, I will now call for a vote with support of the local Council Members to approved pre-considers LUs 88 related to the 1959 Strang Avenue Re-Zoning proposal with modifications pre-considers LUs 89 related to the 231-06 Northern Boulevard Re-Zoning proposal and to approve modifications pre-considers 90 and 91 and LUs 94, 95, and 96. Will the clerk please call the roll?

WILLIAM MARTIN, COMMITTEE CLERK: Good morning, William Martin, Committee Clerk, roll call vote Committee on Land Use, all items are coupled. Chair Salamanca?

CHAIRPERSON RAFAEL SALMANCA: Aye on all.

WILLIAM MARTIN, COMMITTEE CLERK: Rivera?

CARLINA RIVERA: Aye.

WILLIAM MARTIN, COMMITTEE CLERK: Riley?

KEVIN RILEY: Aye.

WILLIAM MARTIN, COMMITTEE CLERK: Brooks-Powers?

SELVENA BROOKS-POWERS: Aye.

WILLIAM MARTIN, COMMITTEE CLERK: Aye.

KAMILLAH HANKS: Aye. Congratulations.

WILLIAM MARTIN, COMMITTEE CLERK: Kagan.

ARI KAGAN: Aye.

WILLIAM MARTIN, COMMITTEE CLERK:

Krishnan?

SHEKAR KRISHNAN: Aye.

WILLIAM MARTIN, COMMITTEE CLERK: Mealy?

DARLENE MEALY: Aye on all.

WILLIAM MARTIN, COMMITTEE CLERK:

Sanchez? Okay. We will come back to Council Member

Sanchez. Council Member Borelli?

JOSEPH BORELLI: Aye.

WILLIAM MARTIN, COMMITTEE CLERK: Council

Member Sanchez?

FRANCISCO MOYA: This is Council Member

Moya, I'm, I'm on remotely.

WILLIAM MARTIN, COMMITTEE CLERK: Let me try it again. Council Member Sanchez. I'll announce the vote when we vote for it. All right. I'll announce the vote and then we'll figure it out. By a vote of nine in the affirmative, zero in the negative and no abstentions. All items have been adopted by

the Committee and the roll will be held open by request of the Chair.

CHAIRPERSON RAFAEL SALAMANCA: I would like to thank the members of the public, colleagues of Land Use and Council Staff and Sergeant at Arms for attending today's meeting. We will leave the roll open for about 10 minutes.

WILLIAM MARTIN, COMMITTEE CLERK: Good morning. Continuation roll call, Committee on Land Use. Council Member Bottcher?

ERIK BOTTCHEER: Aye.

WILLIAM MARTIN, COMMITTEE CLERK: The current vote is now 10 in the affirmative and 0 in the negative and no abstentions. The vote is still, will remain open.

CHAIRPERSON RAFAEL SALAMANCA: Thank you.

WILLIAM MARTIN, COMMITTEE CLERK: Land Use Committee final vote, 9 in the affirmative, 0 in the negative and no abstentions.

CHAIRPERSON RAFAEL SALAMANCA: I would like to thank the members of the public, our colleagues of Land Use and Council Staff and the Sergeant at Arms for attending today's hearing. This meeting is hereby adjourned.

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 SEPTEMBER 20, 2022