

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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August 19, 2014  
Start: 11:00 a.m.  
Recess: 12:18 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

B E F O R E: DAVID G. GREENFIELD  
Chairperson

COUNCIL MEMBERS:

- Vincent Gentile
- Maria del Carmen Arroyo
- Inez E. Dickens
- Rosie Mendez
- Ydanis Rodriguez
- Peter Koo
- Stephen Levin
- Mark Weprin
- Donovan Richards
- Inez Barron
- Andrew Cohen
- Ben Kallos
- Antonio Reynoso
- Ritchie Torres
- Vincent Ignizio
- Daniel R. Garodnick
- Mark Treyger

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

Darlene Mealy  
Jumanne D. Williams

2 CHAIRPERSON GREENFIELD: Good morning my  
3 name is David Greenfield. I'm the council member for  
4 the 44<sup>th</sup> Council District in Brooklyn and serves as  
5 the chair of the Land Use Committee. I want to  
6 welcome my esteemed colleagues who are members of the  
7 Committee and are present with us today. Council  
8 Member Gentile, Council Member Dickens, Council  
9 Member Rodriguez, Council Member Koo, Council Member  
10 Weprin, Council Member Richards, Council Member  
11 Barron, Council Member Cohen, Council Member Kallos,  
12 Council Member Reynoso and the gold star for today,  
13 Minority Leader Vincent Ignizio who is showing up.

14 [Interpose]

15 CHAIRPERSON GREENFIELD: The legal  
16 counsel of the committee has ruled that chairs are  
17 not eligible for the star as a matter of a  
18 requirement.

19 [Crosstalk]

20 CHAIRPERSON GREENFIELD: Are you  
21 appealing the decision of the counsel?

22 [Crosstalk]

23 CHAIRPERSON GREENFIELD: Okay. Folks  
24 this is very important. We have a motion on the  
25 floor. And that is a motion by Chair Dickens

2 appealing the ruling of the counsel as to whether  
3 Chairs are, in fact, qualified to receive the gold  
4 star for coming first. All who agree with Chair  
5 Dickens, please raise your hands. Wow, the Chair has  
6 it. Congratulations Chair, you now have received the  
7 gold star for coming on time. Please duly note in  
8 the future that is the official policy now of the  
9 committee and we've also been joined by Council  
10 Arroyo.

11 I want to thank you all for your  
12 relatively prompt attendance. It is the summer after  
13 all. You will see on the table before you several  
14 items relating to the committee. First is the agenda  
15 prepared by the committee staff attending to these  
16 matters and have been reviewed and fully vetted by  
17 the sub-committees. Those are the matters in which  
18 we will be enacting today. I'd like to thank our  
19 sub-committee Chairs, Chair Weprin, Chair Koo and, of  
20 course, Chair Dickens who is the recipient of today's  
21 gold star.

22 Also before you are the joint reports of  
23 the Land Use Committee and applicable sub-committee  
24 for each item we are voting on today. With the  
25 proposed resolution for each item. What the

2 committee is voting on today is to approve each of  
3 the Resolutions before you for presentation and vote  
4 by the full council. The Resolutions reflect the  
5 recommendation of the applicable sub-committee. In  
6 addition, today you will also find a briefing sheet  
7 which gives you additional information about those  
8 matters and other matters which have been scheduled  
9 to be heard by the sub-committees.

10 Today we have the following applications  
11 on the calendar for our consideration. LU 70, an  
12 application from HPD for the grant of a property tax  
13 exemption pursuant to Section 577 of the Private  
14 Housing Finance Law and the termination of an  
15 existing exemption for seven buildings in Brooklyn  
16 Community Board 16. Council Member Espinal's is in  
17 this district.

18 Sidewalk Cafes, LU #104. Sant Ambroeus  
19 Use. An applicant for an un-enclosed sidewalk café  
20 at 263 Lafayette Avenue in Manhattan Community  
21 District 2 in Council Member Chin's district.

22 LU #105 Rispo 72. An application for an  
23 unenclosed sidewalk café of 8 tables and 16 chairs at  
24 50 West 72<sup>nd</sup> Street in Manhattan's Community District  
25 7 in Council Member Rosenthal's District.

2 LU #106, 753 Washington Trattoria. An  
3 application for an unenclosed sidewalk café at 753  
4 Washington Street in Manhattan Community District 2  
5 in Council Member Johnson's district.

6 And a rezoning, LU #107 Woodward Avenue.  
7 An application for a rezoning to facilitate the  
8 construction of approximately 96 residential units  
9 and new commercial space. The zoning change would be  
10 from an M1 to an R5B and M1-1 to a C2-3 R6B district  
11 in Queens Community Board 5 in Council Member  
12 Reynoso's district.

13 The sub-committees have all recommended  
14 approval of these items. As Chair I recommend an Aye  
15 vote on all these matters as well. I also would like  
16 to recognize that we have been joined by Council  
17 Member Mendez.

18 Do any members have any questions or  
19 remarks?

20 Question, Council Member Barron.

21 COUNCIL MEMBER BARRON: Yes. LU #106  
22 initially the community board said that it shouldn't  
23 have been filed because of other requirements that  
24 should have been met. Has that been resolved?

2 CHAIRPERSON GREENFIELD: Pete, LU #106.  
3 Please hold while we confer with counsel.

4 UNIDENTIFIED MALE: They came to an  
5 agreement.

6 (BACKGROUND TALK)

7 (PAUSE)

8 COUNCIL MEMBER BARRON: Thank you Mr.  
9 Chair.

10 CHAIRPERSON GREENFIELD: Thank you  
11 Council Member Barron. Any other questions or  
12 comments?

13 I would just actually like to note. I  
14 want to congratulate Council Member Reynoso on the  
15 leadership that he showed on the Woodward Avenue  
16 rezoning. Due to his steadfast hard work on this  
17 particular project, we now have a project where it  
18 went from literally no units in affordable housing to  
19 50% affordable, including 30% low income affordable  
20 while maintaining a presence of some light  
21 manufacturing on that project. And this, ladies and  
22 gentlemen, is once again a testament to the hard work  
23 of this committee and the individual members who are  
24 committed to making sure the best outcomes are  
25 reached for their individual council district.

2 Council Member Reynoso worked overtime over the last  
3 few weeks to make this happen. I want to  
4 congratulate him and I want to thank the developer as  
5 well for accommodating the council and for working  
6 closely to insure that we could reach this place and  
7 with that I will hand it over to Council Member  
8 Reynoso for some remarks.

9 COUNCIL MEMBER REYNOSO: Thank you Chair.  
10 And thank you for your help and also Council Member  
11 Weprin for the assistance that you guys gave me in  
12 empowering me to be able to make sure I maximized the  
13 amount of housing and businesses that I can get for  
14 my community. I just want to say a couple of words.  
15 I want to speak to the history of the project again.  
16 This project was approved under what I considered a  
17 narrow scope, making it difficult to be creative as  
18 we move forward to maximize the benefits and  
19 resources available to our community.

20 The original plan and zero affordable  
21 housing and zero manufacturing. I have been a strong  
22 proponent of our industrial businesses and believe  
23 that this development would encroach in a zone that  
24 should be more conducive to providing and maintaining  
25 jobs. There is a mandate set forth by my district,



2 the 34<sup>th</sup> District to build affordable housing. Any  
3 project that runs through the unit process will need  
4 to meet the demands of real affordability.

5            Luckily we had met with developers, Slate  
6 Property Group that understood the issues and  
7 concerns of our residents and were ready to figure  
8 out what would be best for all even under the limited  
9 scope. We were able to convert the commercial  
10 portions of the project from a C1 to a C2 which would  
11 allow for light manufacturing fuel as to not disrupt  
12 the character of the industrial business zone. The  
13 community space will be rented at \$10.00 a year. I  
14 think that's like \$.80 a month, to an arts group in  
15 the district that will maintain it and allow for  
16 affordable studio and meeting space at the 2,000  
17 square foot multi-purpose community space. Space for  
18 artists to display their work, develop their art, or  
19 to develop their art has been hard to come by. This  
20 project will provide much needed assistance to a  
21 vibrant and strong portion of the community.

22            Next, the affordable housing portion.  
23 Working with developers we were able to achieve about  
24 50% affordable housing. About 33% of the housing  
25 will be real affordable housing. Real meaning that a

2 family of two making minimum wage will be able to  
3 live in this housing at 33%. Which means the units  
4 were set at 40, 50, 60 and 100% AMI. And the rest  
5 17% of the units at 125% AMI to allow for some  
6 diversity and allowing for the growth of the middle  
7 class in Ridgewood specifically that has been  
8 traditionally left out of affordable housing  
9 opportunities.

10 I truly want to thank Amy and Raju and  
11 the rest of the land use team for their support. My  
12 staff, Kevin Worthington, who has been working very  
13 hard on this. The Slate Group who are the developers  
14 on this project. The Queens Borough President and of  
15 course the residents of my district. And I am going  
16 to be voting Aye on this project and thank you.

17 CHAIRPERSON GREENFIELD: Thank you  
18 Council Member and congratulations. Any other  
19 questions or comments about any of the projects?  
20 Hearing none I will ask the clerk to call the roll.

21 COMMITTEE CLERK: William Martin,  
22 Committee Clerk. Roll call vote Committee on Land  
23 Use. Council Member Greenfield.

24 CHAIRPERSON GREENFIELD: Aye on all.

25 COMMITTEE CLERK: Gentile.

1 COMMITTEE ON LAND USE 11

2 COUNCIL MEMBER GENTILE: Aye on all.

3 COMMITTEE CLERK: Arroyo.

4 COUNCIL MEMBER ARROYO: Aye.

5 COMMITTEE CLERK: Dickens.

6 COUNCIL MEMBER DICKENS: Aye.

7 COMMITTEE CLERK: Mendez.

8 COUNCIL MEMBER MENDEZ: Aye.

9 COMMITTEE CLERK: Rodriguez.

10 COUNCIL MEMBER RODRIGUEZ: Aye.

11 COMMITTEE CLERK: Koo.

12 COUNCIL MEMBER KOO: Aye.

13 COMMITTEE CLERK: Levin.

14 COUNCIL MEMBER LEVIN: Aye.

15 COMMITTEE CLERK: Weprin.

16 COUNCIL MEMBER WEPRIN: Aye.

17 COMMITTEE CLERK: Richards.

18 COUNCIL MEMBER RICHARDS: Aye.

19 COMMITTEE CLERK: Barron.

20 COUNCIL MEMBER BARRON: May I be excused

21 to explain my vote?

22 CHAIRPERSON GREENFIELD: Of course.

23 COUNCIL MEMBER BARRON: Aye. And I just

24 want to commend Council Member Reynoso for the hard

25 work that he did taking a project that was not

1 COMMITTEE ON LAND USE

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2 reflective of his community and making it reflective  
3 of those that live there. Aye on all.

4 COMMITTEE CLERK: Cohen.

5 COUNCIL MEMBER COHEN: Aye.

6 COMMITTEE CLERK: Kallos.

7 COUNCIL MEMBER KALLOS: Aye.

8 COMMITTEE CLERK: Reynoso.

9 COUNCIL MEMBER REYNOSO: Aye.

10 COMMITTEE CLERK: Torres.

11 COUNCIL MEMBER TORRES: Aye.

12 COMMITTEE CLERK: Ignizio.

13 COUNCIL MEMBER IGNIZIO: Yes.

14 COMMITTEE CLERK: Garodnick.

15 COUNCIL MEMBER GARODNICK: Aye.

16 COMMITTEE CLERK: By a vote of 17 in the  
17 affirmative, zero in the negative and no abstentions,  
18 the items have been adopted. Members please sign the  
19 committee reports. Thank you.

20 CHAIRPERSON GREENFIELD: Thank you. As  
21 is our practice we are going keep the roll open for  
22 15 minutes until 11:43 a.m. Thank you.

23 [Pause]

24 [Gavel]

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1 COMMITTEE ON LAND USE 13

2 CHAIRPERSON GREENFIELD: Aye on all. Mr.  
3 Treyger.

4 COUNCIL MEMBER TREYGER: Aye on all.

5 COMMITTEE CLERK: Vote now stands at 18  
6 in the affirmative.

7 UNIDENTIFIED FEMALE: I vote Aye on all.

8 CHAIRPERSON GREENFIELD: One more time.  
9 Council Member Mealy.

10 COUNCIL MEMBER MEALY: I vote Aye on all.

11 CHAIRPERSON GREENFIELD: Thank you.

12 [Pause]

13 CHAIRPERSON GREENFIELD: Mr. Williams.

14 COUNCIL MEMBER WILLIAMS: I vote Aye on  
15 all, with the exception of Land Use #105 which I  
16 abstain.

17 [CROSSTALK]

18 COMMITTEE CLERK: Final vote, Committee  
19 on Land Use, all items have been adopted by a vote of  
20 20 in the affirmative, zero in the negative and no  
21 abstentions with the exception of Land Use item 105  
22 which has been adopted by a vote of 19 in the  
23 affirmative, zero in the negative and 1 abstention.

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1 COMMITTEE ON LAND USE

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2 CHAIRPERSON GREENFIELD: Land Use  
3 Committee meeting of August 19, 2014 is hereby  
4 adjourned.

5 [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           AUGUST 20, 2014