

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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January 14, 2016
Start: 11:37 A.M.
Recess: 11:53 A.M.

HELD AT: COMMITTEE ROOM - CITY HALL

B E F O R E: DAVID GREENFIELD
CHAIRPERSON

COUNCIL MEMBERS: INEZ D. BARRON
ANDREW COHEN
INEZ E. DICKENS
DANIEL GARODNICK
VINCENT J. GENTILE
BEN KALLOS
PETER A. KOO
BRAD S. LANDER
STEPHEN T. LEVIN
DARLENE MEALY
ROSIE MENDEZ
ANNABEL PALMA
ANTONIO REYNOSO
DONOVAN J. RICHARDS
YDANIS A. RODRIGUEZ
RITCHIE J. TORRES
MARK TREYGER
JUMAANE D. WILLIAMS

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

Good morning my name is David Greenfield I'm the Council Member from the 44th Council district in Brooklyn. A pleasure to serve as the Chair of the Land Use Committee. Folks, folks we can quiet down or take your conversations outside. Welcome back Council Member Dickens, we missed you, it's great to see you back, thank you so much and speaking of which I want to thank Council Member Cohen, he did an outstanding job pretending to be Council Member Dicken and it was, it was impressive, it was well keeled, not... not as obviously graceful as was Council Member Dickens but nonetheless you got the job done and we are grateful for your temporary leadership as a pinch hitter, so thank you very much for that work that you did, we appreciate that.

I want to welcome my esteem colleagues of the Committee; I want to recognize that Council Member Gentile gets the gold star for early attendance, thank you Council Member. I also want to recognize Council Members, I'm sorry, Council Members Richards you dispute that? Yes, he... he was here you he was here first, you were across the street with at a hearing, there's no way you were here before him. Council Member we take these gold stars very

seriously as you can see in the Land Use Committee. I also want to recognize Council Member Palma, we already mentioned Dickens, Garodnick, Mealy, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Reynoso and Torres.

What the Committee is voting on today is to approve each of the resolutions before you for presentation and vote by the full Council. The resolutions reflect the recommendation of the applicable Subcommittees. I want to recognize once again the Chairs of the Subcommittees, I want to thank Council Member Richards, the Subcommittee of Zoning and Franchises, Council Member Koo, Subcommittee on Landmarks, Public Citing and of course Council Member Dickens for Planning and Dispositions.

Today we have the following items from those Subcommittees for our considerations, LU 299 and LU 300 are two sidewalk café's that have been withdrawn in our therefore subject to a motion to file. LU 315, HARU, the applicant is seeking the approval to establish, maintain and operate an unenclosed sidewalk café at 220 Park Avenue South in Manhattan with 12 tables and 24 chairs, 4 year term.

LU #316, Numero 28, applicant is seeking approval to establish, maintain and operate an unenclosed sidewalk café at 176 2nd Avenue, Manhattan, 10 tables and 22 chairs, 4 year term.

LU #317, Blind Pig, I don't know about that, Blind Pig honestly, not sure that's (inaudible) but regardless the applicant is seeking approval to establish, maintain, and operate an unenclosed sidewalk café at 233 West 14th Street, 12 tables and 24 chairs for a 14 year term, all these 3 sidewalk cafés are in Council Member Mendez district. Welcome Council Member Mendez.

LU #321, 521-529 Durant Avenue, Zoning to modify the designated open space district within the special South Richmond development district. A text amendment is necessary to build on the development site, 16,669 square foot of (inaudible) divided side in two 3 tax and zoning lots, each would develop a detached 2 family home. This application is in Council Member Borrelli's district.

LU's #322, 323, 324, known as Landmark Colony, once again folks your welcomed to chat but if you can just whisper we'd certainly appreciate that. This application proposed by the EDC and NFC

associates to develop a New York Farm colony currently owned by the City into an aged restricted senior housing development know as Landmark Colony. The applicants are proposing the development of 344 residential homeowner units distributed through 11 building on site. The applicant proposed to developing 19,106 square feet of commercial space, 732 parking spaces along with 17.36 acres of publicly accessible open space, this site is a New York Farm Colony Historic District and it's building are untellable. State of disrepair the applicant proposes to preserve half of the existing building on the site and the Landmark Preservation Commission approved the plan on October 28th, 2014. Request and action includes this being New York City owned property, a zoning (inaudible) map amendment to establish 123 commercial overlay and (inaudible) to allow modification of private road requirement. The application is in Council Member Matteo's district and I know that he has worked tirelessly for literally the last decade to see this site reused so I want to congratulate him for those efforts and I just want to note that this is a site that has actually sat empty for 40 years and it is under the

leadership of Council Member Matteo and his predecessor the current Borough President who have been working tirelessly where they finally found a way and I believe in fact this is the fourth attempt at getting this done and they were finally able to actually bring this to forwisen and it's a huge accomplishment and I will ask the Council Member to speak in a couple of moments.

LU# 318, Mount Morris Park Historic district extension, the application is extension of Mount Morris Park Historic district consisting of 276 properties including (inaudible) complex the bulk of new designated process lies between Adequate and Palm Boulevard and Malcolm X Boulevard from 117th street to 124th street. This application is in Council Member Dicken's district.

LU# 325, 326, if from HPD a new Van Sinderen Lots LLC for UDAP designation disposition and project approval in the present zoning for M112R7AC24 at 669 Van Sinderen Avenue and 168 New Lots Avenue in order to facilitate the development of Van Sinderen Plaza, two seven story mixed use building with 130 units of affordable housing, (inaudible) commercial space and accessory below

grade parking. This application is in Council Member Barron's district and in fact would supply for extremely low and low affordable housing so congratulation Council Member Barron.

Subcommittees have all approved of these items and sent them to us with their recommendations the members who these districts are in have all approved these items and are recommending passage as well and with that I will turn to Council Member Steven Matteo to make some remarks on the historic renovation and repurpose of the property know as Landmark Colony, Council Member Matteo.

COUNCIL MEMBER MATTEO: Thank you Chair Greenfield. I want to start off by thanking Chair Richards and members of the Subcommittee for approving the project and the Subcommittee Chair Greenfield for your support and as you said it's been, it's been a long time coming. This property has been vacant for 40 years, my predecessor when he came into office in 1999, one of his first priorities was trying to resurrect (inaudible) Colony and 17 years later through our joint efforts, we are doing that today and just some brief history on the project, you know were looking to transform this 45

acre campus into 350 units of senior housing, 17,000 square feet of commercial space as well as a central bringing space and accessory parking. These buildings as... as Council Member Greenfield has already said they have been vacant for 40 years, they have been a torn in my side in the Borough President side since we have been in office. If any one goes online you can find out that there is paint ball games occurring every week there, so not only that but on a serious note the graffiti, the unsightly graffiti, some of the messages that were left on these buildings, the drug activity that continues to take place there and now we are transforming it to a wonderful bucolic project for our seniors. Far too often our seniors in Staten Island do not have a place to go and retire. Some are in lot move to New Jersey, this is a chance for to for us and working with... with the developer Ray Masucci and everyone involved in the architects to make sure that our seniors are staying home because that's where we want and just as much as everybody... everybody districts we want our seniors to stay home and to enjoy our wonderful Borough and we are doing that finally after 40 years, I want to thank Ray and his team for their collaborative

efforts, sitting with us, talking with us, making sure that this is the right project and this is the right project at the right place at the right time for failed RFPIs and RFPs, we attempted to try and get a school complex there, other senior housing, Ray's proposal was the first proposal that... that works, that works for the my district, it works for the area, it works for our seniors, so I look forward to passing this, I want to thank my colleagues for their support and I hope that the Committee follows the way of the Subcommittee and passes this, so we can move forward on this historic project, thank you.

CHAIR GREENFIELD: Thank you Mr. Minority Leader, any other members would like to make any remarks? Yes, Council Member Mendez.

COUNCIL MEMBER MENDEZ: Thank you Mr. Chair, I wanted to make some remarks about my 3 sidewalk cafés. I have a few more coming up, those are (inaudible)where people are putting, the owners are putting more tables and chairs here, there putting illegal furniture that can cause a street hazard for pedestrians so I think you know I'm... I'm sorry that there's so many items up but this has become a bigger problem in my district and I'm just

trying to deal with this piece by piece but I think this is something we should all be paying attention to, thank you.

CHAIR GREENFIELD: Thank you, any other Council Member have any remarks you'd like to make? Any questions? Hearing none were going to ask the Clerk to call the roll. I also want to recognize that we've been joined by Council Member Tregyer, by Council Member Rodriguez and I see Council Member Kallos and Lander as well.

COMMITTEE CLERK: William Martin, Committee Clerk, roll call vote, Committee on Land Use, Chair Greenfield.

CHAIR GREENFIELD: Aye on all.

COMMITTEE CLERK: Gentile.

COUNCIL MEMBER GENTILE: Council Member Matteo or maybe you can tell us at some point how we get into this bucolic senior development that would be great. I vote aye on all, congratulations.

COMMITTEE CLERK: Palma

COUNCIL MEMBER PALMA: Aye.

COMMITTEE CLERK: Dickens.

COUNCIL MEMBER DICKENS: Aye on all.

COMMITTEE CLERK: Garodnick.

COUNCIL MEMBER GARODNICK: Aye.

COMMITTEE CLERK: Mealy

COUNCIL MEMBER MEALY: May I explain my
vote.

CHAIR GREENFIELD: Council member Mealy
to explain her vote.

COUNCIL MEMBER MEALY: I just want to
thank Matteo, my colleague for 300 and some change
affordable, stable senior house and that is
phenomenal in this administration so congratulation
and I vote aye on all.

CHAIR GREENFIELD: Thank you.

COMMITTEE CLERK: Mendez.

COUNCIL MEMBER MENDEZ: Aye on all.

COMMITTEE CLERK: Rodriguez.

COUNCIL MEMBER RODRIGUEZ: Aye.

COMMITTEE CLERK: Koo.

COUNCIL MEMBER KOO: Aye.

COMMITTEE CLERK: Lander.

COUNCIL MEMBER LANDER: Aye.

COMMITTEE CLERK: Levin.

COUNCIL MEMBER LEVIN: Aye.

COMMITTEE CLERK: Williams.

COUNCIL MEMBER WILLIAMS: Thank you, abstaining on LU# 322, 323, 324 and aye on all the rest.

COMMITTEE CLERK: Richards.

COUNCIL MEMBER RICHARDS: Congrats again Minority Leader Matteo, I vote aye on all.

COMMITTEE CLERK: Barron.

COUNCIL MEMBER BARRON: Permission to explain my vote.

CHAIR GREENFIELD: Council Member to explain her vote.

COUNCIL MEMBER BARRON: Thank you, I think that it's great that we now have some property that's going to be developed that's been an eyesore and has brought very negative attention to that community, however I don't think that 135 percent of the AMI is really something that our seniors will be able to embrace and were talking about the housing shortage, so while I commend my colleague, I'll be abstaining on 322, 323, and 324 and then as it's relates to 325 and 326 I'm very pleased to say that this is a project that is in my district. I want to thank the Chair and her Committee for voting this out of Committee and just to bring to your attention it's

130 units that will be housed in two 7 story buildings and it is 100% affordable to those who live in my community and I say that because the rents are set at 27%, which is \$23,000 and 37% which is \$32,000 at 47% which is \$41,000 and 57% which is \$50,000 in addition to that you can get a 1 bedroom apartment for less than \$400 and a 3 bedroom apartment going up to \$1224 so it's certainly affordable to the community that in which it's being constructed and it has underground parking spaces for 21 vehicles as well as bicycle spaces for 69 bikes and the ground floor will be commercial so I want to thank again the Committee, Subcommittee for the work that they did and I want to thank the HPD and other organizations that worked with that and I vote aye on all the rest.

COMMITTEE CLERK: Cohen.

COUNCIL MEMBER GREENFIELD:

Congratulation, thank you Council Member.

COUNCIL MEMBER COHEN: I'm abstaining on LU 325, 326 and I'm voting aye on all the rest of the items on the calendar, thank you.

COMMITTEE CLERK: Kallos.

COUNCIL MEMBER KALLOS: Permission to explain my vote.

CHAIR GREENFIELD: Council Member Kallos to explain his vote.

COUNCIL MEMBER KALLOS: Just want to say that it would be hard to vote against anyone with a perfect attendance so it's just a congratulation and I vote aye.

COMMITTEE CLERK: Reynoso.

COUNCIL MEMBER REYNOSO: Permission to explain my vote.

CHAIR GREENFIELD: Council Member Reynoso to explain his vote.

COUNCIL MEMBER REYNOSO: I want to say that the 100% affordable housing in the 2 building that were talking about in Council Member Barrons district is really something to applaud. 100% at less than 60% affordable, 60% AMI. When you talk about real affordability this is exactly what were trying to target. Were at talking about 27% AMI in my district, 40% of my district is at 40% AMI and it's very hard to get those things done, so I just want to applaud Council Member Barron for the work that she's done there. She also got 69 spots for bikers, just want to thank you, really want to thank you for that one and I also want to say it's great to

see the leadership that we now have now in Staten Island, I think that what I heard from Council Member Matteo is that he did a better job than his predecessor in being able to complete this so, to Borough President Joe, just want to let him know that you know Staten Island is in good hands, so I vote aye on all.

CHAIR GREENFIELD: Thank you sir and congratulations starting the civil war in Staten Island.

COMMITTEE CLERK: Torres.

COUNCIL MEMBER TORRES: I vote aye.

COMMITTEE CLERK: Treyger.

COUNCIL MEMBER TREYGER: Just congratulations to my colleagues I vote aye.

COMMITTEE CLERK: By a vote of 19 in the affirmative, 0 in negative and no abstentions all items have been adopted with the exception of the following items; Land Use Items 322, 323 and 324 have been adopted by a vote of 17 in the affirmative, 0 in the negative and 2 abstentions and Land Use Items 325 and 326 which have been adopted by a vote of 18 in the affirmative, 0 in the negative and 1 abstention.

CHAIR GREENFIELD: Thank you were going
to keep the vote open until 12:05 p.m.

[pause]

CHAIR GREENFIELD: January 14, 2016 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 January 16, 2016