

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

September 8, 2016
Start: 11:59 a.m.
Recess: 12:25 p.m.

HELD AT: Committee Room - City Hall

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

COUNCIL MEMBERS: Vincent J. Gentile
Annabel Palma
Inez E. Dickens
Daniel R. Garodnick
Darlene Mealy
Rosie Mendez
Ydanis A. Rodriguez
Peter A. Koo
Brad S. Lander
Stephen T. Levin
Jumaane D. Williams
Ruben Wills
Deborah L. Rose
Donovan J. Richards
Inez D. Barron
Andrew Cohen
Ben Kallos
Antonio Reynoso
Ritchie J. Torres
Mark Treyger

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

2 [sound check, pause]

3 CHAIRPERSON GREENFIELD: Good morning.

4 My name is David Greenfield. I am the Councilman

5 from the 44th Council District in Brooklyn. I'm

6 privileged to serve as the chair of the Land Use

7 Committee. I want to welcome my esteemed colleagues

8 who are members of the committee, Council Member

9 Gentile, Council Member Palma, Council Member

10 Dickens, Council Member Garodnick, Council Member

11 Mendez, Council Member Koo, Council Member Lander,

12 Council Member Levin, Council Member Williams,

13 Council Member Wills, Council Member Richards,

14 Council Member Cohen, Council Member Kallos, Council

15 Member Reynoso, Council Member Torres and Council

16 Member Treyger. As always, I want to thank Chair

17 Dickens, Chair Richards and Chair Koo for their work

18 at chairing their respective subcommittees. There

19 are three resolutions before, which represent the

20 recommendations of the subcommittees for presentation

21 to vote by the full council. [Shushing] Quiet on

22 the set, please. [background comments] First up, we

23 have seven sidewalk cafes.

24

25

2 LU No. 435, Wine 34, and application for
3 an unenclosed sidewalk café at 127 East 34th Street
4 in Council Member Mendez's district.

5 LU No, 436, Duke of Montrose, an
6 application for an unenclosed cafe located in 47 5th
7 Avenue in Council Member Lander's district.

8 LU No. 459, Le Pinta Mexican Cuisine, an
9 application at 711 West 181st Street in Council
10 Member Rodriguez's district.

11 LU NO. 460, an application at 483
12 Amsterdam Avenue in Council Member Rosenthal's
13 district. Folks, if would can use our inner voices
14 today being a first day of school and all. LU No.
15 460, an application at 483 Amsterdam Avenue in
16 Council Member Rosenthal's district.

17 LU No, 461 Haru, an application for a
18 small unenclosed sidewalk café at 176 8th Avenue in
19 Council Member Johnson's district.

20 LU No. 462, Benva Bakery, an application
21 at 440 Amsterdam Avenue in Council Member Rosenthal's
22 district.

23 LU No. 463, Bill's Bar & Burger, an
24 application at 22 9th Avenue in Council Member
25 Johnson's district.

2 And then we have 1775 Grand Concourse in
3 Bronx Community Board 5, which is an application
4 submitted by 1775 Grand Concourse, LLC for amendment
5 of the Zoning Resolution to permit indirectly
6 illuminated signs on Grand Concourse street frontage
7 of a specified commercial in full size, and that sign
8 will affect approximately 17 buildings. This
9 application is in Council Member Cabrera's district.

10 LU No. 437, 625 West 47th (sic), an
11 application submitted by Durst Pyramid, LLC for an
12 amendment of the Zoning Resolution to allow an order
13 of use in an existing building. This application is
14 in Council Member Rosenthal's district.

15 LU No. 439, 38th Street and 31st Avenue,
16 rezoning, an application submitted by 30-70 Astoria,
17 LLC for an amendment to the zoning map to change an
18 R5B district to an R6B on property roughly bounded by
19 38th Street, 31st Avenue and a line midway between
20 37th Street and 38th Avenue. This application is
21 Council Member Constantinides' district.

22 LU No. 432, East Houston Rezoning in
23 Council Mendez's district was withdrawn and therefore
24 is subject to a motion to file.

2 Next up we have eight proposed Landmark
3 designations. Once again, the bulk of these
4 designations are because of the legislation that was
5 sponsored by Chair Koo and myself, which is finally
6 dealing with approximately 100 items that have been
7 backlogged for the last 50 years, and most of these
8 items, in fact, are being landmarked. The Church of
9 St. Joseph of the Holy Family. The proposed
10 designation of the St. Joseph of the Holy Family
11 located at 401 to 403 West 125th Street as a historic
12 landmark in Council Member Levine's district.

13 LU No. 441 Saint Paul Roman Catholic
14 Church, the designation of Saint Paul Catholic Church
15 located at Block 1645, Lot 7 in part. This is in the
16 Speaker's district.

17 LU No. 442, the former firehouse Engine
18 Company 29 located at 160 Chambers Street. The
19 building is in Council Member Chin's district.

20 LU No. 443, the designation of 315
21 Broadway Building. This building is also in Council
22 Member Chin's district.

23 The next three items are all in Council
24 Member Rose's district.

2 LU No. 444, George William and Anna
3 Curtis House, the proposed designation of George
4 William and Anna Curtis' house located at 234 Bard
5 Avenue.

6 LU No. 445, the proposed designation of
7 St. John's Protestant Episcopal Church Rectory
8 located at 1333 Bay Street.

9 LU No. 460-446, the proposed designation
10 of 92 Harrison Street House located incidentally at
11 92 Harrison Street.

12 LU No. 447, the proposed designation of
13 the Princes Bay Lighthouse Complex located at 6204
14 Hylan Boulevard. This application is in Council
15 Member Borelli's district.

16 And finally, the grand finale. We have a
17 very significant application that was voted out by
18 our Planning Subcommittee yesterday and that is LU
19 Nos. 448 to 452, La Cent Traub (sic). This is a
20 complex application with a series of actions
21 including the UDAP designation and disposition of
22 city-owned property, a rezoning to a C6-2- C6-2 text
23 amendment to apply to the MAH program and two special
24 permits for broke (sic) and use waivers. But all
25 these actions will facilitate the construction of a

2 100% affordable housing project containing almost
3 1,000 units of affordable housing, 831 affordable
4 apartments, 160 supportive housing units, commercial
5 space, a new YMCA, new open space including a skate
6 park in the Melrose section of the Bronx. This
7 project is truly a mixed-income project with AMIs
8 ranging from 30% of the area median income to 130%
9 and will address the housing needs of a range of New
10 Yorkers. I want to congratulate Council Member
11 Salamanca on delivering this extraordinary project
12 for his community and for negotiating a significant
13 portion of the project, in fact, over 40% of this
14 projects is at or below 60 AMI, and that is in large
15 part due to the Council Member's insistence on having
16 a diversity of affordability at this project. I also
17 want to congratulate the very large development team,
18 and the Department of Housing and Preservation here
19 in New York City whose been working on this project
20 for quite a few years. This is really a significant
21 achievement of over 1,000 units of affordable
22 housing. Do any members have any questions or
23 remarks that they would like to make? Hearing none,
24 I will ask the clerk to call the roll.

1 COMMITTEE ON LAND USE 9

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

5 CHAIRPERSON GREENFIELD: Aye on all.

6 CLERK: Gentile.

7 COUNCIL MEMBER GENTILE: Aye on all.

8 CLERK: Palma.

9 COUNCIL MEMBER PALMA: [off mic] Aye on
10 all.

11 CLERK: Dickens.

12 COUNCIL MEMBER DICKENS: Aye.

13 CLERK: Garodnick.

14 COUNCIL MEMBER GARODNICK: Aye.

15 CLERK: Mendez.

16 COUNCIL MEMBER MENDEZ: Aye.

17 CLERK: Koo.

18 COUNCIL MEMBER KOO: [off mic] Aye on
19 all.

20 CLERK: Lander.

21 COUNCIL MEMBER LANDER: [off mic] Aye on
22 all.

23 CLERK: Levin.

24 COUNCIL MEMBER LEVIN: Aye on all.

25 CLERK: Williams.

2 COUNCIL MEMBER WILLIAMS: Aye.

3 CLERK: Wills.

4 COUNCIL MEMBER WILLS: Aye on all.

5 CLERK: Richards.

6 COUNCIL MEMBER RICHARDS: Aye on all.

7 CLERK: Cohen. Kallos.

8 COUNCIL MEMBER KALLOS: Aye on all.

9 CLERK: Reynoso.

10 COUNCIL MEMBER REYNOSO: I vote aye.

11 CLERK: Torres.

12 COUNCIL MEMBER TORRES: Aye on all.

13 CLERK: Treyger.

14 COUNCIL MEMBER TREYGER: Permission to

15 briefly explain my vote, Chair?

16 CHAIRPERSON GREENFIELD: Council Member

17 Treyger to explain his vote.

18 COUNCIL MEMBER TREYGER: I just wanted

19 just to very briefly commend the Land Use staff, the

20 Chair Greenfield and I think the Subcommittee Chair

21 as well, Donovan Richards and my colleague Councilman

22 Salamanca on a really—also Chair Dickens of the

23 Subcommittee yesterday. A development her in the

24 South Bronx that will actually have locals not just

25 witness a development, but actually be a part of the

2 building of the development, a commitment to have
3 union jobs from the local community, work and
4 maintain and be the supers of the development, and to
5 have amenities that will be open and accessible to
6 all, and affordable to those who live in the
7 community. I think that was an extraordinary victory
8 by Councilman Salamanca. I just wanted that. I
9 commend the Land Use staff and the chairs. I vote
10 aye on all. Thank you.

11 CLERK: Cohen.

12 COUNCIL MEMBER COHEN: Congratulations to
13 my colleague Rafael Salamanca, and I vote aye.

14 CLERK: By a vote of 17 in the
15 affirmative, 0 in the negative and no abstentions,
16 all items have been adopted.

17 CHAIRPERSON GREENFIELD: Thank you.
18 We're going to keep the vote open until 12:22 p.m.
19 [pause]

20 CLERK: All items on today's Committee on
21 Land Use have been adopted by a final vote of 17 in
22 the affirmative, 0 in the negative and no
23 abstentions.

24

25

1 COMMITTEE ON LAND USE

12

2 CHAIRPERSON GREENFIELD: Thank you, Clerk
3 of the Land Use Committee. The meeting of September
4 8, 2016 is hereby adjourned. [gavel]

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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 13, 2016