

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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December 5, 2016  
Start: 11:47 a.m.  
Recess: 12:21 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  
DEBORAH L. ROSE  
JUMAANE D. WILLIAMS  
RUBEN WILLS  
DONOVAN J. RICHARDS  
INEZ D. BARRON  
ANDREW COHEN  
BEN KALLOS  
ANTONIO REYNOSO  
RITCHIE J. TORRES

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

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2 CHAIRPERSON KOO: Okay, let's start our  
3 committee meeting. Good morning.

4 CHAIRPERSON KOO: Yeah. My name is Peter  
5 Koo. I'm filling in for Council Member Greenfield as  
6 the chair of the Land Use Committee. I want to  
7 welcome my esteemed colleagues who are members of the  
8 committee, Council Member Gentile, Palma, Council  
9 Member Garodnick, Council Member Mendez, Council  
10 Member Levin, Rose, Williams, Wills, also Council  
11 Member Kallos, Reynoso, Torres. I want to thank Chair  
12 Dickens and Chair Richards for their work in the  
13 zoning and planning subcommittees. We will be voting  
14 on a resolution to modify one application and approve  
15 the remaining applications before us today. These  
16 resolutions before you represent the recommendations  
17 of the subcommittees for presentation and vote by the  
18 full council. LU530 227th Street rezoning application  
19 for zoning, zoning amendment that will establish a  
20 C2-2 overlay in an existing R3-1 district on property  
21 located on 141st Road between 227th Street and 228th  
22 Street. LU number 533 application submitted by the  
23 School Construction Authority for a proposed 646 seat  
24 intermediate school to be constructed in Council  
25 Member Ferreras-Copeland's district in Queens. LU

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2 number 534 application submitted by the School  
3 Construction Authority for a proposed 180 seat pre-  
4 kindergarten facility to be constructed in Council  
5 Member Lander's district in Brooklyn. LU number 525  
6 PLC 4th Street slash Maria Estella one. Application  
7 by the Department of Housing Preservation and  
8 Development for an amendment to approve article 510  
9 and project and two tax exemptions to facilitate the  
10 construction of two new buildings totaling 199  
11 affordable rental units reviewing the assisting Maria  
12 Estella houses. LU numbers 535 through 539. Small  
13 homes rehab NYCHA slash HFH phase two through six.  
14 These are five applications by the HPD for approval  
15 of an urban development action area project and two  
16 tax exemptions for each property. Approval of these  
17 actions will facilitate the habitation and sale of a  
18 turn key single family home currently owned by NYCCA.  
19 These homes will be available for sale and affordable  
20 to families making from 50 to 80 percent of the area  
21 median income. LU numbers 506 through 511; 550  
22 Washington Street. 550 Washington Street is an  
23 application with a series of actions including; one,  
24 zoning tax... zoning tax amendment to establish the  
25 special Hudson River Park district. Two, a zoning

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2 amendment to replace N1-5 and N2-4 zoning on the site  
3 with a combination of C6-4, C6-3, and N1-5 zoning  
4 districts. Three, a special permit pursuant to  
5 proposed special Hudson River Park district to  
6 permit... to permit the transfer of 200,000 square feet  
7 of floor area from PF40 to the development site and  
8 allow for both waivers. Four, three additional  
9 parking special permits. What we are voting on today  
10 is to improve these applications with a series of  
11 modifications which I will describe briefly. One, on  
12 the zoning tax the modifications include limiting  
13 future transfer of, of developmental rights to review  
14 the same committee board as the granting site  
15 limiting the amount of development rights to be  
16 transferred into Community Board 2 to 200,000 square  
17 feet and ensuring that the funding for the part is  
18 secure prior to a building permit being issued for  
19 the new development. Second, the modifications to  
20 plan include a series of restrictions on the size of  
21 the retail open space and also a requirement for a  
22 new 15,000 square foot indoor recreation center.  
23 Three, on the parking special permits the council  
24 modifications will reduce the number of spaces from a  
25 maximum of 772 to a maximum of 425. Four, even though

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2 the primary public benefit is the contribution of 100  
3 million to Hudson River Park the council member has  
4 also constructed a project which will have a 25  
5 percent of the housing as permanently affordable with  
6 approximately 330,000 square feet of, of affordable  
7 housing including a senior housing development. The  
8 incomes in the affordable housing will vary from 60  
9 AMI to 100 AMI in the neighborhood..

10 COMMUNITY COUNSEL: 130.

11 CHAIRPERSON KOO: To.. I'm sorry, yeah.

12 The incomes in the affordable housing will vary from  
13 60 AMI to 130 AMI in the neighborhood that has seen  
14 very limited affordable housing production and the  
15 council modification will ensure that we have the  
16 most units at 60 percent.. 60 AMI and 80 AMI. I want  
17 to congratulate Hudson River Park Trust and the  
18 applicant team here from working collectively for  
19 over two years with community.. with the community to  
20 create this framework and I want to acknowledge the  
21 really hard work of the Council Member Johnson to  
22 ensure Hudson River Park which is really a citywide  
23 park has an infusion of capital funding to help  
24 support its maintenance and that the resulting  
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2 development project integrates as thoughtfully as  
3 possible into the neighborhood. I will turn you over...

4 COMMUNITY COUNSEL: He's not here...

5 CHAIRPERSON KOO: Nope...

6 COMMUNITY COUNSEL: He's not here...

7 CHAIRPERSON KOO: No, no. Just skip that...

8 COMMUNITY COUNSEL: Subcommittee... the  
9 subcommittee...

10 CHAIRPERSON KOO: Okay. The subcommittees  
11 have recommended approval of all these items and  
12 approval of the 550 Washington application with the  
13 modification that I described. All of the local  
14 council member's approve these recommendations as  
15 well. We are also joined by Council Member Rodriguez  
16 and Council Member Barron. Do any members have any  
17 questions or remarks? Seeing none I will ask the  
18 clerk to make the call...

19 COMMUNITY COUNSEL: Call the roll.

20 CHAIRPERSON KOO: Make the... make the roll  
21 call.

22 COMMITTEE CLERK DESTEFANO: Community  
23 Clerk Matthew DeStefano Committee on Land Use roll  
24 call vote. Chair Koo?

25 CHAIRPERSON KOO: I vote aye on all.

COMMITTEE ON LAND USE

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all.

COMMITTEE CLERK DESTEFANO: Gentile?

COUNCIL MEMBER GENTILE: I vote aye on

COMMITTEE CLERK DESTEFANO: Palma?

COUNCIL MEMBER PALMA: Aye.

COMMITTEE CLERK DESTEFANO: Garodnick?

COUNCIL MEMBER GARODNICK: Aye.

COMMITTEE CLERK DESTEFANO: Mendez?

COUNCIL MEMBER MENDEZ: Aye.

COMMITTEE CLERK DESTEFANO: Rodriguez?

COUNCIL MEMBER RODRIGUEZ: [off mic] Aye.

COMMITTEE CLERK DESTEFANO: Levin?

COUNCIL MEMBER LEVIN: Aye.

COMMITTEE CLERK DESTEFANO: Rose?

COUNCIL MEMBER ROSE: [off mic] Aye.

COMMITTEE CLERK DESTEFANO: Williams?

COUNCIL MEMBER WILLIAMS: Aye.

COMMITTEE CLERK DESTEFANO: Wills?

COUNCIL MEMBER WILLS: Aye on all.

COMMITTEE CLERK DESTEFANO: Barron?

COUNCIL MEMBER BARRON: [off mic] Aye.

COMMITTEE CLERK DESTEFANO: Kallos?

COUNCIL MEMBER KALLOS: Aye on all.

COMMITTEE CLERK DESTEFANO: Reynoso?



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COUNCIL MEMBER REYNOSO: I vote aye.

COMMITTEE CLERK DESTEFANO: Torres?

COUNCIL MEMBER TORRES: [off mic] Aye.

COMMITTEE CLERK DESTEFANO: Okay. By a  
vote of 13, 13 in the affirmative, zero in the  
negative...

[background comments]

COMMITTEE CLERK DESTEFANO: okay, Council  
Member Barron.

COUNCIL MEMBER BARRON: Thank you, I vote  
aye with the exception of 506 and 507 through 511 on  
which I am abstaining, thank you.

COMMITTEE CLERK DESTEFANO: Okay. Thank  
you. And by a vote of 14...

COMMUNITY COUNSEL: Williams he passed  
on...

COMMITTEE CLERK DESTEFANO: Williams, I'm  
sorry.

COUNCIL MEMBER WILLIAMS: Thank you, may  
I excuse from my vote?

CHAIRPERSON KOO: Sure...

COUNCIL MEMBER WILLIAMS: Thank you. Just  
rereading some of the comments that I made in the  
zoning committee of why I would not be able to

1 support this... all of everything that's here, I'm  
2 voting aye on all except Land Use 506 to 511 to...  
3 really to help push this body forward I believe in  
4 thinking about how to do this project, I know that  
5 Council Member Johnson worked very hard on this  
6 project and I know got a lot out of it including the  
7 land marking but I think in particular where we are  
8 in this country and Dr. Ben Carson and the new HUD  
9 secretary and how Trump thinks about housing I think  
10 municipality is going to be that much more important  
11 in, in the work that they're doing and I think this  
12 administration along with us needs to push further  
13 down deep in affordability at least to the 30 or 40  
14 percent or else we won't get a handle on what's going  
15 on in housing and homelessness in this city and for  
16 that reason I have to vote no on those and aye on all  
17 the rest, thank you.

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19 CHAIRPERSON KOO: Thank you.

20 COMMITTEE CLERK DESTEFANO: By a vote of...

21 COMMUNITY COUNSEL: He voted no, right?

22 COMMITTEE CLERK DESTEFANO: Yes. By a  
23 vote of 14 in the affirmative, zero in the negative,  
24 no abstentions the items have been adopted with the  
25 exceptions of LU's 506, 507, 508, 509, 510, and 511

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2 with a vote it's 12 in the affirmative, one in the  
3 negative, one abstention.

4 CHAIRPERSON KOO: We will leave the vote  
5 open for another 15 minutes. We are also joined by  
6 Council Member Mealy, Council Member Mealy would you  
7 vote? We are joined by Council Member Treyger for a  
8 vote.

9 [pause]

10 COMMITTEE CLERK DESTEFANO: Continuation of  
11 roll call, Council Member Treyger?

12 COUNCIL MEMBER TREYGER: I vote aye.

13 COMMITTEE CLERK DESTEFANO: Okay, vote now  
14 stands at 15 in the affirmative, zero in the negative,  
15 no abstentions with the exceptions of LU 506, 507,  
16 508, 509, 510, 511 with a vote still 15 in the  
17 affirmative, one negative, and one abstention.

18 CHAIRPERSON KOO: Council Member Mealy's  
19 going to vote.

20 COUNCIL MEMBER MEALY: Could I...

21 COMMITTEE CLERK DESTEFANO: ...yes...

22 COUNCIL MEMBER MEALY: ...explain my vote? I  
23 just want to take this opportunity to just say a few  
24 things in regards to this administration in saying  
25 that their paperwork don't update so often. Something

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2 should, should, should be done about that whatever we  
3 vote in land and disposition should be... everyone's  
4 paperwork should be the same so far I will vote on  
5 this my parcel and my district next community board  
6 nine and 17 just hope that we keep these AMI's the  
7 same with a two family one... one family house for 375  
8 dollars, one three bedroom one family house for 66,  
9 AMI for 315 dollars and one two bedroom for 50 percent  
10 AMI at 250,000. I hope that this can stay, I will ask  
11 the community to call my office to make sure that we  
12 get these one family affordable housing that the  
13 lottery will be fair and just and I'm looking forward  
14 to people calling me to see how we can get this home  
15 ownership and get more of it and I vote aye on all.

16 COMMITTEE CLERK DESTEFANO: By the vote 16  
17 in the affirmative, zero in the negative, no  
18 abstentions with exceptions of LU 506, 507, 508, 509,  
19 510, 511; 14 in the affirmative, one in the negative,  
20 and one abstention, thank you.

21 CHAIRPERSON KOO: Okay, meeting's  
22 adjourned.

23 [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 December 27, 2016