

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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May 4, 2017  
Start: 11:26 p.m.  
Recess: 12:01 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  
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  
Rafael Salamanca, Jr.

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

2 CHAIRPERSON GREENFIELD: Good morning.

3 My name is David Greenfield. I am the Council Member  
4 from the 44<sup>th</sup> Council District in Brooklyn. I'm  
5 privileged to serve as the chair of the Land Use  
6 Committee. For those of you who are celebrating  
7 today, I wish you a happy Star Wars Day. May the  
8 fourth be with you. I want to welcome my esteemed  
9 colleagues who are members of the committee today. I  
10 want to thank Council Members Gentile, Council Member  
11 Palma, Council Member Mendez, Council Member  
12 Rodriguez, Chair Koo, Council Member Rose, Council  
13 Member Williams, Council Member Wills, Council Member  
14 Kallos, Council Member Treyger and Chair Salamanca.  
15 I want to thank Chair Salamanca, Chair Richards and  
16 Chair Koo for outstanding work on the respective Land  
17 Use subcommittees. Today, we will be voting on  
18 eleven items all of which have been heard in the  
19 subcommittees already. LUs No. 602, 603,  
20 Preconsidered LU 20175310HKM 612, 613, 618 and 620  
21 through 624. We'll be voting to approve all of these  
22 items except for LU 612 and 613, which we will vote to  
23 approve with modifications. The first item is LU  
24 602, the People's Trust Company located at 181  
25 Montague Street in Council Member Levin's district in

2 Brooklyn. This is a landmark. According to the Land  
3 Mark Preservation Commission this is "imposing" one-  
4 story double height neoclassical bank building. It  
5 was one of the first commercial banks built in this  
6 section of Brooklyn Heights, and it's critical to the  
7 development of Bank Row on Montague Street. The  
8 building was constructed from 1904 to 1906. Council  
9 Member Levin has indicated that he supports the  
10 designation.

11           The second item is LU 602, the National  
12 Guaranty Company Building at 185 Montague Street,  
13 also in Council Member Levin's district in Brooklyn.  
14 According to the Landmarks Preservation Committee,  
15 this building is a notable example of art deco  
16 commercial architecture, and was constructed from  
17 1929 to 1930. Council Levin indicated he supports the  
18 designation as well. Is Council Member Levin here?  
19 Does he want to make a statement? I do not see him.  
20 Okay.

21           The third item, Preconsidered LU as an  
22 individual landmark designation for the interiors of  
23 the Waldorf Astoria Hotel located at 301 Park Avenue  
24 in Council Member Garodnick's district in Manhattan.  
25 The Landmarks Preservation describes this hotel as

2 one of the city's most prominent hotels built in 1923  
3 to '31. That was a long time, and often called New  
4 York's unofficial palace. The interior designation  
5 includes the stylish lobbies and spacious ballrooms.  
6 It's really very nice. You should check it out, and  
7 we are going to be landmarking the interior of that  
8 hotel.

9           The fourth and fifth items, LUs 612 and  
10 613 the 1860 Eastern Parkway Rezoning are  
11 applications for a rezoning from an R6 and R6C2-32R8A  
12 C2-4, and designation of mandatory inclusionary  
13 housing area in order to facilitate the development  
14 of a 10-story 100% affordable building with 67  
15 apartments and the community facility space at 1860  
16 Eastern Parkway. I recognize that we've been joined  
17 by Council Member Reynoso. True Holy Church, the  
18 occupant of the existing one-story building at the  
19 development site will occupy the community facility  
20 space. The zoning text amendment, as proposed, will  
21 create a Mandatory Inclusionary Housing area where  
22 options 1 and 2 would be available. The  
23 modifications we will be making is to remove option 2  
24 from the Mandatory Inclusionary Housing area limiting  
25 it only to option 1. I know that Council Member

2 Jumaane Williams has strong objections to this, and  
3 we're going to hear from him later about that. The  
4 modification would allow for only option 1, 25% of  
5 the development, and an average of 60% of AMI with  
6 10% at 40% AMI to apply to rezoned lots. The  
7 property is located in Council Member Espinal's  
8 district, and he supports this modification.

9 We'll be also voting to approve LU 618  
10 and 281 West 150<sup>th</sup> Street tax exemption pursuant to  
11 the Article 11 of the Private Housing Financing Law.  
12 The property is in Council Member Perkins' district  
13 in Manhattan. It would receive a 40-year tax  
14 exemption, which would facilitate the preservation of  
15 a multi-family building with 20 units of affordable  
16 rental housing in Hamilton Heights.

17 Finally, we'll be voting to approve LU  
18 620 through 624, an application known as the  
19 Southeastern Queens Vacant Homes. NYCHA clusters 1  
20 through 5. The applications are tax exemptions and  
21 UDAAP approvals were reviewed and approved by the  
22 Council in September of last year. However, a  
23 technical correction is required for tax exemption  
24 terms. Originally the commencement date of tis tax  
25 exemption is proposed to run from the later-later of

2 the specific date or the date that the sponsor signed  
3 an enforcement mortgage. Rather than an enforcement  
4 mortgage, the sponsor will sign financing documents.  
5 See this proves the need to have excellent lawyers  
6 reviewing your documentations before we approve them.  
7 The tax exemptions' approvals will be updated to  
8 reflect this change. Cluster 1 is in Council Member  
9 Ferreras-Copeland's district. [background comments]  
10 I know. We are still advocating for option 0, which  
11 as I explained Council Members it doesn't actually  
12 exist, but we'll hear about that in a few moments.  
13 Cluster 2 is in Council Member Grodenchik's district.  
14 Cluster 2 is in Council Member Lancman's district.  
15 Cluster 4 is in Council Member Miller's district.  
16 Cluster 5 is in Council Member Richard's district.  
17 All of the Council Members support these corrections.  
18 Are there any questions or remarks on these  
19 applications?

20 We will now move onto a vote in  
21 accordance with the recommendations of the  
22 Subcommittees to approve LU Nos. 602, 603,  
23 Preconsidered LU 2017310HKM 618 and 620 through 624,  
24 and to approve with the modifications that I have  
25

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2 described, LUs 612 and 613, Eastern Parkway. Will  
3 the Clerk please call the roll.

4 CLERK: William Martin Committee Clerk.

5 Roll call vote Committee on Land Use. All items are  
6 coupled. Chair Greenfield

7 CHAIRPERSON GREENFIELD: [pause] I vote  
8 aye on all.

9 CLERK: Rodriguez.

10 COUNCIL MEMBER RODRIGUEZ: Aye.

11 CLERK: Gentile.

12 COUNCIL MEMBER GENTILE: Aye.

13 CLERK: Palma.

14 COUNCIL MEMBER PALMA: [off mic] Aye.

15 CLERK: Mendez.

16 COUNCIL MEMBER MENDEZ: [off mic] Aye.

17 CLERK: Koo.

18 COUNCIL MEMBER KOO: I vote aye.

19 CLERK: Rose.

20 COUNCIL MEMBER ROSE: [off mic] Aye.

21 CLERK: Williams.

22 COUNCIL MEMBER WILLIAMS: Council Member

23 Rose challenges aside and the Chair's ironic jokes

24 aside, I vote aye on all and congratulate Council

25



1 COMMITTEE ON LAND USE

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2 Member Espinal for a job well done on this MIH  
3 rezoning.

4 CLERK: Wills.

5 COUNCIL MEMBER WILLS: Aye on all.

6 CLERK: Reynoso.

7 COUNCIL MEMBER REYNOSO: I vote aye on  
8 all.

9 CLERK: Kallos.

10 COUNCIL MEMBER KALLOS: Aye on all.

11 CLERK: Salamanca.

12 COUNCIL MEMBER SALAMANCA: [off mic] Aye  
13 on all.

14 CLERK: By a vote of 12 in the  
15 affirmative, 0 in the negative and no [pause].

16 CHAIRPERSON GREENFIELD: Thank you. As  
17 our tradition--[background comments] Oh-

18 CLERK: Council Member Treyger.

19 CHAIRPERSON GREENFIELD: --you missed  
20 Council Member Treyger. You--you can't do this without  
21 Council Member Treyger.

22 CLERK: And so, I--I know I have the  
23 deciding vote here, but I do vote aye on all and  
24 congratulate my colleagues.

25

2 CHAIRPERSON GREENFIELD: In fairness,  
3 Council Member Treyger is so slim and trim now that  
4 if you don't catch him at the right angle, it's  
5 possible actually not to notice that he's actually  
6 there. [laughter] So, that's—that's the reason why  
7 the Clerk did not notice Council Member Treyger.  
8 [background comments] Thank you.

9 CLERK: Council Member Torres.

10 COUNCIL MEMBER TORRES: Whatever David  
11 wants. What do you want me to do, David? I vote aye  
12 on all, yeah.

13 CHAIRPERSON GREENFIELD: Thank you. I—I'm  
14 in favor of this, but Council Member Williams is  
15 still insisting that we haven't reached a low enough  
16 affordability. So, I'll allow for the two of you to  
17 hash it out.

18 CLERK: Council Member Garodnick.

19 COUNCIL MEMBER GARODNICK: Aye.

20 CLERK: By a vote of 15 in the  
21 affirmative, 0 in the negative and no abstentions all  
22 items have been adopted as indicated on the Land Use  
23 Agenda. Thank you.

24 CHAIRPERSON GREENFIELD: Thank you very  
25 much. As is our practice, we're going to keep the

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2 vote open for 15 minutes. It is currently 11:34.

3 We'll round it up to 11:50 a.m. Thank you to all of  
4 my colleagues and have a wonderful day and enjoy the  
5 holiday. [pause]

6 CLERK: Council Member Barron.

7 COUNCIL MEMBER BARRON: I vote aye.

8 [pause] [background comments]

9 CLERK: Continuation of roll call the  
10 Committee on Land Use. Council Member Lander.

11 COUNCIL MEMBER LANDER: Enthusiastically  
12 aye on all. [pause]

13 CLERK: Continuation of roll call, the  
14 Committee on Land Use. Council Member Levin.

15 COUNCIL MEMBER LEVIN: I vote aye on all.  
16 [pause]

17 CLERK: Continuation of roll call, the  
18 Committee on Land Use. Council Member Cohen.

19 COUNCIL MEMBER COHEN: I vote aye.  
20 [pause] [background comments]

21 CLERK: Final vote in the Committee on  
22 Land Use. All items have now been adopted by a vote  
23 of 19 in the affirmative, 0 in the negative and no  
24 abstentions.

25

2 CHAIRPERSON GREENFIELD: Thank you. This  
3 concludes the Land Use Committee for May 4, 2017. We  
4 wish s speedy recovery to Sarah Cohen who is home  
5 today, Andy's daughter, and as we say, may the fourth  
6 be with you. [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 June 7, 2017