

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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June 19, 2017
Start: 11:41 a.m.
Recess: 12:04 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
- DEBORAH L. ROSE
- JUMAANE D. WILLIAMS
- RUBEN WILLS
- 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)

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[gavel]

CHAIRPERSON GREENFIELD: Council Member

Rose is here, we may begin. Good morning. Good morning, my name is David Greenfield I'm the Council Member from the 44th Council District in Brooklyn. I'm privileged to serve as the Chair of the Land Use Committee. Folks if we can get some quite on the set please. Thank you very much. I want to welcome my esteemed colleagues who are members of the committee in joining us today. I want to recognize that Council Member Gentile was the first to arrive and shall be the first to leave. I want to recognize Council Member Garodnick, Council Member Mendez, Chair Koo, Council Member Rose, Council Member Barron, Council Member Kohen, Council Member Kallos, Council Member Treyger, and Council... and Chair Salamanca. I want to thank Chair Salamanca, Chair Richards, and Chair Koo for their outstanding work on our Land Use Subcommittee so they will be voting to approve all the land use items in our calendar. The first two items on our calendar for a vote to approve our pre-considered LU's for the siting of two 332 seat Primary Schools both in Council Member Menchaca's district. These much-needed schools are located at

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2 4525 8th Avenue and 4302 4th Avenue in Brooklyn. We'd
3 also be voting to approve LU's 682 and 683, the
4 Whitlock and 165th Street rezoning application in
5 Chair Salamanca's district. This application for a
6 rezoning to change existing M1-1 District to an R8A
7 slash C2-4 District and a zoning text amendment to
8 establish a Mandatory Inclusionary Housing are would
9 facilitate the development of two 14 story... folks if
10 I can just ask if it's possible just to whisper,
11 thank you very much... would facilitate the development
12 of two 14 story buildings with approximately 474
13 units of affordable housing reserved for families
14 making between 30 and 80 percent of the area median
15 income. The two buildings would also contain
16 community facilities and commercial space. The next
17 item for approval is LU 684, the Lower Manhattan
18 Plaza Applicability Text Amendment for the property
19 in Council Member Chin's District. This application
20 would allow development sites in C6-4 Districts
21 within 50 feet of a designated retail street to take
22 advantage of a public plaza bonus provision. The next
23 item is also a text amendment. The next item is also
24 a text amendment to the zoning resolution LU 689. The
25 Section 93-122 text amendment would change the zoning

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2 regulations applicable to a development site as
3 Subarea 3 of the Special Hudson Yards District. The
4 change would allow for a building containing
5 residences to be developed prior to the minimum
6 amount of commercial floor area being developed for a
7 zoning lot of at least 55,000 square feet, no less
8 than 69,000 square feet. A portion of the zoning lot
9 would be reserved for the mandated commercial space.
10 The effected properties located in Council Member
11 Johnson's District. Lastly, we'll be voting to
12 approve LU 690, 704, and 705. LU 690, the Bedford
13 Arms Application is for a Private Housing Finance Law
14 Article XI tax exemption for a period of 40 years for
15 the 1350 Bedford Development in Council Member
16 Cumbo's District. The project was approved at our
17 last meeting. LU 704, the Habitat for Humanity Single
18 Family Home Phase 3. The project is an application
19 under the General Municipal Law for an UDAP project,
20 20-year real property tax exemption and waiver of
21 area designation requirements and provisions of the
22 Charter for property in Council Member Miller
23 District in Queens. LU 705 is an application for 30-
24 year tax exemption under Article 11 to facilitate the
25 rehabilitation and preservation of property located

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2 at 233 Stuyvesant Avenue in Council Member Cornegie's
3 District. All the Council Members in the local
4 districts are supportive of the applications I have
5 described. I'm actually going to come back to
6 questions and remarks in a minute and the Chair will
7 ask the Clerk to please ask Council Member Gentile
8 for his vote.

9 COMMITTEE CLERK DISTEFANO: Committee
10 Clerk Matthew Distefano, Committee on Land Use,
11 Council Member Gentile?

12 COUNCIL MEMBER GENTILE: I vote aye on
13 all.

14 CHAIRPERSON GREENFIELD: So, for the
15 record we are now voting in accordance to the
16 recommendations of Subcommittees to approve pre-
17 considered LU's 20175217SCK and 20165647SCK and LU
18 682, 683, 684, 689, 690, 704, and 705. Do any members
19 have any questions, do any members have any
20 statements that they would like to make, Council
21 Member Menchaca would you like to make a statement?

22 COUNCIL MEMBER MENCHACA: Yes.

23 CHAIRPERSON GREENFIELD: The Chair
24 recognizes Council Member Menchaca to make a
25 statement.

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2 COUNCIL MEMBER MENCHACA: Thank you Chair
3 and to all the members of the committees. My, my
4 statement is short but I want to underscore how
5 important this is to Sunset Park and the incredible
6 overcrowded crisis where schools are operating at an
7 average of 120 percent over capacity. We have two new
8 schools on the docket and I also want to recognize
9 that we don't take this lightly at all as a city
10 council when we look at landmarking... or landmarked
11 buildings. We've heard the concerns and we will
12 dedicate time and effort to build the relationships
13 that need to be built between the preservation
14 community, Sunset Park Community and the SCA to
15 ensure that everybody who wants to be at the table
16 can be at the table to discuss the future of these
17 buildings I'm really excited for this work and I
18 thank all of you and our community who has been
19 spearheading this energy on the ground and really
20 changing over the relationship with SCA to bring you
21 schools. Over 20 percent of the schools that are
22 getting built in the city right now are, are going to
23 be built in Sunset Park, that's a direct relationship
24 between the work that we're doing on the ground and
25 connecting to government. That's how it should work

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2 and all of you are a part of it today by voting yes.

3 Thank you.

4 CHAIRPERSON GREENFIELD: Thank you
5 Council Member, any other Council Members have any
6 other comments they'd like to make about this or any
7 other projects? Hearing none I will ask the Clerk to
8 please call the role?

9 COMMITTEE CLERK DISTEFANO: Committee on
10 Land Use, Chair Greenfield?

11 CHAIRPERSON GREENFIELD: Aye on all.

12 COMMITTEE CLERK DISTEFANO: Garodnick?

13 COUNCIL MEMBER GARODNICK: [off-mic] Aye.

14 COMMITTEE CLERK DISTEFANO: Mendez?

15 COUNCIL MEMBER MENDEZ: [off-mic] Aye.

16 COMMITTEE CLERK DISTEFANO: Koo?

17 COUNCIL MEMBER KOO: Aye.

18 COMMITTEE CLERK DISTEFANO: Rose?

19 COUNCIL MEMBER ROSE: [off-mic] Aye.

20 COMMITTEE CLERK DISTEFANO: Barron?

21 COUNCIL MEMBER BARRON: I pass.

22 COMMITTEE CLERK DISTEFANO: Kohen?

23 COUNCIL MEMBER KOHEN: I'm going to vote
24 aye.

25 COMMITTEE CLERK DISTEFANO: Kallos?

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2 COUNCIL MEMBER KALLOS: Permission to
3 explain my vote.

4 CHAIRPERSON GREENFIELD: Council Member
5 Kallos to explain his vote.

6 COUNCIL MEMBER KALLOS: I want to speak
7 to one of the school sites in Council Member
8 Menchaca's District, wanted to make it clear that I
9 do have concerns about SCA or... sorry, the School
10 Construction Authority or the ECF targeting landmarks
11 throughout our city and using them as locations to
12 get around the Landmarks Law which is there to
13 protect these buildings and demolishing them in favor
14 of schools, I, I favor schools, we need more schools.
15 I want to acknowledge and thank Council Member
16 Menchaca for preserving the historic façade around
17 the building, I want to thank the School Construction
18 Authority for agreeing to... coming back... come back to
19 the Council Member and the Preservation Community
20 with whether or not the full façade can be preserved
21 because currently a portion of the façade is being
22 excluded. I also want to note for the record that the
23 School Construction Authority said that there are no
24 other landmark sites being considered and that they
25 do not plan to move forward with any others, this is

1
2 not meant to create precedence, this is a unique one
3 time situation because of an ongoing crisis and in
4 addition I, I support school seats anywhere in the
5 city and we also hope that the School Construction
6 Authority will actually build seats in the Upper East
7 Side where we are short about 2,000 seats with very
8 few plans if any to build the ones that our kids
9 need. So, with that being said I again want to thank...
10 congratulate Council Member Menchaca, thank him for
11 his leadership, thank him for securing the
12 preservation of most of the façade or I think about
13 90 percent and I vote aye.

14 CHAIRPERSON GREENFIELD: Thank you
15 Council Member.

16 COMMITTEE CLERK DISTEFANO: Treyger?

17 COUNCIL MEMBER TREYGER: [off-mic] Aye.

18 COMMITTEE CLERK DISTEFANO: Salamanca?

19 COUNCIL MEMBER SALAMANCA: [off-mic] Aye
20 on all.

21 COMMITTEE CLERK DISTEFANO: Barron?

22 COUNCIL MEMBER BARRON: Permission to
23 explain my vote?

24 CHAIRPERSON GREENFIELD: Council Member
25 Barron to explain her vote.

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COUNCIL MEMBER BARRON: Thank you. I vote aye on all with the exception of Land Use 690 on which I'm voting no. I think that as we talk about the homeless crisis and the expanding numbers of homeless people that we've got to do more to provide for housing for people who are homeless or people who are able to work but not able to pay the rent and this project is an M squared project which means half of this is for people who are making 100,000 dollars and the neighborhood median income in that area I believe is about 40 so we're involved our... we're putting ourselves in a situation, we're creating gentrification by providing housing for people who are not... who live in the community but are not able to afford. So, I'm voting no on 690.

CHAIRPERSON GREENFIELD: Thank you.

COMMITTEE CLERK DISTEFANO: Okay, by a vote of 11 in the affirmative and zero in the negative and no abstentions the Land Use Items printed in today's Land Use Calendar have been adopted with the exception of LU 690 where the vote stands at ten in the affirmative, one in the negative, and no abstentions.

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CHAIRPERSON GREENFIELD: Thank you, we're going to keep the vote open and thank you all and hope to see you back here on the 27th. Don't take too long of a vacation, thanks.

COMMITTEE CLERK DISTEFANO: Continuation of the roll call on Land Use Items printed in today's Land Use Calendar. Council Member Rodriguez?

COUNCIL MEMBER RODRIGUEZ: Aye.

COMMITTEE CLERK DISTEFANO: Council Member Torres?

COUNCIL MEMBER TORRES: [off-mic] I vote aye.

COMMITTEE CLERK DISTEFANO: Okay, the vote now stands at 13 in the affirmative, zero in the negative and no abstentions for approval with the exceptions of LU 690 which has now been adopted by a vote of 12 in the affirmative, one in the negative, and no abstentions.

CHAIRPERSON GREENFIELD: Alright, as is our practice we're going to keep the roll open for a few more minutes until noon and then we will conclude the hearing.

COMMITTEE CLERK DISTEFANO: Continuation of the roll call. Council Member Reynoso?

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COUNCIL MEMBER REYNOSO: I vote aye on
all.

COMMITTEE CLERK DISTEFANO: Continuation
of the roll call on Land Use Items printed in today's
Land Use Calendar, Council Member Mealy?

COUNCIL MEMBER MEALY: Aye on all.

COMMITTEE CLERK DISTEFANO: The vote
stands at 15 in the affirmative, zero in the
negative, and no abstentions with the exception of LU
690 where the vote is 14 in the affirmative, one in
the negative, and no abstentions, thank you.

CHAIRPERSON GREENFIELD: Thank you, this
concludes the Land Use Committee Meeting of
Wednesday, July 19th. This meeting 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

July 30, 2017