

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND  
CONCESSIONS

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October 10, 2017  
Start: 1:47 p.m.  
Recess: 1:53 p.m.

HELD AT: Committee Room - City Hall

B E F O R E:  
RAFAEL SALAMANCA, JR.  
Chairperson

COUNCIL MEMBERS:  
Darlene Mealy  
Ydanis A. Rodriguez  
Andrew Cohen  
Mark Treyger

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

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND  
2 CONCESSIONS

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2 [sound check, background comments]

3 [pause]

4 [background comments]

5 [gavel]

6 CHAIRPERSON SALAMANCA: Alright, good  
7 afternoon everyone. I am Council Member Rafael  
8 Salamanca, chair of the Subcommittee on Planning,  
9 Dispositions and Concessions. Welcome to today's  
10 hearing. We're joined today by Council Member Andy  
11 Cohen and Council Member Darlene Mealy.

12 We will not be holding any hearings  
13 today, LU 746, the NCP Park and Elton Apartments, tax  
14 exemption application will be laid over; we will be  
15 voting on the Lower Concourse North application.

16 LU 747-750, the Lower Concourse North  
17 Rezoning, seeks approval for the disposition of City-  
18 owned property, a zoning map amendment, a zoning text  
19 amendment, and a special permit. These approvals  
20 will facilitate the development of the site located  
21 on the Harlem River, just north of 145th Street  
22 Bridge in the Bronx. The proposed development would  
23 include over 1,000 units of housing and a mix of  
24 retail, office, community facility uses, and a  
25 significant amount of publicly accessible open space.

3 The development site is located in The Speaker's  
4 district; she supports these applications for  
5 modification; the modifications will remove MIH  
6 Option 2 and add the deep affordability option.  
7 Option 1 will be retained, so Option 1 and deep  
8 affordability will apply to the site. Additionally,  
9 the height of the Phase 2 project will be reduced  
10 from 400 to 375. The Speaker couldn't be here today,  
11 but asked that I read a brief statement on her  
12 behalf.

13 "Throughout the ULURP process, I have  
14 heard the concerns voiced about this project; I have  
15 worked hard to ensure this project responds to them  
16 and brings quality open space, community facility and  
17 cultural space, and much-needed affordability housing  
18 for the South Bronx community.

19 On open space, the project will deliver  
20 approximately 2.6 acres of open spaces, a waterfront  
21 esplanade, and an expansion of Mill Pond Park and a  
22 public plaza along Exterior Street. The developer  
23 will also be required to incorporate a publicly  
24 accessible bathroom as part of the Phase 1 project.  
25 EDC and Parks will complete a long-promised park; one  
that was mapped as part of the 2009 Lower Concourse

2 Rezoning on 144th Street. The City is currently  
3 going through the condemnation process to acquire the  
4 mapped parkland located along the Harlem River  
5 waterfront on East 144th Street in order to develop a  
6 new waterfront park. Additionally, the Parks  
7 Department will invest in existing open space through  
8 the allocation of \$6.8 million in funding in the  
9 Bronx Community Board 4 to reconstruct the Franz  
10 Sigel ball fields; this will compliment Council  
11 funding for this year's FY 2018.

12 On affordability, Phase 1 will remain 600  
13 permanent affordable units of housing, including  
14 deeply affordable units at the following income  
15 levels: at least 20% for households earning no more  
16 than 30% of the AMI, including 10% for formerly  
17 homeless households; at least 30% of the units at or  
18 below 60% of AMI; at least 20 of the units at or  
19 below 80% of AMI; at least 50% of the units at or  
20 below 100% of AMI; no units will exceed 130% of AMI.

21 Phase 2 of the development will include  
22 the following parameters on affordability: 20% of the  
23 units at 30% of AMI or below; 30% of the units  
24 between 31-60% of AMI; 30% of the units between 60-

3 130% of AMI; and a maximum of 20% of the units at  
4 market rate above 130% of AMI.

5 On height, in response to Community Board  
6 4's concerns on the height of the building, the  
7 height of Phase 2 will be capped at 375 feet.

8 On schools, I'm happy to announce that  
9 the City will site a new approximately 572-seat  
10 school located within Subdistrict 3 at 639 St. Ann's  
11 Avenue to help address the school seat impact.

12 Finally, on community space, this project  
13 will provide a large amount of community facility  
14 space that is slated to include the Universal Hip Hop  
15 Museum, a movie theater, local not-for-profit  
16 BronxWorks, and space for other community-serving  
17 uses.

18 I want to thank the development team, L&M  
19 Development Partners and Type A Project, for the  
20 discussions thus far and for their commitment to  
21 ongoing discussions with the community and EDC, HPD,  
22 Parks, Community Board 4, and the Council staff for  
23 their hard work on this project."

24 With that said, are there any questions  
25 from members on the Subcommittee? No? Alright, so  
now I will call the vote to approve with the

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2 modifications I have described, LU 747-750. Counsel,  
3 please call the roll.

4 COMMITTEE COUNSEL: Chair Salamanca.

5 CHAIRPERSON SALAMANCA: Aye.

6 COMMITTEE COUNSEL: Council Member Mealy.

7 COUNCIL MEMBER MEALY: Aye.

8 COMMITTEE COUNSEL: Council Member Cohen.

9 COUNCIL MEMBER COHEN: I vote aye.

10 COMMITTEE COUNSEL: With 3 in the  
11 affirmative, 0 in the negative and 0 abstentions, the  
12 items are approved with modifications and referred to  
13 the full Land Use Committee.

14 CHAIRPERSON SALAMANCA: Thank you. I  
15 would like to thank the Council staff and Land Use  
16 staff for preparing today's hearing and the members  
17 of the public and my colleagues for attending. This  
18 meeting is hereby adjourned.

19 [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 October 11, 2017