

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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January 25, 2018
Start: 11:13 A.M.
Recess: 11:31 A.M.

HELD AT: Committee Room - City Hall

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

COUNCIL MEMBERS: Adrienne E. Adams
Inez D. Barron
Costa G. Constantinides
Chaim M. Deutsch
Ruben Diaz, Sr.
Vanessa L. Gibson
Barry S. Grodenchik
Ben Kallos
Andy L. King
Peter A. Koo
Rory I. Lancman
Stephen T. Levin
I. Daneek Miller
Francisco P. Moya
Antonio Reynoso
Donovan J. Richards
Carlina Rivera
Ritchie J. Torres
Mark Treyger

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

2 [sound check, pause] [gavel]

3 CHAIRPERSON SALAMANCA: Alright, good
4 morning everyone. Welcome to the first meeting of
5 the Committee on Land Use of the Eleventh Session of
6 the City Council. I am Council Member Rafael
7 Salamanca, Chair of this committee. I want to
8 welcome my esteemed colleagues who are members of
9 this committee. I want to welcome—we have Council
10 Member Constantinides, Council Member Deutsch,
11 Council or Chair Kallos, Council Member King, Council
12 Member Lancman, Council Member Richards, Council
13 Member Treyger, Council Member Grodenchik, Chair
14 Adams, Council Member Diaz, and Chair Moya. I want
15 to thank Chair Moya, Chair Adams, and Chair Kallos
16 for their work on Land Use Subcommittees. Today,
17 we'll be voting on five applications. We'll be
18 voting to approve LU 2, the Brown Sugar Bar and
19 Restaurant sidewalk café application. This
20 application is for a recoverable consent to maintain
21 and operate an undisclosed sidewalk café at 5060
22 Broadway in Council Member Rodriguez's district in
23 Manhattan. We'll be voting to recommend approval of
24 LU 3, the Bedford Avenue commercial overlay
25 application. This application would establish a C1-4

2 commercial overlay district within an existing R6A
3 district. The new commercial overlay would apply to
4 the western side of Bedford Avenue between North 10th
5 and North 11th Streets in Council Member Levine's
6 district in Brooklyn. I'm sorry, Council Member
7 Levin's district in Brooklyn. We will be voting to
8 approve with modifications LUs 4 and 5 the Bergen
9 Street Rezoning in Council Member Cumbo's district in
10 Brooklyn. This application consists of a change in
11 zoning district from M1-1 district to an R6B district
12 for the development site fronting on Bergen Street,
13 to the west Carlton Avenue, and for several other
14 properties fronting on Dean Street. The Relate Text
15 Amendment application would apply to the Mandatory
16 Inclusionary Housing Program to the area. On the
17 development site, the rezoning would facilitate a new
18 26-unit residential building. The modification is to
19 eliminate the MIH Option 2, requiring the development
20 to utilize MIH Option 1. This will ensure that MIH
21 units will be available to low-income residents. We
22 will be voting to approve LU 11 the Fort Washington
23 Avenue Cluster application in Council Member Levine's
24 district in Manhattan. HPD seeks approval of an
25 Urban Development Action Area Project, UDAAP

2 designation. Disposition of project approval
3 pursuant to Article 16 of the General Municipal Law
4 and a 40-year property tax exemption pursuant to
5 Article XI of the Private Housing Finance Law. These
6 actions will facilitate and rehabilitate a
7 disposition for four city-owned and occupied
8 residential buildings totaling 94 units to the
9 existing tenants. We are also voting to file LU 1,
10 the II Pitino sidewalk café application. This
11 application was withdrawn after Department of Parks
12 and Recreation determined the café would be located
13 on the area that Parks maintains, and manages, and
14 which is intended to reconstruct. With that, I'll
15 take any questions or remarks from members in the
16 committee. Alright, so I will now call the vote in
17 accordance with the recommendation of the
18 subcommittees and with the support of the local
19 members to approve LUs 2, 3 and 11, to approve with
20 modifications I have describe LU 4 and 5 and to file
21 LU1. Will the clerk please call the roll.

22 CLERK: William Martin, Committee Clerk,
23 roll call vote in Committee on Land Use. Chair
24 Salamanca.

25 CHAIRPERSON SALAMANCA: Aye on all.

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2 CLERK: Constantinides.

3 COUNCIL MEMBER CONSTANTINIDES: Aye on
4 all.

5 CLERK: Deutsch.

6 COUNCIL MEMBER DEUTSCH: Aye on all.

7 CLERK: Kallos.

8 COUNCIL MEMBER KALLOS: Aye on all.

9 CLERK: King.

10 COUNCIL MEMBER KING: Aye on all.

11 CLERK: Koo.

12 COUNCIL MEMBER KOO: Aye on all.

13 CLERK: Lancman.

14 COUNCIL MEMBER LANCMAN: Aye on all.

15 CLERK: Richards.

16 COUNCIL MEMBER RICHARDS: Aye.

17 CLERK: Treyger.

18 COUNCIL MEMBER TREYGER: Aye.

19 CLERK: Grodenchik.

20 COUNCIL MEMBER GRODENCHIK: Aye.

21 CLERK: Adams.

22 COUNCIL MEMBER ADAMS: Aye on all.

23 CLERK: Diaz.

24 COUNCIL MEMBER DIAZ: [off mic] Aye on
25 all. (sic)

2 CLERK: Moya.

3 COUNCIL MEMBER MOYA: Aye on all.

4 CLERK: By a vote of 13 in the
5 affirmative, 0 in the negative and no abstentions,
6 all items are adopted.

7 CHAIRPERSON SALAMANCA: Alright, I will--
8 [background comments]. Okay, I would like to thank
9 the members of the public, my colleagues, counsel and
10 Land Use staff for attending today's hearing. I will
11 leave the roll open for 15 minutes. Thank you.

12 [pause]

13 CLERK: Continuation roll call, Committee
14 on Land Use, Council Member Rivera.

15 COUNCIL MEMBER RIVERA: Aye on all.

16 CLERK: The vote now currently stands at
17 14 in the affirmative. [pause] Continuation roll
18 call, Committee on Land Use. Council Member Gibson.

19 COUNCIL MEMBER GIBSON: I vote aye.

20 CLERK: The vote is now at 15 in the
21 affirmative. [pause] The final vote Committee on Land
22 Use, all items have been adopted by the committee, 15
23 in the affirmative, 0 in the negative and no
24 abstentions.

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2 CHAIRPERSON SALAMANCA: Thank you. This
3 meeting is now adjourned. [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 January 25, 2018