

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 6, 2018
Start: 3:32 p.m.
Recess: 3:54 p.m.

HELD AT: Committee Room - City Hall

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

COUNCIL MEMBERS: Inez Barron
Fernando Cabrera
Costa G. Constantinides
Ruben Diaz, Sr.
Barry Grodenchik
Vanessa Gibson
Andy King
Peter A. Koo
Rory I. Lancman
Stephen T. Levin
Daneek Miller
Antonio Reynoso
Donovan J. Richards
Carlina Rivera
Ritchie J. Torres
Mark Treyger
Kalman Yeger
Acting Chair Chaim M. Deutsch
Chair Adrienne Adams
Chair Francisco Moya

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

2 [sound check] being recorded by Israel
3 Martinez.

4 [gavel] All right, good afternoon
5 everyone. Good afternoon everyone. If we can please
6 start the Committee. Good afternoon everyone.
7 Welcome to the Land Use Committee shhhhh. I am
8 Council Member Rafael Salamanca, the chair of this
9 Committee. I want to welcome my esteemed colleagues
10 who are here and members of this Committee. We'd
11 like to welcome Council Member Gibson, Council Member
12 Constantinides, Acting Chair Deutsch, Council Member
13 King, Council Member Koo, Council Member Lancman,
14 Council Member Levin, Council Member Miller, Council
15 Member Reynoso, Council Member Richards, Council
16 Member Torres, Council Member Treyger, Council Member
17 Grodenchik, Chair Adams, Council Member Diaz, Chair
18 Moya, Council Member Rivera. We are also joined by
19 Council Member Yeager and Council Member Cabrera. I
20 would like to thank Chair Moya and Chair Adams for
21 their work on the Land Use Subcommittees earlier
22 today. Today we'll be taking votes on two zoning
23 applications, the Sea Park North rezoning and the
24 Jerome Avenue rezoning. We will also be voting on a
25 motion to file the Campaign Finance Board office

2 space which was withdrawn earlier today. The Sea
3 Park North rezoning application LU15 and 16 consists
4 of a zoning map amendment to allow increased
5 residential density and a zoning text amendment to
6 establish the mandatory inclusionary housing program
7 on property located between Neptune Avenue, West 28th
8 Street, Mermaid Avenue and West 29th Street in Coney
9 Island, Brooklyn. Approval of these actions will
10 facilitate the development of 153 unit affordable
11 housing development financed under HPD's extremely
12 low and low income affordability program. We will be
13 voting on a modification to remove MIH option 2 from
14 the rezone area to ensure that the resulting
15 development reached the lowest incomes possible under
16 MIH. Next, the Jerome Avenue rezoning is a
17 neighborhood wide rezoning in community boards 4, 5,
18 and 7, along the Jerome Avenue in the Bronx. The
19 rezoning application LU18 would change a variety of
20 zoning districts in the area to establish some mixed
21 use residential zoning throughout the corridor. The
22 zoning text amendment LU17 would establish the
23 special Jerome Avenue district and establish a
24 mandatory inclusionary housing area. Lastly, City
25 Map amendment LU19 will map Block 2520, Lot 19, as

2 park land facility, the development of corporal
3 Fisher Park. We will be voting to modify the
4 application to make changes to the proposed zoning
5 text in order to remove MIH option 2 from the area
6 and to ensure that portions of the rezoned area that
7 are being proposed as R8A, the zoning district will
8 remain the currently applicable floor area and height
9 regulations. These approvals would establish the
10 zoning framework to promote the development of much
11 needed affordability housing in the area. In
12 addition to the zoning framework, Council Members
13 Gibson and Cabrera have worked with the
14 administration on commitments for sorely needed
15 investment for the area surrounding the Jerome Avenue
16 corridor. Are there any questions or remarks from
17 members of the subcommittee? All right, are there
18 any members, I'm sorry, are there any remarks from
19 Council Member Treyger?

20 COUNCIL MEMBER TREYGER: I just want to
21 just briefly again say thank you to Chair Salamanca
22 who has been incredibly helpful, responsive,
23 accessible. We had a late night yesterday, a lot of
24 back and forth discussions and I cannot thank him
25 enough for his leadership and his incredible support.

2 He really had my back and had the back on my
3 district. I want to thank him publicly for that and
4 his amazing staff. I know the great Land Use staff
5 as well as Chair Moya, Roger Mann, Brian Paul, Dillon
6 Casey and Mulevin[phonetic] Than. This housing
7 development is truly 100% affordable housing with
8 deep levels of affordability. As mentioned MIH
9 option was changed from 2 to 1. We are redeveloping
10 an under-utilized lot that was just simply collecting
11 dust in Coney Island. There's an ironclad commitment
12 for local hiring for both construction and permanent
13 maintenance jobs, commitment from the applicant to
14 work with us on lottery readiness in the community
15 and how to apply in the application process for
16 housing, commitments to improve the Mermaid Avenue
17 commercial corridor, commitments from administration
18 to study safety measures around this site and
19 existing infrastructure and the applicant is
20 committed to develop on-site resiliency measures
21 including bioswales and storm water retention tanks
22 so again I thank the chair for the leadership for
23 incredible support and with that I will be supporting
24 this application. Thank you.

2 CHAIRPERSON SALAMANCA: Thank you Council
3 Member Treyger. Remarks from Council Member Gibson.

4 COUNCIL MEMBER GIBSON: Thank you Chair, and
5 just very briefly I want to first thank the
6 Subcommittee on Zoning for approving the Jerome
7 Avenue rezoning plan and certainly I want thank Chair
8 Salamanca for his leadership. I want to thank Chair
9 Moya, to my partner, Council Member Cabrera and to
10 all the advocacy groups. The Jerome Avenue
11 neighborhood rezoning plan is going to make
12 significant investments in the West Bronx. Our
13 community boards 4, 5, and 7, we want to thank them
14 as well as the Bronx Borough president, Ruben Diaz,
15 Jr. and I think the very unique thing about this
16 opportunity is that the Bronx has not seen a major
17 rezoning since the 1960's. That was the last time
18 that any administration gave any type of attention to
19 the West Bronx so from 1960 to 2018 a lot has
20 happened in our community, a lot of development, a
21 lot of disinvestment, a lot of opportunities that
22 have been missed and certainly the Jerome
23 neighborhood plan is not a missed opportunity but it
24 is simply an opportunity to do better, to give the
25 community residents what they have always deserved

2 from day one and I'm grateful that this plan makes a
3 great step of progress forward in housing, deep
4 affordability, education, park lands, schools,
5 transportation and work force development and small
6 business development and I'm happy to see this plan
7 move forward and look forward to all of my colleagues
8 on the Committee voting in the affirmative for the
9 Jerome plan. Thank you so much.

10 CHAIRPERSON SALAMANCA: Thank you Council
11 Member Gibson and now remarks from Council Member
12 Cabrera.

13 COUNCIL MEMBER CABRERA: Thank you so much
14 Mr. Chair and thank you for all your help, phone
15 calls and your intentions to make sure that we were
16 getting the best deal. Today's vote is the major
17 victory after several years of community planning
18 bringing together thousands of residents, business
19 owners, community groups and elected officials to
20 develop the sheer vision of the future of this
21 neighborhood in which all residents are served. I
22 want to thank my colleague, Council Member Vanessa
23 Gibson for all your hard work, my staff, Greg
24 Faulkner, Clera[phonetic] Maclavine[phonetic],
25 Anthony Springer, the Land Use division staff,

2 Regiu[phonetic] Mann, Jeff Uem[phonetic], M. E.
3 Levitane[phonetic] and Deland Casey, the Bronx
4 Borough president, Ruben Diaz, Jr. and Bronx
5 community boards 4, 5, and 7 and the administration
6 and City planning, Uman[phonetic] Catazy[phonetic],
7 Aman[phonetic] Tegany[phonetic], Anusia[phonetic]
8 Ventramon[phonetic], Carol Salmo, Michael
9 Parkison[phonetic], Jeff Lynch, Deputy Mayor Alicia
10 Glen, Commissioner Legal[phonetic]. Thank you for
11 all of your help and those long hours we spent
12 together going back and forth in our negotiations.
13 This process began with Mayor de Blasio's
14 announcement of fifteen neighborhood studies focus on
15 affordable housing 2014. Over the next several
16 years, we got input from every part of the rezoning
17 area and put forth our very best efforts to create a
18 vision for a new Jerome Avenue corridor that will
19 serve the community's needs. I am proud to have been
20 instrumental in expanding it from the original 46
21 block study area to a securing span of 95 blocks.
22 Our communities will benefit greatly from major
23 investment and preserving 2,500 units of affordable
24 housing and the creation of new affordable housing,
25 investment annotation. The new 450AC primary school

2 in my district will also include a community center
3 which will house an after school program, not only in
4 my district but also in Council Member Gibson's
5 district as well. Workforce Development in
6 compliance assistance for the auto industry and a
7 \$1.5 million grant pull to defray the cost of
8 relocation, work force training for residents and
9 auto workers and creation of the Jerome Local Hiring
10 and Responsible Contracting Working Group to be led
11 jointly by Council Member Gibson and myself. The
12 Jerome Avenue rezoning will end with \$60 million
13 towards our parks which greatly enhance the
14 attractiveness of neighborhoods and the health and
15 the wellbeing of residents, \$50 million in DOT
16 improvement will enhance safety and pedestrian
17 [Inaudible] with security cameras through the
18 corridor, lighting, crosswalks, repaved streets,
19 wayfinding and redesigned intersections. The new
20 Jerome Avenue public health taskforce will help our
21 neighborhood plan putting us on the path to better
22 health outcomes and reducing the high incidence of
23 chronic illness. The success of Jerome Avenue
24 rezoning sets a high bar for all future rezoning
25 projects for the full collaboration and community

2 participation. I'm proud of the work we have done
3 together for the good of our community. Thank you so
4 much Mr. Chair.

5 CHAIRPERSON SALAMANCA: All right, thank you
6 Council Member Cabrera. Thank you Council Members
7 for all your hard work on these applications. I will
8 now call on a vote in accordance with recommendations
9 of the subcommittees and with support of the local
10 members to approve a modifications I have described,
11 LU15 and 16, the Sea Park North Rezoning and LU17,
12 18, and 19, the Jerome Avenue Rezoning and a motion
13 to file the preconsidered LU Campaign Finance Board
14 office space that was withdrawn. Will the Clerk
15 please call the roll?

16 CLERK MARTIN: William Martin, Committee
17 Clerk, roll call vote Committee on Land Use. All
18 items are coupled. Chair Salamanca?

19 CHAIRPERSON SALAMANCA: Aye on all.

20 CLERK MARTIN: Gibson?

21 COUNCIL MEMBER GIBSON: I vote aye on
22 all.

23 CLERK MARTIN: Constantinides?

24 COUNCIL MEMBER CONSTANTINIDES: Aye on
25 all.

2 CLERK MARTIN: Deutsch?

3 COUNCIL MEMBER DEUTSCH: Aye on all.

4 CLERK MARTIN: King?

5 COUNCIL MEMBER KING: Aye on all.

6 CLERK MARTIN: Koo?

7 COUNCIL MEMBER KOO: Aye on all.

8 CLERK MARTIN: Lancman?

9 COUNCIL MEMBER LANCMAN: Aye.

10 CLERK MARTIN: Levin?

11 COUNCIL MEMBER LEVIN: Aye on all.

12 CLERK MARTIN: Miller?

13 COUNCIL MEMBER MILLER: Affirmative.

14 CLERK MARTIN: Reynoso?

15 COUNCIL MEMBER REYNOSO: Aye on all.

16 CLERK MARTIN: Richards?

17 COUNCIL MEMBER RICHARDS: Congratulations

18 to both Council Members Gibson and Cabrera. I vote

19 aye.

20 CLERK MARTIN: Torres?

21 COUNCIL MEMBER TORRES: Aye.

22 CLERK MARTIN: Treyger?

23 COUNCIL MEMBER TREYGER: Aye.

24 CLERK MARTIN: Grodenchik?

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2 COUNCIL MEMBER GRODENCHIK: I'm delighted
3 to vote aye on this project which will pump \$60
4 million into the New York City park system which we
5 always need more money. This Chair of Parks is
6 delighted. The only deficiency I see in this
7 rezoning, Mr. Chairman, is that it comes this close
8 to where I was born but it didn't quite get there so
9 maybe next time. Aye on all.

10 CLERK MARTIN: Adams?

11 COUNCIL MEMBER ADAMS: Congratulations to
12 my colleagues. Very excited for your constituents.
13 Aye on all.

14 CLERK MARTIN: Diaz?

15 COUNCIL MEMBER DIAZ: I take this
16 opportunity to congratulate Council Member Vanessa
17 Gibson for such a inspiring speech in the defense of
18 these project and Council Member Cabrera. They
19 really has worked, have worked hard. We from the
20 Bronx we know, the area we know exactly what are they
21 talking about, we talking about, sacrifices and more
22 the benefit that they are obtaining for the member of
23 that community so I'm so proud of them, so proud to
24 be called their colleagues and congratulation again
25 and the Bronx Borough president who will be as

2 unitized working hard with them. As a Bronxite and
3 as a representative from the 18th council district in
4 the Bronx, I congratulate you and I'm proudly,
5 proudly, proudly vote yes.

6 CLERK MARTIN: Moya?

7 COUNCIL MEMBER MOYA: Aye.

8 CLERK MARTIN: Rivera?

9 COUNCIL MEMBER RIVERA: Aye on all.

10 CLERK MARTIN: By a vote of 18 in the
11 affirmative, 0 in the negative and no abstentions,
12 all items have been adopted by the Committee.

13 CHAIRPERSON SALAMANCA: All right, I
14 would like to thank the members of the public, my
15 colleagues, Council and Land Use staff for attending
16 today's hearing. I will leave the roll call open for
17 five minutes. Thank you.

18 [pause]

19 CLERK MARTIN: Continuation roll call,
20 Committee on Land Use. Council Member Barron?

21 COUNCIL MEMBER BARRON: I vote aye.
22 Thank you.

23 CLERK MARTIN: Final roll on today's
24 Committee on Land Use. All items have been adopted

1 COMMITTEE ON LAND USE

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2 by a vote of 19 in the affirmative, 0 in the negative
3 and no abstentions.

4 COUNCIL MEMBER: This hearing of the
5 Committee on Land Use is hereby adjourned. Thank you
6 colleagues.

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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 March 19, 2018