

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 15, 2018  
Start: 11:19 a.m.  
Recess: 11:30 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 L. 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. I am Rafael Salamanca, Chair of  
5 the Land Use Committee. I want to thank Chair Moya,  
6 Chair Adams and Chair Kallos for their work on our-on  
7 our Land Use Committee Subcommittee. Today we'll be  
8 voting to approve the Spofford Campus Redevelopment  
9 Application also know as the Peninsula. These five  
10 related actions, LUs 31 to 35 will facilitate the  
11 redevelopment of the former Spofford Juvenile  
12 Detention Center into a five-building mixed-use  
13 project with approximately 740 units of 100%  
14 affordable housing and light industrial, commercial  
15 community facility uses in the Hunts Point  
16 neighborhood in my Council district. Today, we will  
17 be-also be voting to approve LUs 39 and 40 to much  
18 needed primary schools in Council Member Van Bramer's  
19 district in Queens. We'll be voting to disapprove  
20 LUs 21 and 22, individual landmark designations for  
21 single-family homes in Council Member Gjonaj's  
22 district in City Island in the Bronx. Council Member  
23 Gjonaj disagrees with that assessment of the LPC in  
24 that he does not believe that the architectural and  
25 historical merits of these buildings warrant

2 designation. As compared to the burdens of landmark  
3 designations on single-family homeowners. Prior to  
4 the Subcommittee vote the Subcommittee and Land Use  
5 staff worked with Council Member Gjonaj's office to  
6 arrange additional conversions between LPC and the  
7 owners of these two homes who are opposed to landmark  
8 designation. The committee is aware that LPC staff  
9 is often able to sure owners that designation is not  
10 as burdensome as it is perceived to be. LPC  
11 typically explains that it can provide valuable  
12 technical resources and refer owners to other  
13 resources such as foundations providing financial  
14 assistance. Unfortunately, direct conversations  
15 between LPC and these owners have now come to  
16 fruition in accordance with the recommendations of  
17 the Subcommittee. We'll be voting to disapprove  
18 these items. Are there any questions or remarks from  
19 members of the Subcommittee? No. Well, I would like  
20 to very quickly just speak briefly on this project in  
21 my district, the Spofford project. As many of you  
22 know, my district the South Bronx is home to—we were  
23 home to three jails in my Council District, and in  
24 2011, the ACS decided to close Spofford, which was a  
25 dark moment in our community's life for over 50

2 years, which was a juvenile detention center. I've  
3 been working on this project since 2013, and I want  
4 to give shout-out to City Planning, Charlie Samboy  
5 and to Ismenias Philiotis (sp?) from MHANY Management.  
6 We've been working on this project since 2013, and to  
7 know that we've been able to take this piece of land  
8 and create 740 units of 100% affordable housing have  
9 a homeless set-aside and ranging from 30% AMI to up  
10 90% AMI, to know that we were able to extend the  
11 affordability from 40 years to 60 years to know that  
12 we were able to add what's call a full incubator to  
13 this project. So, anyone that has a business in the  
14 community whether their building case or they're  
15 doing some type of jars, and they're doing this at  
16 home, they have a--there's the space in--in this  
17 location, 2,000 to about 2,500 square feet where they  
18 can go, and it's a start-up business, a start-up  
19 space for their business. To know that there's a--  
20 there something called a Peninsula. I was Peninsula  
21 alumni when I was in pre-K in the community. It's  
22 been there for over 50 years, and to know that  
23 they're going to be able to build out their own space  
24 is very rewarding. To know that this project will  
25 include labor. The laborers will be there to do the

2 demolition. You know, there's been many  
3 conversations about affordable housing, and is it  
4 really affordable to bring in labor? I've always  
5 begged to differ that there should be conversations  
6 and there should be negotiations in which labor can  
7 be part of these projects, and labor is going to be  
8 part of this project. So, I'm really excited about  
9 that. There's also going to be a training component  
10 where we're going to take residents from the  
11 community, and they are going to learn on-site job  
12 skills and get an opportunity to join into some of  
13 these labor organizations. There's going to be open  
14 space where the rec center right behind there's going  
15 to be 14,000 new green space that's going to be  
16 added, and I got commitments from the—from the  
17 developer that they will—they will redo the sidewalks  
18 on 100-year-old monastery that's right next to this  
19 project. I'm really excited about this project, and  
20 I really urge my colleagues to vote in favor of this.  
21 [background comments, pause] Alright, and then last  
22 we'll be voting to holding a public hearing later  
23 today on Preconsidered LU Application No. 180239 PXX  
24 admitted to the Department of Citywide Administrative  
25 Services pursuant to 195 of the New York City Charter

2 for a notice of intent to acquire office space for  
3 the Taxi and Limousine Commission in a building  
4 located at 188 West 230<sup>th</sup> Street Block 3264, Lot 104,  
5 Borough of the Bronx, Community Board 8, District 14.  
6 This item was not on Landmark Subcommittee regular  
7 calendar, Rules 11.30 of the Council Rules provides  
8 that in order for the Subcommittee to hold a public  
9 hearing on a matter that's not included in our  
10 calendar. Two-thirds of two-thirds of the Land Use  
11 Committee or Subcommittee must vote to add the matter  
12 to the calendar for today's 1:15 Subcommittee  
13 meeting. So, with that, are there any comments or  
14 questions from members the Committee? No. So with  
15 that, are there any comments or questions from  
16 members of the committee? No. Seeing none, I will  
17 now call a vote in accordance with recommendations of  
18 the Subcommittees and with the support of the local  
19 members to approve LUs 31 to 35, 39, and 40 to  
20 disapprove LUs 21 and 22 and to add pre-LU Taxi and  
21 Limousine office space to the Landmarks Subcommittee  
22 calendar. We will be taking one vote on all the  
23 items together. A vote of a-of-of yes is a vote to  
24 approve the Spofford Campus Redevelopment and  
25 Peninsula, and the two schools and to disapprove the

1 COMMITTEE ON LAND USE

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2 two landmarks, and to add the office space  
3 application to the calendar. Will the clerk please  
4 call the roll.

5 CLERK: William Martin, Committee Clerk,  
6 roll call vote Committee on Land Use. Chair  
7 Salamanca.

8 CHAIRPERSON SALAMANCA: Aye on all.

9 CLERK: Gibson.

10 COUNCIL MEMBER GIBSON: Congratulations  
11 Chair Salamanca on the Spofford Campus Redevelopment.  
12 It's a great addition to the South Bronx. I'm happy  
13 at the end result, and you and your team worked  
14 tremendously hard. So, congratulations. I vote aye  
15 on all.

16 CLERK: Constantinides.

17 COUNCIL MEMBER CONSTANTINIDES: Aye on  
18 all.

19 CLERK: Deutsch.

20 COUNCIL MEMBER DEUTSCH: May I please  
21 explain my vote? So, first of all, I'd like to  
22 congratulate our Chair Salamanca, and—and it was  
23 really great being—chairing the—the Planning and  
24 Dispositions and Concessions hearing, and replacement  
25 of Ben Kallos, who was on paternity leave. And there



2 is only one thing I'd like to add is that I would  
3 love to see in the future on all new HPD projects and  
4 affordable housing there should be a set-asides for  
5 veteran homeless. So, this is something that I'm  
6 going to be pushing in the Council, and to see if we  
7 could that. You have a little under 500 homeless  
8 veterans. So, in no time could we take them out of  
9 homeless shelters and put-putting them in-into a  
10 regular living space. So, once again, I vote aye on  
11 all. Yes, Barry, I'll be quiet.

12 CLERK: Koo.

13 COUNCIL MEMBER KOO: I want to say  
14 congratulations to our Chair and then I vote yes.

15 CLERK: Lancman.

16 COUNCIL MEMBER LANCMAN: Aye.

17 CLERK: Miller.

18 COUNCIL MEMBER MILLER: Permission to  
19 explain.

20 CHAIRPERSON SALAMANCA: Yes.

21 COUNCIL MEMBER MILLER: I-I want to  
22 congratulate Chair Salamanca on the project in your  
23 district and I will-and-and I just want to add that  
24 to be able to provide affordable housing at that site  
25 with such a tainted legacy on young men throughout

2 this city for nearly half a century is a really  
3 positive move in the right direction. It's what we  
4 see when-when the Council and others come together to  
5 create positive impacts. So, with that, I vote aye  
6 on all. Thank you.

7 CLERK: Reynoso.

8 COUNCIL MEMBER REYNOSO: I vote aye.

9 CLERK: Torres.

10 COUNCIL MEMBER TORRES: I vote aye, and I  
11 want to congratulate Council Member Salamanca for  
12 his—he's a first rate negotiator a credit to the  
13 Bronx and to the city, and-and it's a victory well  
14 deserved. I vote aye.

15 CLERK: Treyger.

16 COUNCIL MEMBER TREYGER: [off mic]  
17 Congratulations to the Chair. I vote aye.

18 CLERK: Grodenchik.

19 COUNCIL MEMBER GRODENCHIK: Aye.

20 CLERK: Adams.

21 COUNCIL MEMBER ADAMS: Congratulations,  
22 Chair Salamanca. Any time we can see affordable  
23 housing coming up under a legacy that seemed to be so  
24 dark, we appreciate everything that you've done.  
25 That said, I do vote aye on all.

2 CLERK: Diaz.

3 COUNCIL MEMBER DIAZ: [pause] Chair

4 Salamanca, as the Bronx I am your colleague from the  
5 Bronx, and I want to site you in. (sic) A passage  
6 from the Bible it says: Without a vision, the people  
7 will—will perish. You have a vision. You have—you  
8 have shown that you have a great vision for the—for  
9 your constituents. You have made us—us proud in the  
10 Bronx, and congratulate you, and with this you have  
11 been lucky, and we're fortunate to have a leader like  
12 you. I vote yes.

13 CLERK: Moya.

14 COUNCIL MEMBER MOYA: I want to take this  
15 opportunity to congratulate the Chairman on this  
16 great victory for you, but more importantly for the  
17 community. Your negotiations are really going to  
18 have a long lasting impact on the people who live in  
19 your district, and you should be very proud of what  
20 you've accomplished here. I will be voting aye on  
21 all.

22 CLERK: Rivera.

23 COUNCIL MEMBER RIVERA: Congratulations.  
24 I know how hard you worked on this project, and I'm

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2 so proud of you. So, I'm proud to be a part of this  
3 Council. I vote aye on all.

4 CLERK: By a vote of 15 in the  
5 affirmative, 0 in the negative and no abstentions,  
6 all items have been adopted by the committee.

7 CHAIRPERSON SALAMANCA: Alright, thank  
8 you. I would like to thank members of the public, my  
9 colleagues, counsel and the Land Use staff for  
10 attending today's hearing, and particularly, I would  
11 like to thank and acknowledge Dylan Casey for his  
12 work as Deputy Counsel for this Land Use Committee.  
13 Dylan's last day with the Council is tomorrow.  
14 Please join me in wishing him the best at his new job  
15 in California. [applause/cheers] And with that,  
16 this meeting is 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 April 7, 2018