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COMMITTEE ON JUSTICE SYSTEM

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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 28, 2018  
Start: 11:37 a.m.  
End: 12:07 p.m.

HELD AT: Council Chambers - City Hall

B E F O R E: Council Member Rafael Salamanca,  
Chair of the Committee on Land Use

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. Danneek Miller  
Francisco P. Moya  
Antonio Reynoso  
Donovan J. Richards  
Carlina Rivera  
Ritchie J. Torres  
Mark Treyger

1 COMMITTEE ON LAND USE

2 CHAIRPERSON SALAMANCA: [GAVEL] Alright. Good  
3 morning everyone. Barry?

4 COUNCIL MEMBER GRODENCHIK: Oh man.

5 CHAIRPERSON SALAMANCA: Yes. Good morning  
6 everyone and welcome to the Committee on Land Use. I  
7 am Council Member Rafael Salamanca, the Chair of this  
8 Committee. I want to welcome my seen colleagues who  
9 are members of this committee. We have council  
10 members Gibson, Barron, Deutsch, Kallos, King, Koo,  
11 Lancman, and then also Torres, Grodenchik, Chair  
12 Adams, Diaz, Chair Moya, and Council Member Rivera.  
13 Please excuse my voice, I have a chest cold and I  
14 want to give a big shout out to my wife and Aiden who  
15 is watching us on T.V. right now. I want to thank  
16 Chair Moya, Chair Adams, and Chair Kallos for their  
17 work on our Land Use subcommittees. Today, we will  
18 be voting to modify LU's 36, the 21<sup>st</sup> East 12<sup>th</sup> Street  
19 parking garage obligation in Council Member Rivera's  
20 district in Manhattan. The modification will reduce  
21 a number of parking spaces from 187 to 150. He will  
22 be voting to approve LU's 37 and at 35 Underhill  
23 Avenue rezoning in Council Member Cumbo's district in  
24 Brooklyn. This rezoning would allow the conversion  
25 of a portion of the ground floors of an existing

1 COMMITTEE ON LAND USE

2 building from parking to commercial use. We will be  
3 voting to approve LU's 38 to Gowanus Canal CSO site  
4 selection and acquisition application for property  
5 in Council Member Levin's district in Brooklyn.

6 Approval will permit the construction of head and  
7 facility, including an \$8 million-gallon tank  
8 designed to intercept combined sewer overflow  
9 discharges. This project will facilitate compliance  
10 with the federally required remediation of the

11 Gowanus Canal. We will be voting to approve LU's  
12 41, the Special Projects Loans 165 West 80<sup>th</sup> Street.

13 Project and Council Member Rose [inaudible 3:50]  
14 district in Manhattan. This application seeks you  
15 that approval pursuant to General Municipal Law and

16 enacted exemption pursuant to Article 11 of the  
17 Private Housing Finance law. Approval that will  
18 facilitate the transfer and rehabilitation of the  
19 building resulting in 29 affordable coop apartments

20 which will be sold to existing tenants for \$250.00  
21 per dwelling unit. Vacating units will be sold to  
22 families earning no more than 120% AMI. We will

23 also be voting to approve LU's 42 and 43 to CUCS  
24 West 127<sup>th</sup> Street Supportive Housing Application and  
25 Council Member Perkins District in Manhattan. HPD 6

1 COMMITTEE ON LAND USE

2 Urban action development area project UDAAP,  
3 designation and project approval. This position of  
4 city owned property and special permits to allow  
5 community facility floor area ratio to be applied to  
6 the development to create supportive and affordable  
7 housing. These actions will facilitate the  
8 development of a 12-story community facility building  
9 with 34 units reserved for homeless adults and 36  
10 units reserved for homeless families, all with onsite  
11 supporter services and 46 units affordable to low  
12 income individuals and families reserved for  
13 households earning between 50 and 60% AMI. We will  
14 be voting to disapprove LU's 44, the Barano Sidewalk  
15 Café, at 26 Broadway in Council Member Levin's  
16 district in Brooklyn. The surrounding residents  
17 testified that the purposed 34 chairs and 17 tables  
18 will take up valuable public space on a sidewalk,  
19 which is currently used by neighborhood children, who  
20 play there on a daily basis. They also testified that  
21 the noise from the café will have a very negative  
22 impact on the quantity of life. The applicant  
23 testified that it has an as of right option on its  
24 own property adjacent to the sidewalk where it could  
25 have a smaller café. Given these considerations the

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2 subcommittee recommended this approval. We will be  
3 voting to file LU's 50 and application by the  
4 Department of City Wide Administrative Services  
5 pursuant to Section 195 of the New York City Charter  
6 for a notice of intent to require office space for  
7 the taxi and limousine commission on a building  
8 locator on 188 West 230<sup>th</sup> street in the Bronx. This  
9 application was withdrawn, and it will be removed  
10 from the calendar. Are there any questions or  
11 remarks from the members of the committee? Alright,  
12 seeing none, I will call a vote in accordance with  
13 the recommendations of the subcommittees and local  
14 council members. So, approve LU's 37, 38, 41, 42,  
15 and 43 to approve the modifications I have described  
16 LU's 36. To disapprove LU 44 and to file LU's 50. A  
17 vote of I, is a vote in accordance with these  
18 recommendations. Will the clerk please call the  
19 roll?

20 CLERK: Billy Martin Committee Clerk roll call  
21 vote Committee on Land Use, all items are coupled  
22 Chair Salamanca?

23 CHAIRPERSON SALAMANCA: I on all.

24 CLERK: Gibson?

25 COUNCIL MEMBER GIBSON: I on all.

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CLERK: Barron?

COUNCIL MEMBER BARRON: I vote I on all.

CLERK: Deutsch?

COUNCIL MEMBER DEUTSH: I on all.

CLERK: Kallos?

COUNCIL MEMBER KALLOS: I on all.

CLERK: King?

COUNCIL MEMBER KING: I on all.

CLERK: Koo?

COUNCIL MEMBER KOO: I on all.

CLERK: Lancman?

COUNCIL MEMBER LANCMAN: I.

CLERK: Reynoso?

COUNCIL MEMBER REYNOSO: I vote I on all with  
the exception of Land Use number 44, in which I vote  
no.

CLERK: Torres?

COUNCIL MEMBER TORRES:I on all.

CLERK: Grodenchik?

COUNCIL MEMBER GRODENCHIK:I on all.

CLERK: Adams?

COUNCIL MEMBER ADAMS: I.

CLERK: Diaz?

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2 COUNCIL MEMBER DIAZ: I on all and I am very  
3 happy and honored that LU 50 was removed from the  
4 agenda.

5 CLERK: Moya?

6 COUNCIL MEMBER MOYA: I on all.

7 CLERK: Rivera?

8 COUNCIL MEMBER RIVERA: I on all.

9 CLERK: I voted 15 in the affirmative, 0 in the  
10 negative and no abstentions. All items are adopted  
11 with the exception of Land Use item 44, which is  
12 adopted by a vote of 14 in the affirmative, one in  
13 the negative and no abstentions.

14 CHAIRPERSON SALAMANCA: I would like to thank  
15 members of the public, my colleagues, council, and  
16 Land Use staff for attending today's hearing. I am  
17 going to leave roll open for ten minutes, thank you.  
18 You going to explain your vote?

19 CLERK: Continuation roll call Committee on Land  
20 Use Council Member Levin.

21 COUNCIL MEMBER Levin: I on all.

22 CLERK: Continuation roll call Committee on Land  
23 Use Council Member Treyger?

24 COUNCIL MEMBER TREYGER: I vote I.  
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COMMITTEE ON LAND USE

CLERK: Continuation roll call Committee on Land Use Council Member Miller?

COUNCIL MEMBER MILLER: I vote I.

CLERK: Final vote Committee on Land Use. All items have been adopted by a vote of 18 in the affirmative, 0 in the negative and no abstentions with land use item 44 being adopted by a vote of 17 in the affirmative, 1 in the negative and no abstentions.

CHAIRPERSON SALAMANCA: I want to thank my colleagues. This hearing is now closed. [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 April 1, 2018