

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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April 19, 2018
Start: 11:23 a.m.
Recess: 11:42 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
Mary Treyger

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

2 [sound check] [gavel]

3 CHAIRPERSON SALAMANCA: Alright, good
4 morning everyone.

5 COUNCIL MEMBER DIAZ: Good morning,
6 Chair.

7 CHAIRPERSON SALAMANCA: Welcome to the
8 Land Use Committee. I am Council Member Rafael
9 Salamanca, Chair of this committee. I want to
10 welcome my esteemed colleagues who are members of the
11 committee, and are present today. We have Council
12 Member Barron, Constantinides, Koo, Lancman, Reynoso,
13 Richards, Treyger, Chair Grodenchik, Chair Adams, and
14 Council Member Diaz. I want to thank Council Member
15 Grodenchik for filling in for Chair Moya this week,
16 and I want to thank Chair Adams and Chair Kallos for
17 their work on our Land Use Subcommittees. Today,
18 we'll be voting to modify LUs 52 through 54, the West
19 108th Street WSHFSSH Rezoning in Council Member
20 Levine's district in Manhattan. This is an
21 application for a rezoning, a zoning text amendment
22 to apply the Mandatory Inclusionary Housing Program
23 and the Urban Development Action Area Project, UDAAP
24 designation, project approval and disposition of
25 city-owned property. Approval will facilitate the

2 development of a community facility containing 119
3 supported and 79 affordable residential units, a new
4 transitional shelter with 110 beds and a replacement
5 ambulance parking. Later in the second phase
6 approximately 80 senior housing units will be
7 provided. The Council's modification is to remove
8 MIH Option 2, and to add MIH Option 1, which provides
9 for 25% of the floor area for households averaging
10 60% of the AMI with 10% at 40% of the AMI. We'll be
11 also voting to modify LUs 55 through 57 the Park
12 Haven Rezoning from property located in Council
13 Member Ayala's district in the Bronx. In this
14 application HPD seeks approval of the Urban
15 Development Action Area Project, UDAAP designation,
16 project approval around disposition of city-owned
17 property. It also seeks a zoning map amendment to
18 rezone the project area, and a zoning text amendment
19 to apply MIH. These actions will facilitate the
20 development of an 11-story mixed-use building with
21 approximately 170 units of affordable housing, a
22 fresh food supermarket and a community facility
23 space. Our modification will remove MIH Option and
24 add MIH Option 1, which provides 25% of the floor
25 area for households averaging 60% of the AMI with 10%

2 at 40% of the AMI. We will also be adding the deep
3 affordability option. We will be voting to approve
4 LU 58, the 500 West 174th, HDFC tax exemption for
5 property located in Council Member Rodriguez's
6 district in Manhattan pursuant to Article XI of the
7 Private Housing Finance Laws. This 40-year tax
8 exemption would not only facilitate the renovation of
9 the building, but also remove the property from the
10 list of buildings slated for third-party transferred
11 around closure-foreclosure actions. Last, we'll be
12 voting to approve LUs 59 the 721 Van Sicklen (sp?)
13 tax exemption for property located in Council Member
14 Barron's district in Brooklyn pursuant to Article XI
15 of the Private Housing Finance Law. This 40-year tax
16 exemption would not only facilitate the renovation of
17 the building, but would also remove the property from
18 the list of buildings slated for the third-party
19 transfer around ten foreclosure actions. Are there
20 any questions or remarks from members of the
21 committee? Council Member Barron.

22 COUNCIL MEMBER BARRON: Thank you, Mr.
23 Chair. Just brief comments on Land Use No. 59. That
24 is in my district, and I would urge all of my
25 colleagues to vote in favor. It is an HDFC, which

2 fell into hard times, but hey have reconstituted
3 their board. They are now having a greater
4 percentage of the rent collection, and they do have
5 four commercial units in their building, which will
6 help them to be able to meet their monthly
7 obligations. So, I'm in favor of this project. I
8 support it, and I ask all my colleagues to vote in
9 favor. Thank you.

10 CHAIRPERSON SALAMANCA: Thank you,
11 Council Member Barron. I also want to just bring
12 attention to the Park Haven Rezoning that's in
13 Council Member Ayala's district. Originally, this
14 application was Option 2 and they got resistance in
15 the committee, and we were able to lower them to
16 Option 1. They will still continue the 50-50 units
17 for the-for supportive housing for homeless families,
18 but I know Diana was able to negotiate a deeper
19 affordability where she's getting 30, 40 and 50% AMIs
20 on this project. So, I just want to congratulate
21 Diana Ayala on the record. With that, will the
22 Counsel please call the roll. Can you please call
23 Council Member Lancman first? Thank you.

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2 CLERK: William Martin, Committee Clerk
3 roll call vote, Committee on Land Use. All items are
4 coupled. Council Member Lancman.

5 COUNCIL MEMBER LANCMAN: Aye. Thank you.

6 CLERK: Salamanca.

7 COUNCIL MEMBER SALAMANCA: Aye on all.

8 CLERK: Barron.

9 COUNCIL MEMBER BARRON. I vote aye on
10 all.

11 CLERK: Constantindes.

12 COUNCIL MEMBER CONSTANTINIDES: Aye on
13 all.

14 CLERK: Koo.

15 COUNCIL MEMBER KOO: Aye on all.

16 CLERK: Reynoso.

17 COUNCIL MEMBER REYNOSO: I vote aye on
18 all.

19 CLERK: Richards.

20 COUNCIL MEMBER RICHARDS: Aye on all.

21 CLERK: Treyger.

22 COUNCIL MEMBER TREYGER: [off mic] Aye.

23 CLERK: Grodenchik.

24 COUNCIL MEMBER GRODENCHIK: Aye.

25 CLERK: Adams.

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2 COUNCIL MEMBER ADAMS: Aye on all.

3 CLERK: Diaz.

4 COUNCIL MEMBER DIAZ: [off mic] Aye on
5 all.

6 CLERK: By a vote of 11 in the
7 affirmative, 0 in the negative and no abstentions,
8 all items have been adopted by the committee.

9 CHAIRPERSON SALAMANCA: Also, I wanted to
10 thank members of the public, my colleagues and Land
11 Use staff for attending today's hearing. We will
12 leave the roll open for 10 minutes. Thank you.
13 [pause]

14 CLERK: Continuation roll call, the
15 Committee on Land Use. Council Member Gibson.

16 COUNCIL MEMBER GIBSON: I vote aye.

17 CLERK: The final vote Committee on Land
18 Use all items have been adopted by a vote of 12 in
19 the affirmative, 0 in the negative and no
20 abstentions.

21 CHAIRPERSON SALAMANCA: Thank you very
22 much. This hearing is now closed. [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 May 12, 2018