

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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May 2, 2018  
Start: 11:20 a.m.  
Recess: 11:54 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] [background comments]

3 [gavel]

4 CHAIRPERSON SALAMANCA: Alright, good  
5 morning everyone. Good morning everyone. We're  
6 ready? Yes, I'm ready. Alright, good morning  
7 everyone and welcome to our Committee on Land Use. I  
8 am Council Member Rafael Salamanca. I'm the chair of  
9 this committee. I want to welcome my colleagues who  
10 are members of the committee, Council Members Barron,  
11 Constantinides, Deutsch, Chair Kallos, Koo, Lancman,  
12 Richards, Chair Adams, Diaz and Council Member  
13 Rivera. I wanted to thank Chair Moya, Chair Adams  
14 and Chair Kallos for their work on our Land Use  
15 Subcommittees. Today, we'll be voting to approve LUs  
16 61 and 62, the NYPD 116<sup>th</sup> Street Precinct Station  
17 House application. Approval of this application for  
18 site selection acquisition and acquisition of a  
19 police precinct station house, a zoning map change to  
20 map a C1-3 commercial overlay in an existing R3-2  
21 district will allow for the construction a new long  
22 awaited 116<sup>th</sup> Police Precinct on an exiting parking  
23 lot that is an accessory to the existing facility.  
24 The property is located at 242-20 North Conduit  
25 Avenue in Council Member Richards' district in

2 Queens. I know Council Member Richard and the entire  
3 Southeast Queens community have worked long and hard  
4 for this for many, many years. So, I congratulate  
5 him on getting to this point. Congrats, Council  
6 Member. We will also vote to approve LU 65 the 1490  
7 Southern Boulevard application for property located  
8 in my district in the Bronx. HPD seeks for the  
9 designation of an Urban Development Action Area and  
10 approval of Urban Development Action Area Project,  
11 AADAP--UDAAP. The project area is zoned R7-1 with a  
12 C2-4 overlay. The approvals will facilitate the  
13 redevelopment of the site into a 10-story mixed-use  
14 building containing approximately 114 affordable  
15 independent residents for seniors with a 30% set-  
16 aside for homeless--for formerly homeless and  
17 superintendent unit. A not-for-profit would provide  
18 support services for seniors as well as on-site  
19 property management services. There would also be  
20 ground floor community facility space and a rear yard  
21 terrace for residents. We will also be voting to LU  
22 67, the Paul Robeson Houses in Council Member  
23 Perkins' district in Manhattan. HPD seeks approval  
24 of a partial Article XI Tax Exemption for a period of  
25 40 years pursuant to the Section 577 of the Private

2 Housing Finance Law. The subject property includes  
3 two buildings totaling 81 units that are fully  
4 occupied. The HDFC will provide necessary repairs to  
5 the building upon acquisition, and we have been  
6 joined by Council Member Grodenchik. We will be  
7 voting to approve LU 69 the Archer Green Tax  
8 Exemption Application for property located in Council  
9 Member Miller's district in Queens. HPD seeks  
10 approval of an Article XI Tax exemption for a term of  
11 40 years. Approval will facilitate a mixed-use  
12 building with the residential, commercial, and  
13 community facility uses. The residential portion is  
14 expected to include 387 affordable units. A parking  
15 facility for the NYPD will be included in the  
16 proposed development. We will be voting to approve LU  
17 64, the 1618 Fulton Street tax-exemption application  
18 for property located in Council Member Cornegy's  
19 district in Brooklyn. HPD seeks an amendment to a  
20 previously approved Urban Development Action Area  
21 Project, and approval of an Article XI tax exemption  
22 for property located at 1612-1624 Fulton Street.  
23 This application seeks Council approval of a 40-year  
24 Article XI Tax exemption, and an amendment to the  
25 previously approved project to adjust the

2 distribution of affordable units. The amended  
3 project will include rents affordable to families,  
4 and at lower AMIs than previously approved. We will  
5 be voting to approve LU 63 the application by ACS and  
6 DCAS for the acquisition of property located in 4917  
7 Fourth Avenue in Council Member Menchaca's district  
8 in Brooklyn for the continuation use of Saint Andrews  
9 Community Day Care Center. We'll be voting to  
10 approve LU 51, the application submitted by  
11 Montefiore--Montefiore Cemetery in Council Member  
12 Miller's district. Montefiore Cemetery seeks  
13 approval to use approximately two acres of land  
14 located across the street from the existing cemetery  
15 for additional burial space. We will also be voting  
16 on a bill related to this application, Proposed Intro  
17 212-A by Council Member Miller, a Local Law to amend  
18 the Administrative Code of the City of New York in  
19 relation to approval of cemetery uses on land  
20 acquired in Queens before 1973. This legislation is  
21 required to give effects (sic) of Montefiore  
22 Cemetery's application. Lastly, LU 60, the  
23 application to operate an unenclosed sidewalk café at  
24 1-50 50<sup>th</sup> Avenue Piatto Café in Council Member Van  
25 Bramer's District in Queens, was withdrawn. So, we

2 will be moving to file the application to remove it  
3 from our calendar. Are there any questions or  
4 remarks from members of the committee? Council  
5 Member Richards.

6 COUNCIL MEMBER RICHARDS: I will try to  
7 be brief, but thank you, Mr. Chairman, and I want to  
8 thank you and in particular Chair Moya for your  
9 partnership and work on getting this done. Today is  
10 a historic day for Southeast Queens. The current  
11 105<sup>th</sup> Precinct encompasses 12.7 square miles with 354  
12 miles of roadways including major highways. This is  
13 more highway miles than a trip to Boston or  
14 Washington, D.C., and this is why public safety has  
15 always been a challenge for our community between  
16 Council Member Garodenick's district—I said  
17 Garodnick, Barry Grodenchik's district. [laughter]  
18 I was with Garodenchik last night, though, in all  
19 honesty. It's been—it's been a challenge to cover  
20 such a large precinct, and—and really get to  
21 community policing. But I'm happy to say today we  
22 are one step closer to making the issue of a long-of  
23 long response times and a distant police presence a  
24 thing of the past for the residents of Laurelton,  
25 Rosedale and Springfield Gardens with the new 116<sup>th</sup>

2 Precinct. As we move to a community policing model,  
3 this Precinct will only strengthen the relationship  
4 between the NYPD and our community and, of course, I  
5 just have to say, you know, we've had challenges with  
6 low-level marijuana, fences and hyper policing in our  
7 community because of the far distance of the 105  
8 Precinct as well. I want to thank Mayor de Blasio  
9 for obviously hearing our community's plea. This has  
10 been going on for 40 years. So, today is truly a  
11 historic day, and I want to thank him for his  
12 commitment and also Commissioner O'Neill for  
13 delivering on this. Outside of the Precinct, we also  
14 were successful in advocating for \$7 million for the  
15 construction of a Safe City Project in which DOT will  
16 teach educational and administrative education—I'll  
17 say just educational experiences to help school  
18 students learn about street safety and pedestrian  
19 safety, and also over \$1.4 million for street re-  
20 paving that are desperately needed so that the cop  
21 cars actually will be—won't need to go into a shop  
22 everyday because of the potholes in the community.  
23 We also are going to have community facility space  
24 located. So, this is a newer model I think that  
25 started in the Bronx, but the community will have



2 space to do programming within the precincts, and  
3 also a quarterly community advisory meeting that—a  
4 community advisory committee that will meet quarterly  
5 as well as the construction remains at the site. So,  
6 I want to thank everyone for their support, and Barry  
7 Grodenchik obviously played a role here as well. I  
8 want to thank him, and Council Members Miller and  
9 also Adrienne Adams as well for their support. So, I  
10 thank you, and I proudly vote aye on this when you  
11 call the vote, the vote.

12 CHAIRPERSON SALAMANCA: Thank you,  
13 Council Member. Any other members? I just want to  
14 bring attention to a project in my district 1497  
15 Boulevard. I'm really excited about this project, a  
16 vacant piece of land and eyesore for the community,  
17 and we're going to be able to bring in 114 units of  
18 100% low-income senior houses, but what's most  
19 interesting about this project is the 30% homeless  
20 senior side. And I just want to point out to the  
21 members of the committee something that I'm working  
22 on in future projects coming to my district is  
23 increasing the number of homeless set-asides that I'm  
24 bringing into my district. I know that HPD tires to  
25 push a 10% homeless set-aside, but I feel that if

2 we're going to really make a dent in this, we need to  
3 really increase the amount of homeless set-asides  
4 that we bring to our communities. So, I have a  
5 commitment that every project that comes to my  
6 district there's going to be a minimum of 15%  
7 homeless set-aside. I'm going to start by leading  
8 the example, and I hope that my colleagues in all  
9 communities can stand with me and do something  
10 similar especially those colleagues of mine that have  
11 districts that are more prominent communities than  
12 communities that I serve. So, with that, I thank you  
13 all. I will now call a vote in accordance with the  
14 recommendations of the subcommittees and the local  
15 members to approve LUs 51, 61, 62, 63 proposed  
16 Introduction numbers 212-A, 64, 65, 67 and 69 and to  
17 file LU 60. Will the clerk please call the roll.

18 CLERK: Committee Clerk Matthew  
19 DiStefano, Committee on Land Use, roll call vote to  
20 approve LU Nos. 51, 61, 62, 63, Proposed Introduction  
21 212-A, LU Nos. 65, 65, 67 and 69 and to file LU No.  
22 60. Chair Salamanca.

23 CHAIRPERSON SALAMANCA: Aye on all.

24 CLERK: Gibson.

2 COUNCIL MEMBER GIBSON: [off mic]

3 Congratulations and I vote aye on all.

4 CLERK: Barron.

5 COUNCIL MEMBER BARRON: Permission to  
6 explain my vote?

7 CHAIRPERSON SALAMANCA: Council Member  
8 Barron.

9 COUNCIL MEMBER BARRON: Thank you. I  
10 support the comments and I embrace the comments that  
11 you made about increasing the percentage of homeless  
12 set-asides that so that people can come out of the  
13 shelters. I think that as a body we've got to make  
14 sure that we look to the percentages that we're  
15 bringing to these new developments, so that not only  
16 can we bring people out of these temporary shelters,  
17 but we can not have gentrification in our  
18 communities. I believe that when the percentages  
19 that are coming into a community are nowhere near  
20 what is represented presently in that community,  
21 people will be displaced. So, in looking at LU 64, I  
22 believe we voted on this previously, and I believe I  
23 voted no then, but it's been adjusted down to 120%  
24 set-aside-percentage I think it's about 50% at 120 in  
25 Bed-Stuy. That means that that is about \$102,000 for

2 a family of three. However, in communities such as  
3 Bed-Stuy, a family of the three is usually one  
4 working adult, and two children. So, it's not at all  
5 or a match to those persons who presently live in the  
6 community. With that, I'm voting aye on all with the  
7 exception of Land Use 64 on which I'm voting no.

8 CLERK: Constantinides.

9 COUNCIL MEMBER CONSTANTINIDES: Aye on  
10 all.

11 CLERK: Deutsch.

12 COUNCIL MEMBER DEUTSCH: [off mic] Aye on  
13 all.

14 CLERK: Kallos.

15 COUNCIL MEMBER KALLOS: Permission to  
16 explain my vote.

17 CHAIRPERSON SALAMANCA: Chair Kallos to  
18 explain his vote.

19 COUNCIL MEMBER KALLOS: It's been a  
20 pleasure to work with so many of the members to bring  
21 affordable housing to so many communities in the  
22 city, and to see how much we've been able to work  
23 with members to really bring things from supermarkets  
24 to set-asides for previously homeless, and so it's  
25 just great work to get to do, and just full

2 disclosure for the Montefiore—the Montefiore Cemetery  
3 item that is where my family is interned, where I  
4 visit quite often. It's also where my grandfather's  
5 congregational plot is. So, I believe I can still  
6 vote on this, but—

7 CHAIRPERSON SALAMANCA: Yes.

8 COUNCIL MEMBER KALLOS: I—I vote aye on  
9 all.

10 CLERK: Koo.

11 COUNCIL MEMBER KOO: Aye on all.

12 CLERK: Lancman.

13 COUNCIL MEMBER LANCMAN: [off mic] Aye on  
14 all.

15 CLERK: Reynoso.

16 COUNCIL MEMBER REYNOSO: I just want to  
17 say just like you've been leading the way and a model  
18 in the Bronx constantly the development of 100%  
19 affordable housing, extremely low-income. Now, you're  
20 talking about setting aside a higher than normal  
21 amount of supportive housing, which is also something  
22 that I will do following your lead make sure that any  
23 affordable housing. Built in my district at least has  
24 15% in it as well for supportive housing. Thank you,

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2 Chair for your leadership constantly on this issue,  
3 and I vote aye on all.

4 CLERK: Richards.

5 COUNCIL MEMBER RICHARDS: I just want to  
6 say congratulations also—sorry I got to do this. I  
7 got to say thank you to people who are watching.  
8 Besta Betham, Federated Blocks of Laurelton, and also  
9 Civic Association, Community Board 13, Commission  
10 Nicole Garcia, Phil Apella, (sic) Nick Smith and, of  
11 course, the Land Use Staff led by Raju, Amy, John, my  
12 staff member Devaney Brown and, of course, Julie  
13 Menin as well. So, with that, I vote aye.

14 CLERK: Grodenchik.

15 COUNCIL MEMBER GRODENCHIK: Permission to  
16 explain my vote.

17 CHAIRPERSON SALAMANCA: Council Member  
18 Grodenchik.

19 COUNCIL MEMBER GRODENCHIK: Thank you,  
20 Mr. Chairman. I want to add my voice to that of my  
21 dear colleague. Boy are you going to miss something  
22 great, Donovan Richards. Today is indeed an historic  
23 day not just for Southeast Queens but really for all  
24 of Eastern Queens from the Grand Central Parkway  
25 South for 40 years the civic community there has been

2 wandering in the desert like the Israelites, but  
3 today and tomorrow we will vote this out, and it will  
4 be historic. Besta Betham really deserves a kudo.  
5 She started this a long, long time ago. She's a  
6 still a member or Board 13 and I'm delighted that she  
7 will get to see the fruits of our labor. I must  
8 thank the Mayor. Two generations of mayors heard us,  
9 but nobody acted until Mayor de Blasio did. So, I'm  
10 very, very excited, and I really have to say my final  
11 thank you again for Mr. Richards who moved this  
12 along. Whatever help I was able to give him was done  
13 gladly, and I'm very excited, and look forward to the  
14 groundbreaking in Rosedale, and great police efforts.  
15 We had a wonderful event the other night. Four  
16 hundred people turned out for the rollout of  
17 Community Policing in Eastern Queens, and I'm excited  
18 about that. So, with that, Councilman  
19 Garodnick/Grodenschik votes aye. [laughter]

20 CLERK: Adams.

21 COUNCIL MEMBER ADAMS: I, too, would like  
22 to thank Chair Salamanca for LU 65 and also I'll  
23 congratulate Council Member Miller on LU 51 and 69  
24 and a special confetti throwing congratulations to my  
25 colleague, Council Member Richards on outstanding

2 work finally, finally for LU 61 and 62, the long  
3 awaited 116<sup>th</sup> Precinct. With that, I proudly vote  
4 aye on all.

5 CLERK: Diaz.

6 COUNCIL MEMBER DIAZ: [off mic] Aye on al.

7 CLERK: Rivera.

8 COUNCIL MEMBER RIVERA: Congratulations  
9 to my colleagues, Chair Salamanca, and with that, I  
10 vote aye on all.

11 CLERK: Today's Land Use vote is as  
12 follows: [background comments]

13 CHAIRPERSON SALAMANCA: I'm sorry, for-I  
14 want to recognize that we've been joined by Council  
15 Member Gibson and Council Member Torres. So,

16 CLERK: Council Member Torres.

17 COUNCIL MEMBER TORRES: I vote aye.

18 CLERK: Today's Land Use vote is as  
19 follows: LU Nos. 51, 61, 62, and 63, Proposed Intro  
20 212-A and 65, 67 and 69 were approved by a vote of 15  
21 in the affirmative, zero in the negative, and no  
22 abstentions. LU No. 64 was approved by a vote of 14  
23 in the affirmative, 1 negative and non abstention.  
24 LU 60 was filed by a vote of 15 in the affirmative,  
25 zero negative and no abstentions.



2 CHAIRPERSON SALAMANCA: I would like to  
3 thank the members of the public, my colleagues,  
4 counsel and Land Use staff for attending today's  
5 hearing. We will leave the roll open for 15 minutes.  
6 Thank you. [pause] [background comments]

7 CLERK: Okay. Committee on Land Use  
8 continuation of rollcall. Council Member Moya.

9 COUNCIL MEMBER MOYA: Aye, aye on all.

10 CLERK: Thank you. [pause] [background  
11 comments] Committee on Land Use, continuation of roll  
12 call. Council Member Treyger.

13 COUNCIL MEMBER TREYGER: I vote aye.

14 CLERK: Thank you. [pause] Committee on  
15 Land Use, Continuation of roll call. Council Member  
16 King.

17 COUNCIL MEMBER KING: Aye on all.

18 CLERK: Okay, the final vote for today's  
19 Land Use Items. LU Nos. 51, 61, 62, 63, Proposed  
20 Intro 212-A, LU Nos. 65, 67 and 69 were approved by a  
21 vote of 18 affirmative, zero in the negative and no  
22 abstentions. LU Nos—LU No. 64 was approved by a vote  
23 of 17 in the affirmative, 1 in the negative, and no  
24 abstentions, and LU 60 was filed by a vote of 18 in

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2 the affirmative, 0 negative and no abstentions. Thank  
3 you.

4 CHAIRPERSON SALAMANCA: This meeting is  
5 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 May 31, 2018