

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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November 20, 2018
Start: 11:35 a.m.
Recess: 11:59 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
Mary 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.

5 COUNCIL MEMBER: [off mic] Good morning.

6 CHAIRPERSON SALAMANCA: Welcome to the
7 Committee on Land Use. I am Council Member Rafael
8 Salamanca, the Chair of this committee. I want to
9 thank my esteemed colleagues who are members of the
10 committee who are with us today. Today, we have
11 Council Members Gibson, Barron, Deutsch, Chair
12 Kallos, Koo, Reynoso, Richards, Treyger, Grodenchik,
13 Chair Moya and Rivera. Today we will be voting on an
14 applications referred out of our three subcommittees.
15 This morning we will vote to approve LUs 218, the
16 designation by Landmarks Preservation Commission of
17 550 Madison Avenue, a 30-story-37-story post-modern
18 style skyscraper that served as the former AT&T
19 headquarters as an individual landmark. From our
20 Zoning Subcommittees we will vote to approve LUs 262
21 an application pursuant to Section 20-226 of the
22 Administration-Administrative Code by 931 Manhattan,
23 Café LLC d/b/a Citroen for a new revocable con-
24 revocable consent to operate an unenclosed sidewalk
25 café located at 931 Manhattan Avenue in Council

2 Member Levin's district in Brooklyn. The applicant
3 has agreed to reduce the size of the proposed
4 unenclosed café to three tables and six chairs to
5 accommodate the narrow sidewalk and existing sidewalk
6 obstructions. We will vote to approve LUs 260 and
7 application pursuant to Section 20-226 of the
8 Administrative Code from By the Glass, Inc., d/b/a
9 UVA for a renewal of a revocable consent to operate
10 an unenclosed sidewalk café located at 1486 Second
11 Avenue and LU 161 an application pursuant to Section
12 20-255 of the Administrative Code from Three Decker
13 Restaurant, LTD for the renewal of a revocable-
14 revocable consent to operate an enclosed sidewalk
15 café located at 1746 2nd Avenue. Both are in Council
16 Member Kallos' district in Manhattan. We will vote
17 to approve LU 263 an application pursuant to Section
18 20-225 of the Administrative Code from 27 East
19 Restaurant Holdings, LLC Fleming d/b/a Bilboquet for
20 a revocable consent to operate and use and unenclosed
21 sidewalk café located at 27 East 62nd Street in
22 Council Member Powers' district in Manhattan. From
23 our Planning Subcommittees, we will vote to approve
24 LU 232 Park and Elton in my district in the Bronx,
25 approval of this application for an amendment to a

2 previously approved Urban Development Action Area
3 Project and a Private Housing Finance Law Tax
4 Exemption for property located at 3120 Park Avenue
5 and 45 East 159th Street would facilitate the
6 development of a 37-housing unit affordable to house
7 homes with incomes ranging from 27% AMI to 90% AMI
8 including a six-homeless set-aside unit, which is
9 15%. We will also vote to approve LU 240 MEC 125th
10 Street, an application by HPD for a new Private
11 Housing Finance Law tax exemption for property known
12 as Parcel B West in Council Member Ayala's district I
13 Manhattan. The approval will facilitate the
14 development of 404 residential units including 268
15 affordable and 134 market rate. More than 62,000
16 square foot of commercial space, 5,800 square foot
17 for a cultural/community facility, 10,000 square feet
18 of public open space and 121 parking spaces. Are
19 there any questions or remarks from members of the
20 committee? I just want to point out again my
21 project. I know that many of my colleagues have—know
22 that I've introduced a bill that will require that
23 any developer that's getting any city subsidies from
24 the city that there be a 50% homeless set-aside, and
25 to be quite frank, there's been resistance from the

2 Administration because they feel that it cannot be
3 done, and this will be my fourth project in a row.
4 Regardless of how small it is, we're talking about a
5 building with 37 units. I was able to get a 15%
6 homeless set-aside, which six units and we were able
7 to go as low 20%--27% of the AMI and up to 90% of the
8 AMI. So, the Administration is saying it cannot be
9 done, and I am proving the otherwise that it can be
10 done, and we just have to have the political will to
11 do it, and I'm just demonstrating that I can do it,
12 and I am going to do it. So with that, any comments
13 from members of the committee? Nope. Seeing none, I
14 will now call a vote in accordance with
15 recommendations of the subcommittees and the local
16 Council Members to approve LUs 218, 232, 240, 260,
17 261, 262 and 263. Will the clerk please call the
18 roll?

19 CLERK: William Martin, Committee Clerk.
20 Chair Salamanca.

21 CHAIRPERSON: SALAMANCA: Aye on all.

22 CLERK: Richards.

23 COUNCIL MEMBER RICHARDS: Aye on all

24 CLERK: Gibson.

25 COUNCIL MEMBER GIBSON: Aye on all.

2 CLERK: Barron.

3 COUNCIL MEMBER BARRON: Permission to
4 explain my vote.

5 COUNCIL MEMBER BARRON: Thank you. I
6 want to commend you for the efforts and the actions
7 that you're taking in regards to make sure that
8 address the issue of homelessness in New York City
9 and I vote aye on all with the exception of Land Use
10 240 on which I am abstaining. I don't think there's
11 enough in that project. It's 50% that is affordable
12 in my estimation. Thank you.

13 CLERK: Deutsch.

14 COUNCIL MEMBER DEUTSCH: Aye on all.

15 CLERK: Kallos.

16 COUNCIL MEMBER KALLOS: Aye on all.

17 CLERK: Koo.

18 COUNCIL MEMBER KOO: Aye.

19 CLERK: Reynoso.

20 COUNCIL MEMBER REYNOSO: I vote aye on
21 all.

22 CLERK: Treyger.

23 COUNCIL MEMBER TREYGER: I just want to
24 commend the Chair for leading by example and through
25 actions and not through speeches and through

2 presentations. I commend you Chairman and I vote aye
3 on all.

4 CLERK: Grodenchik.

5 COUNCIL MEMBER GRODENCHIK: With best
6 wishes for a happy holiday, I vote aye on all.

7 CLERK: Moya.

8 COUNCIL MEMBER MOYA: Aye on all.

9 CLERK: Rivera.

10 COUNCIL MEMBER RIVERA: Aye.

11 CLERK: By a vote of 12 in the
12 affirmative, 0 in the negative and no abstentions,
13 all items are adopted with the exception of Land Use
14 Item 240, which is adopted by the Committee 11 in the
15 affirmative, 0 in the negative and 1 abstention.

16 CHAIRPERSON SALAMANCA: I would like to
17 thank members of the public, my colleagues, Counsel
18 and Land Use staff for attending today's hearing. I
19 will leave the—I will leave this—the roll open for 15
20 minutes. Thank you. [pause]

21 CLERK: Continuation of roll call
22 Committee on Land Use. Council Member
23 Constantinides.

24 COUNCIL MEMBER CONSTANTINIDES: I vote
25 aye. [pause]

2 CLERK: The final vote in Committee on
3 Land Use, all items have been adopted by-by a vote a
4 13 in the affirmative, 0 in the negative and no
5 abstentions with Land Use Item 240 being adopted by
6 the Committee 12 in the affirmative, 0 in the
7 negative and 1 abstention. Council Member Moya.

8 [background comments, pause]

9 COUNCIL MEMBER MOYA: Wait-wait a minute.
10 This meeting is hereby adjourned. [gavel] [laughter]

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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 December 11, 2018