

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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January 22, 2019  
Start: 11:32 a.m.  
Recess: 12:06 p.m.

HELD AT: Committee Room - City Hall

B E F O R E: RAFAEL SALAMANCA  
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)

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2 [sound check] [pause] [gavel]

3 CHAIRPERSON SALAMANCA: Good morning  
4 everyone. Welcome to the Committee on Land Use. I  
5 am Council Member Rafael Salamanca, Chair of this  
6 committee. I would like to welcome my esteemed  
7 colleagues who are members of this committee. We  
8 have present today Council Members Gibson, Barron,  
9 Deutsch, Kallos, Koo, Levin, Torres, Treyger, Barry  
10 Grodenchik, Chair Adams, Chair Moya and Rivera.

11 [background comments/laughter] We also--

12 COUNCIL MEMBER: Chair, can we get into  
13 it?

14 CHAIRPERSON SALAMANCA: We also have  
15 Council Member Powers who's present. Thank you.  
16 Today, we'll be voting on four projects referred out  
17 of the Zoning and Planning Subcommittees. We'll vote  
18 to approve LU 312, an application by Carrie's  
19 Hospitality, LLC, d/b/a Elder Greene for a revocable  
20 consent to maintain, operate and use an unenclosed  
21 sidewalk café at 160 Franklin Street in Council  
22 Member Levin's district in Brooklyn. The applicant  
23 has agreed to reduce the size of the proposed café in  
24 order to address community concerns. We'll be voting  
25 to approve LUs 310 and 311, Waterside Plaza, an

2 application to facilitate the preservation of 325  
3 affordable housing units at 1020, 25,30 and 40 waters  
4 side Plaza in Manhattan in Council Member Powers'  
5 district. HPD is requesting approval of disposition  
6 of city-owned property and amendment to the Waterside  
7 Urban Renewal plan for an additional 47 years for a  
8 total unexpired term of 99-year term extending to  
9 2116. Upon approval, HPD will enter into a new  
10 ground lease with the owner. The terms of the ground  
11 lease will preserve residential affordability by  
12 incorporating rent freezes, rent reductions and  
13 limits on rent increases for the affected tenants. We  
14 will also be voting to approve LU 313, 46 97 Third  
15 Avenue a UDAAP application filed by HPD. This  
16 disposition of city-owned vacant lots will facilitate  
17 the development of a new mixed-use 8-story building  
18 providing 52 units of affordable housing in Council  
19 Member Torres' district in the Bronx. This project  
20 will be developed under the HPD ELLA Project and 15%  
21 of the units will be reserved for formerly homeless  
22 households. Are there any questions or remarks from  
23 members of the committee? I see Council Member  
24 Powers.

2 COUNCIL MEMBER POWERS: Thank you, Chair  
3 Salamanca. Thank you members of the Land Use  
4 Committee for affording me opportunity to speak on  
5 the application before you today for Waterside Plaza.  
6 Waterside Plaza is a neighborhood located in my  
7 district that is a former Mitchell Lama that exited  
8 the program in 2001. When they exited, like many  
9 Mitchell Lamas, they were left a question about what  
10 would be the long-term affordability of the plaza and  
11 the people that lived there? Unfortunately, they  
12 were not subject to rent regulation, rent and  
13 stabilization because of the year and quirk in the  
14 law that made it so they would have to go into a  
15 settling agreement with the owner, and to have high  
16 increases year after year. That has left us in the  
17 year 2018 or 2019 I guess now with very high rents in  
18 a neighborhood that was built to be an affordable  
19 neighborhood and built to be a long-term community  
20 that many of us aspire, and we could still build here  
21 in New York City. So, with the—with the partnership  
22 of the owner there, which is our former Lieutenant  
23 Governor Dick Ravitch with the tenants association  
24 with HPD and with the fellow elected officials that  
25 share this community. We have spent the last year

2 negotiating to do an affordability deal here to lower  
3 the rents, to freeze some rents and to address both  
4 the long-term affordability by putting 75 years of  
5 affordability into this—into Waterside, but also  
6 addressing the tenants that live there today and  
7 making their rents more affordable, and making many  
8 of the residents who are senior look at this as  
9 their—their home for years ahead. In that last year,  
10 we have been going back and forth, but I have to say  
11 that today I sit here very happy with the deal that  
12 we have come to and very pleased. I think it sets a  
13 model for other affordable housing deals especially  
14 those that can do both the immediacy of the tenants  
15 that live there, but also the long-term  
16 affordability. So, I'm very happy that we have come  
17 to a resolution, and come to an agreement on this—  
18 this deal. I want to thank, though they're not here  
19 today, they've been to many of our hearings, I want  
20 to thank all of the tenants who came out and  
21 advocated for themselves. They came to City Planning  
22 here and to my town hall with the Mayor. They've  
23 been here in this chamber as well. I want to thank  
24 all of the staff here who have helped us and answered  
25 questions. I want to thank my staff as well. I want

2 to thank the tenants at Waterside, the leadership,  
3 but also Dick Ravitch, the former Lieutenant Governor  
4 who built his property, and I said this in an article  
5 about it, but I will say it again that rarely do you  
6 have somebody who is civic minded as the landlord and  
7 the property owner of the property. That makes it  
8 incredibly easier to do a deal when you talk about  
9 real people's lives and not—and putting people before  
10 other considerations. So, I'm very grateful to the  
11 team at Waterside as well for that. With all that  
12 being said, I-I urge your support of it, and a thank  
13 you to the Subcommittee Chair Council Member Kallos  
14 and all of those who came to the hearing. I want to  
15 apologize to Council Member Torres as well. I held  
16 him up from an application in his district with all  
17 my tenants who came. I'm so appreciative of him  
18 giving us a little bit of his time as well. So,  
19 thank you and I urge your support of it today.  
20 Thank you.

21 CHAIRPERSON SALAMANCA: Congratulations,  
22 Council Member Powers. Council Member Torres, do you  
23 want to speak on your project?

24 COUNCIL MEMBER TORRES: No, extensive  
25 comments except to say I've been inspired by your

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2 leadership in increasing the number of units that we  
3 specifically set aside for homeless families. So the  
4 15% was a direct result of your advocacy. So I want  
5 to thank you.

6 CHAIRPERSON SALAMANCA: Thank you. Thank  
7 you, Council Member Torres. I will now call a vote  
8 in accordance with recommendations of the local  
9 members and the Subcommittees to approve LUs 320,  
10 311, 312 and 313. Will the clerk please call the  
11 roll.

12 CLERK: Matthew DiStefano, Committee  
13 Clerk, Committee on Land Use, roll call vote on the  
14 aforementioned LUs with accompanying resolutions.  
15 Chair Salamanca.

16 CHAIRPERSON SALAMANCA: Aye on all.

17 CLERK: Kallos.

18 COUNCIL MEMBER KALLOS: Aye on all.

19 CLERK: Gibson.

20 COUNCIL MEMBER GIBSON: Aye on all.

21 CLERK: Barron.

22 COUNCIL MEMBER BARRON: [off mic] I'm  
23 vote aye on all.

24 CLERK: Constantinides.

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2 COUNCIL MEMBER CONSTANTINIDES: Aye on  
3 all.

4 CLERK: Deutsch.

5 COUNCIL MEMBER DEUTSCH: Aye on all.

6 CLERK: Koo.

7 COUNCIL MEMBER KOO: Aye on all.

8 CLERK: Levin.

9 COUNCIL MEMBER LEVIN: Aye.

10 CLERK: Torres.

11 COUNCIL MEMBER TORRES: Aye on all.

12 CLERK: Treyger.

13 COUNCIL MEMBER TREYGER: Aye on all.

14 CLERK: Grodenchik.

15 COUNCIL MEMBER GRODENCHIK: Aye.

16 CLERK: Adams.

17 COUNCIL MEMBER ADAMS: Aye on all.

18 CLERK: Diaz.

19 COUNCIL MEMBER DIAZ: Yes, I'm here.

20 COUNCIL MEMBER DEUTSCH: Aye on all.

21 CHAIRPERSON SALAMANCA: I want to  
22 recognize that Council Member Diaz has arrived.

23 COUNCIL MEMBER DIAZ: Aye on all.

24 CLERK: Moya.

25 COUNCIL MEMBER MOYA: Aye on all.

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2 CLERK: Rivera.

3 COUNCIL MEMBER RIVERA: Aye.

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

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

12 CLERK: Continuation of roll call.  
13 Council Member Miller.

14 COUNCIL MEMBER MILLER: I vote aye.  
15 [pause]

16 CLERK: Continuation of roll call,  
17 Council Member Richards.

18 COUNCIL MEMBER RICHARDS: I proudly vote  
19 aye. Thank you.

20 CLERK: Thank you [pause] Committee on  
21 Land Use, continuation of roll call vote. Council  
22 Member Lancman.

23 COUNCIL MEMBER LANCMAN: I vote aye.

24 CLERK: The final vote 18 in the  
25 affirmative, 0 in the negative and no abstentions.

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2 COUNCIL MEMBER LANCMAN: The meeting is  
3 hereby 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 January 31, 2019