

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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February 6, 2019
Start: 11:38 a.m.
Recess: 11:56 a.m.

HELD AT: Council Chambers - 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/pause]
3 [gavel]

4 SERGEANT-AT-ARMS: Quiet, please.

5 CHAIRPERSON SALAMANCA: Alright, Good
6 morning everyone and welcome to the Committee on Land
7 Use. I am Council Member Rafael Salamanca, the Chair
8 of this committee. I want to welcome my esteemed
9 colleagues who are members of this committee and are
10 here today. We have Council Members Gibson,
11 Constantindes, Deutsch, Chair Kallos, King, Reynoso,
12 Richards, Grodenchik, Chair Adams, Diaz, Chair Moya
13 and Rivera and Council Member Levin. Welcome. I
14 want to thank Chair Moya, Chair Adams and Chair
15 Kallos for their work on our Land Use Subcommittees.
16 Today, we will be voting on projects to refer out of
17 our three subcommittees.

18 From our Zoning Subcommittee we will be
19 voting LUs 317 and 318, the East 241st Street
20 rezoning in Council Member Cohen's district in the
21 Bronx. The applicant seeks approval for a zoning map
22 amendment to rezone a number of lots from an M1-1 to
23 R7D/C2-4 district and a zoning text amendment to
24 modify Appendix F and map a Mandatory Inclusionary
25 Housing area utilizing Option 1 and Option 2. The

2 text would also add the rezoning area to the transit
3 zone to reduce parking requirements. These actions
4 would facilitate the development of a mixed-use
5 commercial and residential building. Council Member
6 Cohen is in support of this application.

7 We are also voting to approve LUs 319 and
8 320, the 895 Bedford Avenue rezoning in Council
9 Member Levin's district in Brooklyn and R7-A/C2-4
10 district would be mapped in place of an existing M1-2
11 district. The zoning text change would establish a
12 Mandatory Inclusionary Housing utilizing MIH Option 1
13 and 2. The applications would facilitate the
14 development of the 7-story mixed-use building with
15 ground floor commercial space and approximately 36
16 apartments. Council Member Levin is in support of
17 the application. We will also vote to approve LUs
18 321, the 102-103rd North Conduit Avenue rezoning in
19 Council Member Ulrich's district in Queens. The
20 zoning map change would establish a C2-2 district
21 within an existing R3X district in order to
22 facilitate the development of a new use group 16
23 automotive service station subject to further BSA
24 approval. The site would also include a one-story
25 store and 13 accessory parking spaces. Council

2 Member Ulrich is in support of this application. We
3 will also vote today to approve LU 322 the 51-53
4 White Street zoning Street Special Permit in Council
5 Member Chin's district in Manhattan. The property
6 consists of an existing building in the Tribeca East
7 Historic District and a special permit would modify
8 certain bulk regulations to facilitate the
9 enlargement of the building while also providing for
10 a its continued restoration and maintenance. Council
11 Member Chin is in support of this application. We
12 will be voting to approve LU 323, the 59 Greenwich
13 Avenue Zoning Special Permit in Speaker District—in
14 the Speaker's District in Manhattan. The property
15 consists of an existing building in the Greenwich
16 Village Historic District, and a special permit would
17 permit the modification of use regulations to allow
18 Use Group 6 uses on the existing building's second
19 floor as well as the modification of certain bulk
20 regulations. The application will facilitate the
21 reconstruction and enlargement of the existing
22 historic building while also providing for its
23 continued restoration and maintenance. The applicant
24 has agreed that no eating or drinking establishments
25 will be located on the second floor. The Speaker is

2 in support of this application. From our Landmark
3 Subcommittee, we will vote to approve Preconsidered
4 LU 20195311 SCK for a site selection of a new
5 approximately 676-seat prime---primary school in
6 Community District 20 in Brooklyn. The property is
7 located in Community District 10 in Council Member
8 Menchaca's district in Brooklyn. He is in support of
9 this application. From our Planning Subcommittees we
10 will be voting to approve LUs 314, 315 and 316,
11 Belmont Cove for property in my district in the
12 Bronx. This application for a zoning map change from
13 M1-4 to R7X, a zoning text amendment to apply MIH
14 Option 1 and disposition of the city-owned property
15 will result in the development of a new 11-story
16 building at 656 East 176th Street. The building will
17 have 157 affordable apartments, 19 enclosed accessory
18 parking spaces and other amenities. This project
19 will be developed under HPD's ELLA Program, and at
20 last 15% of the units will--will be reserved for
21 formerly homeless households. Are there any
22 questions or remarks from members of the committee?
23 Council Member Cohen.

24 COUNCIL MEMBER COHEN: Thank you, Chair.
25 I'll be brief. I just wanted to let my colleagues

2 know how pleased I am about the way this project came
3 about. The developer made multiple visits to the
4 Community Board. It was really developed in
5 consultation not just this part of ULURP.

6 SERGEANT-AT-ARMS: [interposing] Please
7 quiet down.

8 COUNCIL MEMBER COHEN: They came, you
9 know, many times before ULURP had started. They came
10 multiple times during ULURP. The borough president
11 asked them to develop more 3-bedroom units. They-
12 they—they accommodated him. The Community Board
13 asked for additional parking. They accommodated
14 them. I was very concerned about making sure that we
15 get retail, and the entire first floor is going to be
16 retail. I think that this project is really going to
17 be a shot in the arm and revitalize this portion of
18 White Plains Road. It's 100% affordable. The Chair
19 will be pleased that it's 15% set-aside for formerly
20 homeless. So, I'm very pleased and proud of this
21 project, and I would encourage my colleagues to vote
22 aye.

23 CHAIRPERSON SALAMANCA: Thank you,
24 Council Member Cohen. Any other members in the
25 committee wish to make any comments? No. Alright,

1 COMMITTEE ON LAND USE 8

2 seeing none, I will now call the vote in accordance
3 with the recommendations of the local Council Members
4 and the subcommittees to approve LUs 314, 315, 316,
5 317, 318, 319, 320, 321, 322, 323 and Pre LU 20195311
6 SCK. Will the clerk please call the roll.

7 CLERK: William Martin, Committee Clerk,
8 roll call vote Committee on Land Use. All items are
9 coupled. Chair Salamanca.

10 CHAIRPERSON SALAMANCA: Aye on all.

11 CLERK: Constantinides.

12 COUNCIL MEMBER CONSTANTINIDES: Aye on
13 all.

14 CLERK: Gibson.

15 COUNCIL MEMBER GIBSON: Aye on all.

16 CLERK: Deutsch.

17 COUNCIL MEMBER DEUTSCH: Aye on all.

18 CLERK: Kallos.

19 COUNCIL MEMBER KALLOS: Aye on all.

20 CLERK: King.

21 COUNCIL MEMBER KING: Aye on all.

22 CLERK: Koo.

23 COUNCIL MEMBER KOO: Aye on all.

24 CLERK: Levin.

25 COUNCIL MEMBER LEVIN: Aye on all.

2 CLERK: Reynoso.

3 COUNCIL MEMBER REYNOSO: With
4 congratulations to Council Member Cohen, aye on all.

5 CLERK: Richards.

6 COUNCIL MEMBER RICHARDS: Aye on all.

7 Congratulations to all.

8 CLERK: Grodenchik.

9 COUNCIL MEMBER GRODENCHIK: Aye.

10 CLERK: Adams.

11 COUNCIL MEMBER ADAMS: Aye on all.

12 CLERK: Diaz.

13 COUNCIL MEMBER DIAZ: Aye.

14 CLERK: Moya.

15 COUNCIL MEMBER MOYA. Aye on all.

16 CLERK: Rivera.

17 COUNCIL MEMBER RIVERA: Aye.

18 CLERK: [pause] By a vote of 15 in the
19 affirmative, 0 in the negative and no abstentions,
20 all items have been adopted by the committee.

21 CHAIRPERSON SALAMANCA: I would like to
22 thank the members of the public, my colleagues, and
23 Council Land Use staff for attending today's hearing.
24 We will leave the roll open for ten minutes. [pause]

1 COMMITTEE ON LAND USE 10

2 CLERK: Continuation roll call, Committee
3 on Land Use. Council Member Treyger.

4 COUNCIL MEMBER TREYGER: I vote aye.
5 [pause]

6 CLERK: Continuation roll call, Committee
7 on Land Use. Council Member Barron.

8 COUNCIL MEMBER BARRON: Thank you. I
9 vote aye on all with the exception of 895 Bedford
10 Avenue believing that 70% market rate is not
11 addressing the need of people who need housing who
12 are low income. Thank you. [pause] I vote no on 894-
13 Land Use 319 and 320. [pause]

14 CLERK: Continuation roll call Committee
15 on Land Use Council Member Lancman.

16 COUNCIL MEMBER LANCMAN: Aye.

17 CLERK: Final vote all-final vote: All
18 items on today's Land Use agenda have been adopted by
19 a vote of 18 in the affirmative, 0 in the negative
20 and no abstentions with the exceptions of Land Use
21 Items 319 and 320 are adopted by the committee 17 in
22 the affirmative, 1 in the negative and no
23 abstentions. Thank you.

24 CHAIRPERSON SALAMANCA: Thank you. This
25 hearing is now adjourned. [gavel]

1 COMMITTEE ON LAND USE

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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 February 24, 2019