

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 17, 2019
Start: 11:37 a.m.
Recess: 11:55 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: RAFAEL SALAMANCA, JR.
Chairperson

COUNCIL MEMBERS: Adrienne A. Adams
Inez D. Barron
Costa G. Constantinides
Chaim M. Deutsch
Ruben Diaz, Sr.
Vanessa L. Gibson
Barry S. Grodenchik
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] [pause] [gavel]

3 CHAIRPERSON SALAMANCA: Alright, good
4 morning and welcome to the Committee on Land Use. I
5 am Council Member Rafael Salamanca, the Chair of this
6 committee. I would like to thank my esteemed
7 colleagues who are members of this committee that are
8 present today. We have Council Members
9 Constantinides, Koo, Lancman, Reynoso, Richards,
10 Torres, Gordenchik, Chair Adams, Diaz and Rivera. I
11 want to thank Chair Moya and Chair Adams for their
12 work on our Land Use Subcommittees. Today, we will
13 be voting on a number of projects referred out of our
14 Subcommittees. We'll be voting to approve
15 Preconsidered LU Application No. 2019 227 SCK
16 submitted by New York City School Construction
17 Authority pursuant to Section 1732 of the Public
18 Authorities Law. The site selection for an
19 approximately 322-seat primary school facility to be
20 located at 250-266 46th Street in Council Member
21 Menchaca's District in Brooklyn. We will also be
22 voting to approve LUs 369 the McDonald Avenue
23 rezoning in Council Member Lander's District in
24 Brooklyn. This zoning map amendment would map a new
25 C2-4 Commercial overlay District within an existing

2 R5 District. This would allow the continued-the
3 continued operation of a commercial banquet hall
4 located within the connected cellar level spaces of
5 two adjacent buildings. We will also vote to approve
6 LUs 373, 374, 375 for the Blondell Commons rezoning
7 in Council Member Gjonaj's District. Thank you. The
8 actions would-would rezone an existing M1-1 District
9 to an R7A/C2-4 District, map the project are to
10 Mandatory Inclusionary Housing area and utilizing
11 option 2 and to demap(sic) a portion of Fink Avenue.
12 Our approval will facilitate the development of a
13 mixed-use building. The applicant has agreed that
14 this building, which will be developed under their-
15 under the ELLA term will be 6 stories in height withy
16 a 7th story that is set back. It will also include
17 community facility space and 225 accessory parking
18 spaces. Council Member Gjonj has asked me to read
19 this brief remark in the record: I would like to
20 thank the members of the committee, the development
21 team, HPD and Council Land Use Division for working
22 together to shape the development into a project that
23 will provide much needed affordable housing and
24 public parking while adding the vibrancy of the
25 street corridor. My office has worked with the

2 developer to reduce the scale of the project to
3 better fit the local context from 9 stories and 228
4 units down to 6 stories and a 7-story setback off the
5 street, and a total of 172 units. All the while the
6 project will maintain the 225 parking spaces that are
7 vitally important to the Westchester BID, and
8 approximately 20,000 square foot of commercial space.
9 The developer has agreed to work to find an
10 educational tenant for this space. With thee
11 changes, I ask for my colleagues to vote to advance
12 this project. We will also vote to approve LUs 382
13 through 385 for the Brooklyn Boulevard Rezoning in
14 Council Member Diaz's District in the Bronx. The
15 proposal includes a zoning map amendment to rezone R5
16 Districts or R7A District and R7/C2-4 distirct. A
17 zoning text amendment to map MIH Option 1 an Article
18 XI tax exemption for the two new buildings including
19 65 affordable homeownership units, 265 rental units,
20 rental space and 158 parking spaces. We will also
21 vote approve with modifications Preconsidered LUs 379
22 and 380 the 1640 Flatbush Avenue Rezoning for
23 property in Council District 45 in Brooklyn. A zoning
24 map amendment will rezone the development site from
25 the C8-2 in an R6 District to a C4-4D and other

2 portions of the rezoning area from a C8-2 District to
3 an R6 District. As proposed, a zoning text amendment
4 will map MIH Option 2 over the C4-4D portion. Our
5 modifications will be to remove MIH Option 2 and to
6 add MIH Option 1 in accordance with feedback from
7 Community Board, Borough President and former Council
8 Member. I understand that the former Council Member
9 would like to see a project with additional
10 affordability beyond that required—that is required
11 by MIH. The challenge here is that is that this is
12 not a project using housing subsidy dollars. So, the
13 Council is modifying the proposal to ensure depth of
14 affordability for the affordable housing that is
15 being provided. Are there any questions or remarks
16 from members of the committee? Seeing none, I will
17 now call a vote in accordance with recommendations of
18 the Subcommittees to approve Preconsidered LUs 2019
19 5227 SCK, LUs 369, LUs 373 through 375 and LUs 382
20 through 385, and to approve with modifications I have
21 described Preconsidered LUs 379 and 380. Will the
22 Clerk please call the roll.

23 CLERK: William Martin, Committee Clerk.
24 Roll call vote committee on Land Use. All items are
25 coupled. Chair Salamanca.

2 CHAIRPERSON SALAMANCA: I vote aye on all
3 but before I-I end it, I just want to congratulate
4 Council Member Gjonj on really coming to an agreement
5 on this Blondell Commons project. I know that it was
6 a very controversial project in his Council District.
7 However, you know, he kept his eye on the ball to
8 ensure that the community did not lose out on 100%
9 affordable housing, and he was able to provide 225
10 units—225 parking spaces, which I know is very much
11 needed in that area, and I also want to congratulate
12 Council Member Diaz. This is a really exciting
13 project, Council Member. You know, you are not only
14 providing 265 units of 100% affordable housing, but
15 you're also providing 65 affordable homeownership
16 opportunities, and that's exactly what the Bronx
17 needs. So, congratulations.

18 CLERK: Gibson.

19 COUNCIL MEMBER GIBSON: [off mic] I vote
20 aye.

21 CLERK: Barron.

22 COUNCIL MEMBER BARRON: I vote aye with
23 the exception of Land Use 379 and 380, which in the
24 end results in 25% affordable housing and 75% market
25 rate. Thank you.

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2 CLERK: Constantinides.

3 COUNCIL MEMBER CONSTANTINIDES: [off mic]

4 I vote aye.

5 CLERK: Deutsch.

6 COUNCIL MEMBER DEUTSCH: Aye.

7 CLERK: King.

8 COUNCIL MEMBER KING: Aye on all except-

9 except 379 and 380.

10 CLERK: Koo.

11 COUNCIL MEMBER KOO: [off mic] I vote aye

12 on all.

13 CLERK: Lancman.

14 COUNCIL MEMBER LANCMAN: Aye.

15 CLERK: Reynoso.

16 COUNCIL MEMBER REYNOSO: I vote aye on

17 all.

18 CLERK: Richards.

19 COUNCIL MEMBER RICHARDS: Aye on all.

20 CLERK: Torres.

21 COUNCIL MEMBER TORRES: Aye on all.

22 CLERK: Treyger.

23 COUNCIL MEMBER TREYGER: Aye.

24 CLERK: Grodenchik.

25 COUNCIL MEMBER GRODENCHIK: Aye.

2 CLERK: Adams.

3 COUNCIL MEMBER ADAMS: Aye.

4 CLERK: Diaz.

5 COUNCIL MEMBER DIAZ: Aye.

6 CLERK: Moya.

7 COUNCIL MEMBER MOYA: Aye.

8 CLERK: Rivera.

9 COUNCIL MEMBER RIVERA: Aye.

10 CLERK: All items are adopted on today's
11 agenda by a vote of 17 in the affirmative, 0 in the
12 negative and no abstentions with Land Use Items 379
13 and 380 being adopted by the committee 15 in the
14 affirmative, 2 in the negative and no abstentions.

15 CHAIRPERSON SALAMANCA: I would like to
16 thank the members of the public, my colleagues,
17 counsel and Land Use staff for attending today's
18 hearing. I will leave the roll open for 10 minutes.
19 Thank you. [pause]

20 CLERK: Continuation roll call, Committee
21 on Land Use. Council Member Miller.

22 COUNCIL MEMBER MILLER: I vote aye with
23 the exception of the 1640 Flatbush Avenue rezoning.
24 I will be abstaining.

2 CLERK: Final vote Committee on Land Use,
3 all items have been adopted by a vote of 18 in the
4 affirmative, 0 in the negative and no abstentions,
5 with Land Use Items 379 and 380 being adopted by a
6 vote of 15 in the affirmative, 2 in the negative and
7 1 abstention.

8 CHAIRPERSON SALAMANCA: Alright. I would
9 like to thank members of the public, my colleagues,
10 Council and Land Use staff for attending today's
11 hearing. This meeting is hereby adjourned. [gavel]

12 COUNCIL MEMBER

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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 18, 2019