

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 16, 2019  
Start: 11:23 a.m.  
Recess: 11:43 a.m.

HELD AT: 250 Broadway - Committee Room,  
16th Floor

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

COUNCIL MEMBERS:  
Adrienne E. Adams  
Inez D. Barron  
Costa G. Constantinides  
Chaim M. Deutsch  
Barry S. Grodenchik  
Andy L. King  
Peter A. Koo  
Rory I. Lancman  
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], Today May 16, 2019,  
3 hearing is on Land Use being recorded by Sherees  
4 Torez.]

5 [pause]

6 [gavel]

7 CHAIRMAN SALAMANCA: All right, good  
8 morning and welcome to the Committee on Land Use. I  
9 am Council Member Rafael Salamanca, the Chair of this  
10 Committee. I would like to welcome my esteemed  
11 colleagues who are members of this committee that are  
12 present today. We have Council Members Reynoso,  
13 Lancman, Constantinides, Chair Moya, Rivera, Torres,  
14 Richards, Koo and Chair Adams and Grodenchik. I want  
15 to thank Chair Moya and Chair Adams for their work on  
16 our Land Use subcommittees. Today we will be voting  
17 on a number of projects referred out of our Zoning  
18 Subcommittee. We will be voting to approve  
19 preconsidered LU 412 for the 66 Hudson Yards  
20 Streetscape text amendment for property in Speaker  
21 Johnson's district in Manhattan. The proposed action  
22 would modify the special Hudson Yard's district text  
23 regarding ground floor uses and planting regulations  
24 in Subdistrict A. The proposed text amendment would  
25 facilitate the development of a new Class A office

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2 building which will be accompanied by an anchor  
3 tenant Pfizer as its new headquarters. We will also  
4 vote to approve LUs 403 and 404 for the 47-15 34th  
5 Avenue rezoning in Council Member Van Bramer's  
6 district in Queens. The original proposed zoning map  
7 change was from an existing C8-12R6B and R5 zoning  
8 districts to a mix of R7X/C2-4 and R6B/C2-4  
9 districts. The text amendment would map the  
10 project's area as a mandatory inclusionary housing  
11 area utilizing MIH option 2. The City Planning  
12 Commission modified the proposed R7X/C2-4 district to  
13 a R7D/C2-4 while maintaining the R6B/C2-4 portion.  
14 The actions as modified by the CPC will facilitate  
15 the development of a new 11-story mixed use building  
16 with approximately 187 dwelling units including  
17 approximately 57 permanently affordable units and  
18 commercial and community facility uses at the ground  
19 floor. We will also vote to approve preconsidered  
20 LUs 413 and 414 for the East Harlem follow-up actions  
21 for property in Council Member Ayala's district in  
22 Manhattan. The proposed actions memorialized in the  
23 East Harlem neighborhood rezoning points of agreement  
24 would modify the allowable building height in an  
25 existing C6-4 R8A and R7D districts along Park Avenue

1 in the special East Harlem corridor district,  
2 requires subway entrance, relocation for a  
3 development at the intersection of Lexington Avenue  
4 and East 116<sup>th</sup> Street and removes the special  
5 district designation from an existing R7B district.  
6 We will also vote to approve modifications  
7 preconsidered 411 for the Mana Products text  
8 amendment for property in Council Member Van Bramer's  
9 district in Queens. The proposed action would amend  
10 the use regulations related to existing manufacturing  
11 buildings. The action would facilitate the  
12 enlargement of an existing building in an M3-2  
13 district to accommodate, expand and streamline  
14 manufacturing operations. Our modification would  
15 clarify the applicability of the proposed amendment  
16 in terms of geographic location. We will also vote  
17 to approve the modification preconsidered LU 397 for  
18 the residential, mechanical voids text amendment in  
19 Council districts 1 through 9, 16, 26 and 27. The  
20 text will modify existing regulations for residential  
21 buildings in non-contextual R9 and R10 residential  
22 districts and the commercial district equivalents.  
23 DCP's original application proposed a 25' height  
24 threshold for the establishment whether a building  
25

2 enclosed mechanical space would be counted as a  
3 zoning floor area. The City Planning Commission  
4 modified the text amendment increasing the threshold  
5 to 30'. Our modification will restore the original  
6 proposed 25' height threshold. Our modification will  
7 also limit the applicable, the rule for certain  
8 developments in commercial districts. Are there any  
9 questions or remarks by members of the Committee?  
10 All right, seeing none, I will call on a vote in  
11 accordance with recommendations of the local members  
12 and of the Subcommittees to approve preconsidered LUs  
13 412, 413 and 414 and LUs 403 and 404 and to approve  
14 with modifications I have described, preconsidered  
15 397 and preconsidered 411. Will the clerk please  
16 call the roll?

17 COMMITTEE CLERK: William Martin,  
18 Committee Clerk, roll call vote Committee on Land  
19 Use, all items are coupled. Chair Salamanca?

20 CHAIR SALAMANCA: Aye on all.

21 COMMITTEE CLERK: Constantinides?

22 COUNCIL MEMBER CONSTANTINIDES: Aye on  
23 all.

24 COMMITTEE CLERK: Koo?

25 COUNCIL MEMBER KOO: Aye.

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2 COMMITTEE CLERK: Lancman?

3 COUNCIL MEMBER LANCMAN: Aye.

4 COMMITTEE CLERK: Reynoso?

5 COUNCIL MEMBER REYNOSO: Aye.

6 COMMITTEE CLERK: Richards?

7 COUNCIL MEMBER RICHARDS: Aye.

8 COMMITTEE CLERK: Torres?

9 COUNCIL MEMBER TORRES: Aye.

10 COMMITTEE CLERK: Grodenchik?

11 COUNCIL MEMBER GRODENCHIK: Aye.

12 COMMITTEE CLERK: Adams?

13 COUNCIL MEMBER ADAMS: Aye.

14 COMMITTEE CLERK: Moya?

15 COUNCIL MEMBER MOYA: Aye.

16 COMMITTEE CLERK: Rivera?

17 COUNCIL MEMBER RIVERA: Aye.

18 COMMITTEE CLERK: By vote of 11 in the

19 affirmative, 0 in the negative and no abstentions,

20 all items have been adopted by the Committee.

21 CHAIRMAN SALAMANCA: All right, I would

22 like to thank members of the public, my colleagues,

23 counsel and land use staff for attending today's

24 hearing. We will leave the roll open for eight

25 minutes.

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2 COMMITTEE CLERK: Continuation roll call,  
3 Committee on Land Use. Council Member King? Council  
4 Member King?

5 COUNCIL MEMBER KING: I vote aye on all.

6 COMMITTEE CLERK: The vote currently  
7 stands at 12 in the affirmative.

8 [pause]

9 COMMITTEE CLERK: Continuation roll call,  
10 Committee on Land Use. Council Member Treyger?

11 COUNCIL MEMBER TREYGER: I vote aye.

12 COMMITTEE CLERK: The vote is now 13 in  
13 the affirmative.

14 [pause]

15 COMMITTEE CLERK: Continuation roll call,  
16 Committee on Land Use. Council Member Deutsch?

17 COUNCIL MEMBER DEUTSCH: Aye.

18 COMMITTEE CLERK: The vote is currently  
19 at 14 in the affirmative.

20 [pause]

21 COMMITTEE CLERK: Continuation roll call,  
22 Committee on Land Use. Council Member Barron?

23 COUNCIL MEMBER BARRON: Thank you to the  
24 chair and to the substitute chair and I'm voting aye

25

2 on all with the exception of Land Use 403 and 404.

3 Thank you.

4 [pause]

5 COMMITTEE CLERK: Final vote, Committee  
6 on Land Use, Land Use items 412, 413, 414, 397 and  
7 411 are adopted by a vote of 15 in the affirmative, 0  
8 in the negative and no abstentions and Land Use items  
9 403 and 404 are adopted by a vote of 14 in the  
10 affirmative, 1 in the negative and no abstentions.

11 COUNCIL MEMBER RIVERA: I want to thank  
12 the members of the public, my colleagues, Council on  
13 Land Use staff for attending today's hearing and this  
14 meeting is 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 June 6, 2019