

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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July 18, 2019
Start: 12:21 p.m.
Recess: 12:39 p.m.

HELD AT: Committee Room - City Hall

B E F O R E: Rafael Salamanca, Jr.
Chairperson

COUNCIL MEMBERS: Vanessa L. Gibson
Inez D. Barron
Peter Koo
Rory I. Lancman
Stephen T. Levin
I. Daneek Miller
Antonio Reynoso
Donovan J. Richards
Mark Treyger
Adrienne Adams
Francis P. Moya
Carlina Rivera
Chaim M. Deutsch

A P P E A R A N C E S (CONTINUED)

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[UNIDENTIFIED] Quiet please, quiet please.

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[pause]

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CHAIRPERSON SALAMANCA: All right, good afternoon everyone, welcome to the Committee on Land Use. I am Council Member Rafael Salamanca, chair of this committee. I would like to welcome my esteemed colleagues, who are members of the committee and are present today. We have Council Members Gibson, Barron, Koo, Lancman, Levin, Miller, Reynoso, Richards, Treyger, Chair Adams, Chair Moya, and Rivera. I want to thank Chair Moya and Chair Adams for their work on the Land Use subcommittees. Today we will be voting on projects referred out of both of our subcommittees. We will vote to approve LU 469, the 38-01 23rd Avenue rezoning for property in Council Member's Constantinides district in Queens. The proposal would establish a C2-C3 commercial overlay district within an existing R5B district to allow the applicant to seek a special permit for a physical culture establishment from the Board of Standards and Appeals. This will legalize an existing gym and yoga studio, as well as allow future uses consistent with the proposed C2 district regulations. The original proposal was modified by

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2 the City Planning Commission to remove from the
3 rezoning area that portion of the proposed C2-C3
4 overlay beyond 100 feet north of 23rd Avenue, within
5 75 feet of Steinway Street. We will also vote to
6 approve LU 470, the 76th Drive and Austin Street
7 rezoning for property in Council Member Koslowitz's
8 district in Queens. The proposal would rezone an
9 existing R2 zone district in the neighborhood of
10 Forest Hills as a R3-2 district and would facilitate
11 the legalization and expansion of Use Group 4,
12 medical offices within existing buildings in the
13 rezoning area. We will vote to approve with
14 modifications LU number 466, the 515 West 18th Street
15 Garage special permit application for property in
16 Speaker Johnson's district in Manhattan. The
17 original application was for a special permit to
18 allow 180 space attendant accessory parking garage.
19 The new building would include approximately 181
20 dwelling units and could have approximately 41
21 accessory parking spaces as-of-right. The
22 application was modified by the City Planning
23 Commission to reduce the total number of parking
24 spaces from 180 to 110. Our modification will be to
25 further reduce the maximum number of permitted spaces

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2 to the more appropriate numbers of 100. The
3 applicants relied upon certain assumptions in
4 establishing the project demand for the parking
5 facility. All available data from the surrounding
6 census tracts, such as household size, may not have
7 been factored in. For example, the vehicle ownership
8 rate for the proposed development may be lower than
9 was projected by the applicants. Based upon this
10 [various] approach the 100 spaces are expected to be
11 sufficient. We will vote to approve LU 467 and 468,
12 the 784 Courtlandt Avenue applications submitted by
13 the Department of Housing and Preservation for a
14 property in my district in the Bronx. LU 467 is an
15 applicant for the fourth amendment to the Melrose
16 Commons Urban Renewal Plan. The amendment would
17 remove a 45-foot height restriction applicable to
18 site 15 of the plan. LU 468 is for approval of the
19 Urban Development Action Area designation for the
20 property located at 359 East 157th Street and 784
21 Courtlandt Avenue, and the approval of an Urban
22 Development Action Area project for such area. And
23 pursuant to 197-C of the New York City Charter for
24 the disposition of such property to a developer
25 selected by HPD. These applications will facilitate

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2 the construction of a seven-story mixed use building
3 with approximately 20 residential units, all of which
4 would be affordable and would include ground floor
5 retail space, community facility, and a 15% [home]
6 set aside. LUs 446 and 465 have been wouldn't and
7 will be filed. Are there any questions or remarks
8 from members of the committee? No? All right, seeing
9 none, I will now call for a vote in accordance with
10 the recommendations of the local council members and
11 the subcommittees to approve LUs 467, 468, 469, and
12 470, and to approve the modifications I have
13 described, LUs 466 and to file LUs 464 and 465.
14 Counsel, please call the roll.

15 COMMITTEE CLERK MARTIN: Lee Martin,
16 Committee Clerk, roll call vote Committee on Land
17 Use. All items are coupled. Chair Salamanca.

18 CHAIRPERSON SALAMANCA: Aye on all.

19 COMMITTEE CLERK MARTIN: Gibson.

20 COUNCIL MEMBER GIBSON: Aye on all.

21 COMMITTEE CLERK MARTIN: Barron.

22 COUNCIL MEMBER BARRON: I vote aye.

23 COMMITTEE CLERK MARTIN: Koo.

24 COUNCIL MEMBER KOO: Aye.

25 COMMITTEE CLERK MARTIN: Lancman.

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COUNCIL MEMBER LANCMAN: Aye.
COMMITTEE CLERK MARTIN: Levin.
COUNCIL MEMBER LEVIN: Aye.
COMMITTEE CLERK MARTIN: Miller.
COUNCIL MEMBER MILLER: Aye.
COMMITTEE CLERK MARTIN: Reynoso.
COUNCIL MEMBER REYNOSO: Aye.
COMMITTEE CLERK MARTIN: Richards.
COUNCIL MEMBER RICHARDS: Aye.
COMMITTEE CLERK MARTIN: Treyger.
COUNCIL MEMBER TREYGER: Aye.
COMMITTEE CLERK MARTIN: Adams.
COUNCIL MEMBER ADAMS: Aye.
COMMITTEE CLERK MARTIN: Moya.
COUNCIL MEMBER MOYA: Aye.
COMMITTEE CLERK MARTIN: Rivera.
COUNCIL MEMBER RIVERA: Aye.
COMMITTEE CLERK MARTIN: They vote 13 in
the affirmative, zero in the negative, and no
abstentions. All items have been adopted on today's
agenda.
CHAIRPERSON SALAMANCA: Thank you. I
would like to thank the members of the public, my
colleagues, and counsel and the land use staff for

2 attending today's hearing. The roll will stay open
3 for ten minutes.

4 COMMITTEE CLERK MARTIN: Continuation of
5 roll call, the Committee on Land Use, Council Member
6 Deutsch.

7 COUNCIL MEMBER DEUTSCH: Aye on all.

8 COMMITTEE CLERK MARTIN: Final vote all
9 times on today's land use agenda have been adopted by
10 a vote of 14 in the affirmative, zero in the
11 negative, and no abstentions.

12 CHAIRPERSON SALAMANCA: All right, this
13 committee is hereby closed, 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 July 20, 2019