

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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August 14, 2019
Start: 11:16 a.m.
Recess: 11:33 a.m.

HELD AT: Council Chambers - City Hall

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

COUNCIL MEMBERS: Chaim M. Deutsch
Peter Koo
Rory I. Lancman
Stephen T. Levin
Antonio Reynoso
Donovan J. Richards
Mark Treyger
Barry Grodenchik
Adrienne E. Adams
Ruben Diaz, Sr.
Francisco Moya
Carlina Rivera

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

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2 ISRAEL MARTINEZ: Sound check for the
3 Committee on Land Use, being recorded by Israel
4 Martinez August 14, 2019, taking place in City
5 Council Chambers.

6 SERGEANT AT ARMS: Quiet, please.

7 CHAIRPERSON SALAMANCA: [gavel] All right,
8 good morning everyone and welcome to the Columbia. I
9 am Council Member Rafael Salamanca. I am the chair of
10 this committee. I would like to welcome my esteemed
11 colleagues who are members of the committee that are
12 present today. We have Council Members Deutsch, Koo,
13 Lancman, Levin, Reynoso, Richards, Treyger,
14 Grodenchik, Chair Adams, Diaz, Chair Moya, and
15 Rivera. I would like to thank Chair Moya and Chair
16 Adams for their work on our land use subcommittees.
17 Today we will be voting on projects referred out of
18 both of our subcommittees. We will vote to approve
19 LUs 500, an application by Madre Hospitality Inc.,
20 D/B/A Franklin Guest House, for a revocable consent
21 to maintain, operate, and use an unenclosed sidewalk
22 cafe at 214 Franklin Street in Council Member Levin's
23 district in Brooklyn. We will also vote to approve
24 with modifications preconsidered LUs 479 and 480, the
25 273 Avenue U rezoning for property in Council Member

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2 Treyger's district in Brooklyn. The applicant seeks
3 approval of a zoning map amendment and related zoning
4 text amendment, to rezone the project area from R5B
5 to an R6A district and establish a mandatory
6 inclusionary housing area utilizing MIH option 2.
7 These actions would facilitate the development of a
8 new four-story mixed use building with ground floor
9 residential use and approximately nine dwelling
10 units. Our modifications will be to remove MIH
11 option 2 and to add MIH option 1. We will be voting
12 to approve preconsidered LU 20185509, SEQ, submitted
13 by the New York City School Construction Authority
14 for the site selection of a new, approximately 306-
15 seat pre-K center. The site is located within a
16 portion of Flushing Meadow Corona Park and adjacent
17 to the New York Hall of Science in Community School
18 District 21 in Chair Moya's district in Queens. We
19 will also vote to approve preconsidered LU
20 C190286AHAK, the East New York North H NCP UDAAP
21 application. The application filed by the Department
22 of Housing Preservation and Development is for
23 designation of an urban development action area and
24 an urban development action area project, as well as
25 for the disposition of properties located in 190

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2 Essex Street, 227 Vermont Street, 225 Vermont Street,
3 223 Vermont Street, 582 Belmont Avenue, and 581
4 Belmont Avenue. Approvals will facilitate the
5 development of a three-story building, providing 41
6 units of affordable housing on these projects in
7 Council Member Espinal's district in Brooklyn. We
8 will also vote to approve the LUs 477 and 478, the
9 201-207 Seventh Avenue Project. The application
10 filed by the Department of Housing Preservation and
11 Development is for designation of an urban
12 development action area and an urban development
13 action area project, as well for the disposition of
14 property located at 201-207 Seventh Avenue in the
15 speaker's district in Manhattan. In addition, a tax
16 exemption pursuant to Article 11 of the Private
17 Housing Finance Law is sought. Approval will
18 facilitate the development of a new nine-story mixed
19 use building with 26 affordable cooperative home
20 ownership units as well as retail space. Are there
21 any questions or remarks from members of the
22 committee? I see none. I will now call for a vote in
23 accordance with the recommendations of the
24 subcommittees to approve LUs 477, 478, 500, and
25 preconsidered LUs 20185509SEQ and C190286AHAK and to

2 approve with the modification I have described LUs
3 479 and 480. Will the clerk please call the roll?

4 COMMITTEE CLERK MARTIN: William Martin,
5 Committee Clerk, roll call vote, Committee on Land
6 Use. All items are coupled. Chair Salamanca.

7 CHAIRPERSON SALAMANCA: aye on all.

8 COMMITTEE CLERK MARTIN: Deutsch.

9 COUNCIL MEMBER DEUTSCH: Aye on all.

10 COMMITTEE CLERK MARTIN: Koo.

11 COUNCIL MEMBER KOO: Aye.

12 COMMITTEE CLERK MARTIN: Lancman.

13 COUNCIL MEMBER LANCMAN: Aye.

14 COMMITTEE CLERK MARTIN: Miller.

15 COUNCIL MEMBER MILLER: Aye.

16 COMMITTEE CLERK MARTIN: Reynoso.

17 COUNCIL MEMBER REYNOSO: Aye.

18 COMMITTEE CLERK MARTIN: Richards.

19 COUNCIL MEMBER RICHARDS: Aye.

20 COMMITTEE CLERK MARTIN: Treyger.

21 COUNCIL MEMBER TREYGER: Chair,

22 permission to explain my vote briefly?

23 CHAIRPERSON SALAMANCA: Council Member
24 Treyger to explain his vote.

1 COMMITTEE ON LAND USE 7

2 COUNCIL MEMBER TREYGER: Thank you,

3 Chair. While I had many initial concerns with the

4 application related to 273 Avenue U, including the

5 fact that the applicant's proposed development falls

6 below the unit in area threshold for MIH

7 applicability, through considerable dialogue with the

8 applicant, a long-standing family from the

9 neighborhood, I have obtained several written

10 commitments which have mitigated my concerns. The

11 applicant has pledged to voluntarily below-market

12 rental rates for both existing commercial tenants and

13 prospective residential tenants, to ensure that

14 general and subcontractors are M/WBEs, to develop a

15 local hiring plan in conjunction with the Coney

16 Island Work Force One center, to pay building service

17 workers fair wages with benefits, and to provide

18 streetscape and street safety improvements. Per

19 Community Board 11's request the applicant has

20 committed to keeping the building to four stories,

21 which will improve the existing streetscape, which is

22 incongruous because of a non-zoning compliant

23 building. Crucially, the applicant provided a letter

24 of understanding between themselves and the operators

25 of Joe's of Avenue U, an iconic Sicilian restaurant

2 in Gravesend, which has, I think, the best rice bowls
3 in New York City, to maintain the restaurant at its
4 current location during construction to the greatest
5 extent feasible, and to maintain the local location
6 following construction. Colleagues, I respectfully,
7 I urge you to vote to approve the items Land Use 479
8 and 48. I would like to thank Chair Salamanca and
9 Chair Moya, Rosa Kelly, and Arthur Herr from the land
10 use staff, and Ana Scafe, my chief of staff as well.
11 Thank you very much. I vote aye.

12 COMMITTEE CLERK MARTIN: Grodenchik.

13 COUNCIL MEMBER GRODENCHIK: Aye.

14 COMMITTEE CLERK MARTIN: Adams.

15 COUNCIL MEMBER ADAMS: Aye on all.

16 COMMITTEE CLERK MARTIN: Diaz.

17 COUNCIL MEMBER DIAZ: Aye.

18 COMMITTEE CLERK MARTIN: Moya.

19 COUNCIL MEMBER MOYA: Permission to
20 briefly explain my vote.

21 CHAIRPERSON SALAMANCA: Chair Moya to
22 explain his vote.

23 COUNCIL MEMBER MOYA: Thank you, Chair
24 Salamanca. My community has been one of the most
25 overcrowded school districts in the entire city and

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2 one of my primary focus have been to getting kids the
3 education that they deserve and that's why I'm so
4 proud to announce a 306-seat pre-K program is coming
5 to Corona, Queens. I am very thankful to everyone
6 who was involved in making this happen, both on my
7 behalf and on behalf of the parents in School
8 District 24, the first time that we will have a stem
9 pre-K to third grade coming to the district and
10 couldn't be prouder to be supporting this. Thank
11 you, Chair, for allowing us to explain my vote.

12 COMMITTEE CLERK MARTIN: I have a vote of
13 12 in the affirmative, zero in the negative, and no
14 abstentions. All items have been adopted by the
15 committee.

16 CHAIRPERSON SALAMANCA: All right. I
17 would like to thank members of the public, my
18 colleagues, counsel and land use staff for attending
19 today's hearing. We will leave the roll open for
20 three minutes.

21 COMMITTEE CLERK MARTIN: Council Member
22 Levin.

23 COUNCIL MEMBER LEVIN: Aye on all.

24 COMMITTEE CLERK MARTIN: Continuation of
25 roll call, Committee on Land Use [pause] Continuation

2 of roll call, Committee on Land Use, Council Member
3 Rivera.

4 COUNCIL MEMBER RIVERA: Aye on all.

5 COMMITTEE CLERK MARTIN: Final vote on
6 today's Committee on Land Use, all items have been
7 adopted by 14 in the affirmative, zero in the
8 negative, and no abstentions.

9 CHAIRPERSON SALAMANCA: Thank you all.
10 This hearing is now 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 August 15, 2019