

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 13, 2020
Start: 11:25 a.m.
Recess: 12:09 p.m.

HELD AT: Committee Room - City Hall

B E F O R E: Francis P. Moya
Chairperson, Zoning Subcommittee

COUNCIL MEMBERS: Rafael Salamanca, Jr.
Adrienne E. Adams
Diana Ayala
Inez D. Barron
Chaim M. Deutsch
Ruben Diaz, Sr.
Vanessa L. Gibson
Barry S. Grodenchik
Peter A. Koo
Rory I. Lancman
Stephen T. Levin
I. Daneek Miller
Francis P. Moya
Antonio Reynoso
Donovan J. Richards
Carlina Rivera
Mark Treyger
Margaret S. Chin

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

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2 COUNCILMEMBER MOYA: [gavel] Good morning
3 and welcome to the Committee on Land Use. I am
4 Council Member Francisco Moya, chair of the Zoning
5 Subcommittee and I will be filling in for the Land
6 Use Committee chair, Chair Salamanca, today. I want
7 to welcome my esteemed colleagues who are here,
8 members of the committee. We have Council Member
9 Koo, Lancman, Levin, Miller, Richards, Grodenchik,
10 Adams, Ayala, and Council Member Chin. I want to
11 thank Chair Adams for her work on our Landmarks
12 subcommittee. Today we will vote to approve with
13 modifications LU 614, the 2513-2523 Avenue O rezoning
14 proposal relating to property in Council Member
15 Deutsch's district. The application seeks approval
16 for a zoning map amendment to change an R2 zoning
17 district to an R3-2 district on Avenue O between
18 Bedford Avenue and 26th Street in the Midwood section
19 of Brooklyn. Our modification will be to change the
20 proposed R3-2 district to an R3-1 district. The R3-1
21 use and bulk regulations would address the
22 legalization of an existing office while adhering
23 more closely to the prevailing character of
24 surrounding blocks. We will vote to approve LUs 606
25 through 608 for the GO Broome Development relating to

1 property in Council Member Chin's district. The
2 application includes requests for a zoning special
3 permit to allow certain bulk waivers within a large-
4 scale residential development, a zoning map amendment
5 to change an R8 district to an R9-1 C2-5 district,
6 and a zoning text amendment to allow quality housing
7 development within a large-scale residential
8 development and to establish an MIH area utilizing
9 option 1. The requested action would facilitate the
10 development of two mixed use buildings in the Lower
11 East Side neighborhood of Manhattan, including
12 approximately 488 dwelling units, of which
13 approximately 43% will be income-restricted,
14 community facility space, office space, and ground
15 floor retail. We will vote to approve LU 609 for the
16 503 Broadway zoning special permit, also relating to
17 property in Council Member Chin's district. The
18 application for a special permit to allow large
19 retail in an M1-5B district would facilitate the
20 legalization of a multistory retail establishment
21 within an existing building in the Soho neighborhood
22 of Manhattan. We will also vote to approve LU 10,
23 the Bridge Parks, sorry, we will also vote to approve
24 LU 610, the Bridge Park South mapping proposal
25

1 relating to property in Council Member Gibson's
2 district. The application seeks approval of an
3 amendment to the city map and to de-map portions of
4 Exterior Street and West 101st Street and together
5 with three adjacent vacant city-owned lots to map
6 such areas as park land. These actions would
7 facilitate the expansion of Bridge Park and the
8 Harlem River Greenway in the High Bridge neighborhood
9 in the Bronx. We will also vote to approve LU 625,
10 the Trattoria Dell'Arte application for a revokable
11 consent to maintain, operate, and use an unenclosed
12 sidewalk cafe at 900 Seventh Avenue in Council Member
13 Powers' district in Manhattan. Two applications
14 assigned to our zoning subcommittee have withdrawn.
15 They are LU 624, an application for a revocable
16 consent for a sidewalk cafe in Bluestone Lane. The
17 Department of Consumer Affairs has submitted a
18 withdrawal recommendation and our action will be to
19 file the matter, removing it from our calendar. With
20 regard to LU 636 and C7 Baychester Avenue rezoning,
21 the Department of City Planning has submitted a
22 letter of withdrawal. Accordingly, we will be
23 filling this matter as well, removing it from our
24 calendar. Our landmark subcommittee will vote to
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2 approve LU 615, an application submitted pursuant to
3 Section 1732 of the New York School Construction
4 Authority Act. It concerns a proposed site selection
5 for a new, approximately 322-seat primary school
6 facility located at 6440 Third Avenue in Brooklyn
7 within Community School District 20, in Council
8 Member Brannan's district. Are there any questions
9 or remarks for members of the committee? Council
10 Member Chin?

11 COUNCIL MEMBER CHIN: Thank you, Council
12 Member Moya. I just wanted to really thank the
13 subcommittee for holding the long hearing, I have two
14 items back to back, and for the committee support
15 yesterday on the two item in my district. And
16 especially adding for the GO Broome project, and
17 you've heard the chair mention the percentage of
18 affordable housing. We're gonna have, you know, a
19 whole building of senior housing, [inaudible]
20 housing, but we also got them to set aside 30% for
21 formerly homeless seniors and families. And also the
22 synagogue, the historic, I don't want to, OK,
23 Council Member Grodenchik helped me with the
24 pronunciation, the Beth Hamedrash Hagodol Synagogue
25 will be rebuilt as a cultural center and that is a

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2 site that is so deeply beloved by the community and
3 it was destroyed by a fire, ah, a couple years back
4 and were able to rebuild a community center to
5 continue that, and also a permanent home for the
6 Chinese American Planning Council, who has been
7 providing, you know, community service, one of the
8 largest, the largest social service agency in the
9 East Coast, and for us like they've been providing
10 services for more than 50 years and now they will
11 have a permanent home. So those are the
12 significance, ah, in the project, and also the one...

13 COUNCILMEMBER MOYA: Hurry.

14 COUNCIL MEMBER CHIN: ...um, so I really
15 urge my colleague to support both of these project.
16 The one in Soho, there were a lot of negotiation and
17 a lot of engagement and we finally did get a lot of
18 commitment, ah, from the developers. So I really
19 urge my colleague to support. Thank you.

20 COUNCILMEMBER MOYA: I now call for a
21 vote in accordance with the recommendations of the
22 subcommittee and local council members to approve LU
23 607, 607, 608, 609, 610, 615, and 625, to approve
24 with modifications I have described, LU 614, and to
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2 file LU 624 and LU 336. Will the clerk please call
3 the roll.

4 COMMITTEE CLERK MARTIN: William Martin,
5 committee clerk, roll call vote Committee on Land
6 Use. All items are coupled. Council Member Moya.

7 COUNCILMEMBER MOYA: Aye on all.

8 COMMITTEE CLERK MARTIN: Koo.

9 COUNCIL MEMBER KOO: Aye.

10 COMMITTEE CLERK MARTIN: Lancman.

11 COUNCIL MEMBER LANCMAN: Aye.

12 COMMITTEE CLERK MARTIN: Levin.

13 COUNCIL MEMBER LEVIN: Aye.

14 COMMITTEE CLERK MARTIN: Miller.

15 COUNCIL MEMBER MILLER: Aye.

16 COMMITTEE CLERK MARTIN: Richards.

17 COUNCIL MEMBER RICHARDS: Aye.

18 COMMITTEE CLERK MARTIN: Grodenchik.

19 COUNCIL MEMBER GRODENCHIK: Aye.

20 COMMITTEE CLERK MARTIN: Adams.

21 COUNCIL MEMBER ADAMS: Aye.

22 COMMITTEE CLERK MARTIN: Ayala.

23 COUNCIL MEMBER AYALA: Aye.

24 COMMITTEE CLERK MARTIN: We have a vote

25 of 9 in the affirmative, zero in the negative, and no

2 abstentions. All items have been adopted as
3 indicated on today's agenda.

4 COUNCILMEMBER MOYA: So we're gonna keep
5 the, the roles open for another 15 minutes. Can we
6 just have folks please quiet down, if you could take
7 your conversations outside. Thank you. Thank you.
8 [pause]

9 COMMITTEE CLERK MARTIN: Continuation on
10 roll call, Committee on Land Use. Council Member
11 Reynoso.

12 COUNCIL MEMBER REYNOSO: I vote aye on
13 all.

14 COMMITTEE CLERK MARTIN: The vote is
15 currently at 10 in the affirmative.

16 UNIDENTIFIED: Mr. Chairman. [pause]

17 COMMITTEE CLERK MARTIN: Continuation
18 roll call, the Committee on Land Use. Council Member
19 Barron.

20 COUNCIL MEMBER BARRON: I vote aye, and
21 thank you so much.

22 COMMITTEE CLERK MARTIN: The vote is
23 currently at 11 in the affirmative. [pause]
24 Continuation roll call, Committee on Land Use.
25 Council Member Treyger.

1 COMMITTEE ON LAND USE

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2 COUNCIL MEMBER TREYGER: I vote aye.

3 COMMITTEE CLERK MARTIN: Final vote

4 today's Committee on Land Use. All items have been

5 adopted as indicated on the agenda by a vote of 12 in

6 the affirmative, zero in the negative, and no

7 abstentions. Council Member Levin.

8 COUNCIL MEMBER LEVIN: This meeting is

9 adjourned.

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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 22, 2020