

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS, AND DISPOSITIONS

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September 22, 2020
Start: 2:06 p.m.
Recess: 2:39 p.m.

HELD AT: Remote Hearing

B E F O R E: Adrienne Adams
CHAIRPERSON

Rafael Salamanca
CHAIRPERSON

COUNCIL MEMBERS:
Inez Barron
Peter Koo
I. Daneek Miller
Mark Treyger

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

Kate Lemos McHale, Director of Research
Landmarks Preservation Commission

Anthony Fabre, Director of Community and
Intergovernmental Affairs
Landmarks Preservation Commission

Erica Rothman, Senior Analyst for
Planning and Outreach
Landmarks Preservation Commission

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND
DISPOSITIONS

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2 SERGEANT-AT-ARMS: Sergeant Jones, if you
3 will start your opening statement?

4 SERGEANT-AT-ARMS: Good afternoon,
5 everyone, and welcome to today's remote New York City
6 Council hearing on the subcommittee on Landmarks,
7 Public Siting, and Dispositions. At this time, what
8 all panelists please turn on the video? To minimize
9 disruption, please place electronic devices to
10 vibrate or silent. If you wish to submit testimony,
11 you may do so at landusetestimony@council.nyc.gov.
12 and again, that is landusetestimony@council.nyc.gov.
13 and thank you for your cooperation and we are ready
14 to begin.

15 SERGEANT-AT-ARMS: All staff, please turn
16 off your video in your audio. Madam Chair, where
17 ready to begin.

18 CHAIRPERSON ADAMS: Good afternoon. I
19 am Council member Adrienne Adams, Chair of the
20 Subcommittee on Landmarks, Public Sitings, and
21 Dispositions. I am joined remotely today by Council
22 members Koo, Miller, Barron, and Treyger. Today, we
23 will be voting on nine items related to for
24 affordable housing projects, a rescission of a prior
25 landmark designation, amendments of two other prior

2 landmark designations. The subcommittee held public
3 hearings on all of these items on September 10th. We
4 will also hold a public hearing on the Landmark
5 Preservation Commission's designation of the Manida
6 Street historic district. I would like to also
7 recognize that we are joined by Council members
8 Salamanca and Cornegy, as well. Before I begin, I
9 recognize the committee counsel to review today's
10 hearing procedures.

11 COMMITTEE COUNSEL: Thank you, Chair
12 Adams. I am Jeffrey Campagna, counsel to this
13 subcommittee. Members of the public who wish to
14 testify were asked to register for today's hearing.
15 If you wish to testify and have not registered,
16 please go to www.council.nyc.gov to sign up now. If
17 you are a member of the public who wants to watch
18 this hearing, please watch the hearing on the New
19 York City Council website. All people testifying
20 before the subcommittee will be on mute until they
21 are recognized by the Chair to testify. Each
22 applicant panel will be recognized as a group.
23 Members will of the public will be recognized one at
24 a time. When the Chair recognizes you, your mic will
25 be on muted. Please confirm that your mic is on

2 muted before you begin speaking. Public testimony
3 will be limited to two minutes per witness. If you
4 have additional testimony you would like the
5 subcommittee to consider or if you have written
6 testimony you would like to submit in lieu of
7 appearing before the subcommittee, you can email it
8 to landuse@testimony@council.nyc.gov. Please indicate
9 the LU number or project name in the subject line of
10 the email. During the hearing, Council members who
11 would like to ask questions should use the zoom raise
12 hand function. The raise hand button should appear
13 at the bottom of the participant panel. I will
14 announce council members who have questions in the
15 order that they raise their hands. Chair Adams will
16 then recognize members to speak. Witnesses are
17 reminded to remain in the meeting until they are
18 excused by the Chair. Council members may have
19 questions. Lastly, there may be extended pause is if
20 we encounter technical problems. We ask that you
21 please be patient as we work through these issues.
22 Chair Adams will now continue with today's agenda
23 items.

24 CHAIRPERSON ADAMS: Thank you,
25 counselor. Today, we will vote to approve five items

2 submitted by the Department of Housing Preservation
3 and Development. LU 666, the Week's bill MPC is an
4 application submitted pursuant to article 16 of the
5 General Municipal Law of New York State in 197C of
6 the New York City Charter for the designation of an
7 urban development action area, and urban development
8 action area project for such area, and the
9 disposition of such property to a developer to be
10 selected by HPD for property located at 1559 to 1563
11 Prospect Place, borough of Brooklyn, community
12 District 8 in the Council District represented by
13 Council member Ampry-Samuel. The Council member
14 supports this project.

15 LU 667 and 668 concerned the 641 Chauncey
16 phase of the old Stanley project. LU 668 was
17 submitted pursuant to article 16 of the General
18 Municipal Law and section 197C of the New York City
19 Charter for the designation of an urban development
20 action area, and urban development action area
21 project for such area, and for the disposition of
22 such property to a developer to be selected by HPD.
23 LU 667 was submitted pursuant to article 11 of the
24 Private Housing Finance Wall requesting an exemption
25 from real property taxes for the disposition area.

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2 Both items relate to property located at 641 Chauncey
3 Street, borough of Brooklyn, community District 4,
4 Council District 47. Council District 37 is
5 presently vacant.

6 LU 669, Old Stanley II was submitted
7 pursuant to article 16 of the General Municipal Law
8 and article 11 of the Private Housing Finance Blog
9 requesting the approval of an urban development
10 action area project, waiver of the designation
11 requirements of section 197C and 197D of the Charter
12 and an exemption from real property taxes for
13 property located at 676 Central Avenue and 1277
14 DeKalb Avenue, borough of Brooklyn, Council District
15 34 which is represented by Council member Reynoso and
16 Council District 37 which is vacant. Council member
17 Reynoso supports the project.

18 LU 670, Open Door Bed Stuy Central and
19 North One was submitted by the Department of Housing
20 Preservation and Development pursuant to article 16
21 of the General Municipal Law and article 11 of the
22 Private Housing Finance Law requesting the approval
23 of an urban development action area project, waiver
24 of the designation requirements of section 197C and
25 197D of the Charter, and an exemption of real

2 property taxes for 16 properties located in Brooklyn,
3 community District three and eight and the Council
4 District represented by Council member Cornegy. The
5 Council member supports the project.

6 We will also vote to approve three items
7 submitted by the Landmarks Preservation Commission
8 pursuant to section 3020 of the Charter of the city
9 of New York in section 25 - 303 of the administrative
10 code of the city of New York.

11 LU 671 is the proposed rescission of the
12 landmark designation of Beth Hamedrash Hagodol
13 Synagogue, originally the Norfolk Street Baptist
14 Church and the landmark site of 60 - 64 Norfolk
15 Street in Council member Chin's district in
16 Manhattan. The landmark no longer exists as it was
17 destroyed by fire.

18 LU 672 is an amendment of the landmark
19 designation of the Alexander Hamilton house, a.k.a.
20 Hamilton George Grange, to make its landmark site for
21 14 West 141st Street in Council member Perkins
22 district in Manhattan.

23 And LU 673 is an amendment to the
24 landmark designation of the Kingsland Homestead to
25 make its landmark site 143 - 35 37th Avenue in the

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2 district represented by Council member Koo in Queens.

3 Counsel, please call the role.

4 COMMITTEE COUNSEL: Adams?

5 CHAIRPERSON ADAMS: Aye.

6 COMMITTEE COUNSEL: Koo? Please let
7 mute Council member Koo.

8 COUNCIL MEMBER KOO: Aye.

9 COMMITTEE COUNSEL: Thank you. Council
10 member Barron?

11 COUNCIL MEMBER BARRON: Yes. Permission to
12 explain my vote?

13 CHAIRPERSON ADAMS: Permission granted,
14 Council member.

15 COUNCIL MEMBER BARRON: Thank you. I vote
16 aye on all with the exception of the Open Door land
17 project. I realize it is a homeownership proposal
18 which will allow people to purchase homes, but I
19 think that we need to be mindful of the present
20 residents in each of the communities that we look at
21 when presenting projects. The research that I've
22 done shows me that there has been a decline in the
23 black population. The Furman center has data which
24 shows there is been a 23% decrease in the black
25 population from 2017 to 2018 and that is really

2 significant. At the same time, it does show that
3 there is been a decrease in the poverty rate by three
4 points, but I think that that decrease in the
5 property rate is more reflection of another element
6 coming in, not an increase in the number of jobs and
7 residences who were there being able to move to
8 another level. So, I think that this is an example
9 of what people call gentrification. When we look at
10 a 23% decrease over the period of a year or maybe it
11 was two years-- I think that that is significant. I
12 think that also looking at the immediate income of
13 the households with three people in the district
14 shows that it is \$47,000, household of three, and
15 that district. So, to say that there are homes that
16 are being offered-- yes. Three family homes. I
17 think that is significant. But to say that the
18 concentration of those homes is only want at the
19 lower level, two in the middle range, and three that
20 range from 667,000 dollars to 804 dollars. I think
21 that that does not reflect what the bulk of that
22 population is able to afford. And I think, again, I
23 think another instance of people being forced out of
24 their community. So, for those reasons, I am voting

2 no on that project. Yes on all the rest. Thank you,
3 Madam Chair.

4 COMMITTEE COUNSEL: Madam Chair,
5 Council member Cornegy is now present.

6 [Background comments]

7 CHAIRPERSON ADAMS: Council member
8 Cornegy, did you have remarks for us?

9 COUNCIL MEMBER CORNEGY: to just bring
10 up my comments. If you just give me one second. I'm
11 so sorry. I did try to pull them up. I have
12 prepared comments. Remarks on this if I could just
13 pull them up. Thank you.

14 CHAIRPERSON ADAMS: Okay. Will wait
15 for you.

16 COUNCIL MEMBER CORNEGY: I'm sorry.
17 I'm going to have to forgo on my comments, but I
18 support the project. Sorry. I'm sorry about that,
19 guys.

20 CHAIRPERSON ADAMS: Thank you, Council
21 member. Counsel?

22 COUNCIL MEMBER: Council member Miller?

23 COMMITTEE COUNSEL MILLER: Good
24 afternoon. Permission to explain? I had some
25 questions going in about the one-- one was

2 particularly on the homeownership with their
3 community preference on those and then, secondly, for
4 the tenants of those three family homes, were they
5 capped or were they allowed to charge a market rate?
6 If we have some answers for those two questions?

7 COMMITTEE COUNSEL: Council member, you
8 will be receiving a text about that. We can come
9 back to you.

10 COUNCIL MEMBER MILLER: Oh, okay. Thank
11 you.

12 COMMITTEE COUNSEL: All right. Council
13 member Treyger?

14 COUNCIL MEMBER TREYGER: Aye.

15 COMMITTEE COUNSEL: Thank you. We can
16 come back to Council member Miller or we can hold the
17 vote open and move on.

18 CHAIRPERSON ADAMS: Let's hold the vote
19 open.

20 COMMITTEE COUNSEL: Okay.

21 CHAIRPERSON ADAMS: Okay. Counsel, you
22 are going to hold the vote open we are going to
23 continue. Okay. we move on to today's public
24 hearing on LU 681, the Landmark Preservation
25 Commission's designation of the Manida Street

2 historic district in Bronx community district Two in
3 the Council district represent--

4 COMMITTEE COUNSEL: Chair Adams?

5 CHAIRPERSON ADAMS: Yes?

6 COMMITTEE COUNSEL: Chair Adams, just
7 for the record, I do want to state that the--- at
8 present, the vote stands at four in the affirmative--
9 or for the affirmative with one-- for the
10 affirmative-- let me come back to this. I'm
11 multitasking here. But the items passed for the
12 affirmative except for 670 which is three in the
13 affirmative and one in the negative. And we have
14 zero extensions, of course, since we have all our
15 members.

16 CHAIRPERSON ADAMS: Okay. Great. Will
17 continue. In the vote is still open. I now
18 recognize Chair Salamanca to offer his remarks.

19 COUNCIL MEMBER SALAMANCA: Thank you,
20 Chair Adams, and thank you, Committee. I join you
21 today to pledge my support for the proposed historic
22 designation of the Manida Street historic district.
23 The 800 block section of Manida Street dates back to
24 more than 100 years to the early 1900s when the Hunts
25 point neighborhood was experiencing tremendous

2 development and population growth. As the neighbor
3 had evolved from a largely rural area to one that saw
4 increased modes of transportation and a booming
5 manufacturing, people flocked to the Bronx to take
6 advantage of these new opportunities. A century
7 later, Manida Street has maintained a strong sense of
8 community, as well as a connection to the historical
9 nature of when the area was first developed.

10 Recognizing the need to preserve the history of the
11 neighborhood, the Manida Street homeowners banded
12 together and began pushing for a historic landmark.

13 More than a decade after their advocacy began, my
14 office was able to facilitate a study of the area for
15 designation in August 2018. In a city that is ever-
16 changing, Manida Street serves as a link to the rich
17 history of the South Bronx. On behalf of my

18 community, I respectfully request that the city
19 Council approved this historic district application.

20 Lastly, I would like to thank the community
21 advocates, especially Maria Torres, who pushed for
22 this designation, as well as the LPC chair, Sarah
23 Carroll and their staff for their thorough study of
24 the neighborhood for working with the homeowners
25 throughout this process. Thank you, Chair Adams.

2 CHAIRPERSON ADAMS: Thank you, Chair
3 Salamanca, and thank you so much for being here to
4 support this amazing designation. Thank you for your
5 work. Counsel, are we ready to proceed with the vote
6 or should we continue?

7 COMMITTEE COUNSEL: We should continue.

8 CHAIRPERSON ADAMS: Okay.

9 COMMITTEE COUNSEL: We do have the LPC
10 panel present. The first panel speaking on behalf of
11 the Landmarks Preservation Commission is Kate Lemos
12 McHale, Anthony Fabre, and Erica Rothman.

13 CHAIRPERSON ADAMS: Okay. We are
14 waiting for them to be on muted. Okay. I think all
15 three are on muted, so, counsel, please administer
16 the affirmation.

17 COMMITTEE COUNSEL: So, please raise
18 your right hands and state your names one at a time.

19 KATE LEMOS MCHALE: Kate Lemos McHale.

20 ANTHONY FABRE: Anthony Fabre.

21 ERICA ROTHMAN: Erica Rothman.

22 COMMITTEE COUNSEL: Do you affirm to
23 tell the truth, the whole truth, and nothing but the
24 truth in your testimony before the subcommittee and
25 answer to COUNCIL member questions?

2 KATE LEMOS MCHALE: I do.

3 ANTHONY FABRE: I do.

4 ERICA ROTHMAN: I do.

5 CHAIRPERSON ADAMS: Okay. Thank you.

6 The PowerPoint presentation you loaded to the
7 subcommittee will be loaded into Zoom. When you are
8 ready and will be advanced when you say next. Before
9 you begin, please state your name and affiliation for
10 the record.

11 KATE LEMOS MCHALE: Kate Lemos McHale.

12 The director of research for the Landmarks
13 Preservation Commission.

14 ANTHONY FABRE: Anthony Fabre, director
15 of community and intergovernmental affairs at LPC.

16 ERICA ROTHMAN: Erica Rothman. Senior
17 analyst for planning and outreach at Landmarks
18 Preservation Commission.

19 CHAIRPERSON ADAMS: Okay. Thank you
20 all for being here today. You may begin.

21 KATE LEMOS MCHALE: Thank you, Chair
22 Adams and subcommittee members. I will just kind of
23 start what we wait for the presentation. And thank
24 you, also, Chair Salamanca, for being here and for
25 your support. Thanks for the opportunity to present

2 the Manida Street historic district in the Bronx
3 which was designated on June 23rd as New York City's
4 150th historic district. Can we go to the next line,
5 please? The historic district consists of 42
6 semidetached houses all executed in the Renaissance
7 revival style and built in 1908 to 1909. It said
8 intact example of the early 20th century development
9 that occurred in Hunts Pointe in response to
10 transportation improvements and rapid
11 industrialization and, due to its consistency out of
12 historic architectural character, the district's
13 strong sense of place stands out within the broader
14 neighborhood. As Council member Salamanca noted, a
15 request to evaluate the potential district came from
16 him in his office on behalf of homeowners in the
17 community two years ago and LPC staff did extensive
18 research and analysis, as well as extensive voter
19 outreach including two information meetings on the
20 block with property owners and follow-up discussions
21 to describe the proposed district and how to work
22 with the landmarks commission staff. At the public
23 hearing on May 12th, held as a Zoom webinar, 11
24 people spoke in favor of the proposed designation,
25 including Council member Salamanca. Representatives

1 from the New York Landmark Conservancy, the Historic
2 District Council, the Victorian Society of New York,
3 the Mod Haven Historic District Association, and five
4 individuals. The Commission also received letters of
5 support from the Banana Kelly Improvement Association
6 and three individuals. One property owner spoke in
7 opposition to the proposed district at the public
8 hearing. Next, please. This map shows the location
9 of the historic district between Lafayette and
10 Garrison avenues in Hunts point. Next, please.
11 Hunts Pointe contains a mix of industrial commercial
12 institutional and residential uses. This is the
13 first historic district in Hunts Pointe. Designated
14 landmarks in the direct vicinity include the American
15 Banknote Company Printing Plant and the Peter S. Ho
16 house known as Sunnyslope. The Longwood Historic
17 District and extension are located to the west, as
18 you can see here. Next, please. For much of its
19 history, Hunts Pointe was a rural area known as West
20 Farms. This 1887 map shows the future location of
21 Manida Street outlined in red and grandest states
22 that dotting the landscape including the landmark
23 Sunnyslope shown here. Originally part of
24 Westchester County, West Farms was annexed to New
25

2 York City in 1874 bringing a number of infrastructure
3 improvements to the area. Next. The expansion of
4 the subway into the Bronx from Manhattan initiated
5 the area's shift from a rural community to industrial
6 hub in the first decades of the 20th century. The
7 Westside IRT subway, shown here in blue, reached the
8 Bronx in 1904 in the 1910 Intervale Avenue subway
9 station was a major impetus for development in Hunts
10 Pointe. Easy access to the waterfront and railroad
11 made Hunts Pointe in an ideal location for industry
12 and large manufacturing buildings began to replace
13 many of the old country estates such as this photo
14 here. Next, please. Manida Street was cut through
15 the Fox and Faile family estates in 1897 and is shown
16 outlined in red on both of these historic maps.
17 James F. Mian developed both sides of the street. He
18 designed the houses on the west side and hired the
19 firm of Dalb and Crimeborg [sp?] to design the houses
20 on the east side. Construction started in the fall
21 of 1908 and was completed very rapidly by the spring
22 of 1909. Manida Street is one of the earliest
23 developments in the area, along with a row of
24 tenements directly to the east that remain [inaudible
25 00:22:30] or heavily altered. Next, please.

2 Construction of the houses in the historic district
3 occurred in anticipation of the area's industrial
4 development which was expected to attract skilled and
5 well-paid employees. A 1909 advertisement, shown on
6 the left, described the area as, quote, one of the
7 prettiest and most accessible parts of the Bronx, end
8 quote. A 1912 newspaper article on the right
9 included a photograph of Manida Street Block as
10 evidence of the rapid development of Hunts Pointe.
11 Next, please. Developers envision Hunts Pointe as
12 becoming a mixed-use neighborhood. The American
13 banknote company Printing Plant, shown here, an
14 individual landmark, was also pictured in that 1912
15 article and is illustrative of this industrial
16 development. Next, please. And today, consists of
17 mostly industrial buildings and larger scale
18 apartment houses. Next. Sorry. Some of these are
19 rapid fire. The buildings just outside of the
20 historic district and emphasize the contrast between
21 the historic district and the surrounding area and
22 were not included within the boundary. Next, please.
23 Manida Street's residential enclave was primarily
24 home to Russian, German, and Hungarian immigrants
25 that mostly spoke Yiddish and had occupations such as

2 policemen and insurance clerks or worked at nearby
3 button and box factories. Demographics in Hunts
4 Pointe began to shift in the 1940s with increasing
5 Hispanic population which remains predominant today.
6 Next, please. Manida Street stands out from its
7 industrial and commercial surrounding due to its
8 residential character in combination with the
9 historical and static consistency. All of which
10 gives it a strong sense of place. One developer into
11 architects were responsible for the construction of
12 the buildings between 1908 and 1909. In addition,
13 Manida Street's strong stylistic consistency
14 distinguishes the district as a discrete enclave
15 within Hunts Pointe. Next, please. Executed in a
16 modest Renaissance revival style, the two-story and
17 basement semidetached buildings feature mere image
18 façades with rounded projecting bays, low stone
19 stoops, simple cornice is with steeply pitched
20 parapets above and ornamentation concentrated around
21 the doors and windows. Ornamental variation
22 differentiates that you stand West sides of the
23 street. Next, please. The east side of Manida
24 Street, shown on this slide, an example here,
25 consists of a row of semidetached houses with

2 restrained brick façades and stone trim with bowed
3 window bays and projecting mouldilient cornices.

4 Next. The buildings on the west side of the
5 street-- some examples shown here-- are slightly
6 more embellished and show greater variety.

7 [inaudible 00:25:45] revival style parapets project
8 above the bays of several buildings. Lintels and

9 door surrounds feature varies classical motifs and
10 original stained glass [inaudible 00:25:55] are

11 retained in some of the windows. Next, please. Our
12 analysis of historic integrity reveal that, while

13 there are some alterations, the majority of houses

14 are intact or have only minor alterations. Of the 42
15 houses, 13 are moderately altered which would include

16 some changes to façade material or roofline and three
17 have heavier alteration which would include a

18 combination of alterations noted. Next. But what is
19 striking is that, overall, the houses unified style,

20 height, and form with their intact rhythm of beige
21 and decorative detail contribute to a very strong

22 sense of place and overall good integrity on the

23 block. Next, please. Looking much like it did in
24 this 1923 photograph, the historic district stands

25 out in Hunts Pointe as a complete block of early 20th

2 century residential architecture that is consistent
3 in terms of style and type and has been preserved on
4 both sides of the street. Next, please. I'd just
5 like to point out the historic district has a unique
6 edge condition where the lots on the west side of
7 Manida Street abut to the sidewalk of Burette Street
8 to the west where they are visible. The streetscape
9 here is characterized by a variety of low rise non-
10 historic utilitarian structures including garages and
11 walls and gates and any proposed changes to these
12 non-historic elements would be reviewed within that
13 utilitarian context. Next. The mid-20th century
14 brought drastic economic and infrastructure changes
15 that had devastating impacts on the South Bronx.
16 This was an area impacted by the racist practice of
17 red lining in the 1930s and 40s which resulted in
18 disinvestment in neighborhoods, particularly with
19 populations of color. Hunts Pointe saw rise in crime
20 and the neighborhood experienced severe disinvestment
21 causing some longtime residents to leave, but many
22 of Manida Street's residents remained and took
23 special care to see that their homes continue to look
24 much as they did more than a century ago. Next,
25 please. And today, thanks to this the Manida Street

2 historic district has a strong sense of place and
3 historic character, distinct from surroundings and
4 remains a remarkable example of the early 20th
5 century construction boom that occurred in the South
6 Bronx. I encourage you to uphold the Commission's
7 designation. Thank you.

8 CHAIRPERSON ADAMS: Thank you very
9 much, Kate. And it's good to see you, by the way.
10 You know, I have to admit, you know, my favorite part
11 of my hearing happens to be always the portions for
12 LPC. Just to hear the history of New York, just see
13 these wonderful photos, you know, of the places
14 throughout our city that hold such history and when
15 we start thinking about what was going on in the city
16 and in the country and in the world in 1908, 1909,
17 1912, you know, 1923, you know? And then here we are
18 in 2020 actually land marking potentially we are
19 embarking please sites and, you know, will do so
20 always so fascinating to me to just think about that.
21 In time where we were and these buildings are still
22 standing and so beautiful still and, yet, we look at
23 the historical context, you know, that everything
24 that we are doing as far as all of this is
25 concerned. So, thank you for the presentation of,

2 like I said, the favorite part of my hearings. And
3 that's always the historical portion. So, thank you
4 so much for that. I now invite my colleagues to ask
5 questions. If you have questions for the panel,
6 please click on the raise hand button on the
7 participant panel. Counsel, are there any questions?

8 COMMITTEE COUNSEL: I'm checking. We
9 do have questions from Chair Salamanca.

10 CHAIRPERSON ADAMS: Okay. Chair
11 recognizes Chair Salamanca. Chair Salamanca?

12 CHAIRPERSON SALAMANCA: Can you hear me
13 now.

14 CHAIRPERSON ADAMS: Did you care to
15 comment?

16 CHAIRPERSON SALAMANCA: Yes. I just wanted
17 to thank LPC, really, for stepping up. When I
18 reached out to them and, you know, I pointed out that
19 there-- you know, there's a lot of development
20 happening in the Bronx, you know, throughout--
21 actually, throughout all five boroughs, but now
22 there's a habit of development happening in the Bronx
23 and while we may welcome some of this development so
24 that we can house our low income families. It's also
25 important that we preserve communities and preserve

2 neighborhoods that have a history and Manida Street
3 has a history, a very rich history, and the
4 homeowners want to keep their communities intact and
5 it's awesome to have an agency that we can work side
6 by side to ensure that we keep these neighborhoods
7 intact as we continue to grow as a city. So, I just
8 wanted to say thank you. Thank you, Chair.

9 KATE LEMOS MCHALE: Thank you.

10 CHAIRPERSON ADAMS: Thank you, Chair
11 Salamanca. Counsel, are there any other questions?

12 COMMITTEE COUNSEL: I see no other
13 Council member questions.

14 CHAIRPERSON ADAMS: Okay. Thank you.
15 And we have no public witnesses to testify on LU 681
16 at this time. Our vote is still open. Are we ready
17 to proceed with that? Counsel?

18 COMMITTEE COUNSEL: Is Council member
19 Miller still present? I do not see Council member
20 Miller still here. That would mean that the vote
21 stands at four in the affirmative, zero in the
22 negative, and with zero abstaining. Oh. There's
23 Council member Miller. Council member Miller, are
24 you ready to vote?

25 COUNCIL MEMBER MILLER: That is correct.

2 COMMITTEE COUNSEL: How do you vote?

3 COUNCIL MEMBER MILLER: Well, permission to
4 explain?

5 CHAIRPERSON ADAMS: Yes. Permission
6 granted.

7 COUNCIL MEMBER MILLER: Thank you, Council
8 member. So, my question related to those projects
9 had to do with whether or not the community, the
10 current and indigenous residents, would have access
11 to homeownership in the communities that they
12 currently and have past resided in. that is super
13 important, particularly as it pertains to wealth
14 building in communities of color through
15 homeownership. And then the second question was
16 whether or not, through those subsidies associated
17 with that homeownership, how that would impact rents
18 and whether they would be market or whether they
19 would be capped and I have answers to those and I am
20 glad to say in the affirmative for each and so,
21 therefore, I would be voting yes on all of the
22 projects this afternoon. And thank you to my
23 colleagues that worked so diligently to bring
24 affordable opportunities to our communities. Thank
25 you, Council member.

2 COMMITTEE COUNSEL: Thank you, Council
3 member Miller. The vote stands at five in the
4 affirmative, zero in the negative with zero
5 abstentions except for LU 670 which is four in the
6 affirmative, one in the negative and zero
7 abstentions.

8 CHAIRPERSON ADAMS: Thank you, counsel.
9 That concludes today's business. I remind you,
10 anyone, that if you have written testimony on today's
11 item, you may submit it to
12 landusetestimony@council.nyc.gov. please indicate
13 the LU number or the project name in the subject
14 heading. I'd like to thank the applicants, members
15 of the public, my colleagues, subcommittee counsel,
16 land use staff, and the Sergeant-at-arms for
17 participating in today's hearing. This meeting is
18 hereby adjourned.

19 [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 October 23, 2020