

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 23, 2021
Start: 11:10 a.m.
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HELD AT: REMOTE HEARING (VIRTUAL ROOM 1)

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

COUNCIL MEMBERS: Adrienne E. Adams
Diana Ayala
Inez D. Barron
Joseph C. Borelli
Chaim M. Deutsch
Ruben Diaz, Sr.
Vanessa L. Gibson
Barry S. Grodenchik
Peter A. Koo
Stephen T. Levin,
I. Daneek Miller
Francisco P. Moya
Kevin C. Riley
Antonio Reynoso
Carlina Rivera
Mark Treyger

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

Julie Lubin
Committee Counsel

Van Bramer
Council Member

Selvena Brooks-Powers
Council Member

Menchaca
Council Member

William Martin
Roll Clerk

2 Sergeant Biondo: Okay, Sergeants, please,
3 start your recordings. I have started the record to
4 PC.

5 SERGEANT BRADLEY: The cloud is up.

6 SERGEANT PEREZ: Back up is rolling.

7 SERGEANT BIONDO: Sergeant Bradley,
8 please, read your opening.

9 SERGEANT BRADLEY: Good Morning, and
10 welcome to today's committee on lane use. Would all
11 panelists, would all assembled, please, turn on your
12 videos. Please, place electronic devices on vibrate.
13 Thank you. Chair we may begin.

14 CHAIR SALAMANCA: Alright, great. Good
15 morning, I am Council Member Rafael Salamanca. I'm
16 the Chair of the Committee on Land Use. I'm joined
17 today remotely, by members of the Committee on Land
18 Use. We have council members Adams, Ayala, want to
19 congratulate Council Member Brooks-Powers, who's with
20 us today with the first time, Council Member Deutsch,
21 Diaz Senior, Gibson, Grodenchik, Koo, Menchaca,
22 Miller, Chair Moya, Chair Riley, Rivera, and Van
23 Bramer. Today, we will vote on several applications
24 referred out, for our subcommittees, but before we

2 begin, I would like to recognize the committee
3 counsel to review the remote meeting procedures.

4 COMMITTEE COUNSEL JULIE LUBIN: Thank you,
5 Chair Salamanca. I am Julie Lubin, counsel to this
6 committee. Council members who would like to ask
7 questions or make remarks, should use the Zoom raise
8 hand function. The raise hand button, should appear
9 at the bottom of the participant panel. I will
10 announce council members who have questions or
11 remarks, in the order that they raised their hands.
12 Chair Salamanca, will then, recognize members to
13 speak. We ask that you please be patient if any
14 technical difficulties arise today. Chair
15 Salamanca, will now continue with today's agenda
16 items.

17 CHAIR SALAMANCA: Thank you. Thank you,
18 Counsel. From our zoning subcommittee, we will vote
19 to approve pre considers LUCS 738739 and 740, for the
20 Arverne East Proposal, related to Property and
21 Council Member Brooks-Powers' district in Queens, and
22 again, welcome, Council Member Brooks-Powers. The
23 proposal seeks a zoning map amendment, affecting a
24 portion of the Arveni Urban Renewal area to rezone it
25 from a C\$ dash 4 district to the special MX-21 mixed

2 use district, as an M1-4R6 district. The proposal
3 also includes a zoning tax amendment to establish the
4 new MX-21 district and the designation of the Urban
5 Development Action Area and approval of an Urban
6 Development Action Area project. The proposed action
7 will facilitate a mixed-use development with
8 approximately 1,650 dwelling units, including 1,320
9 affordable and 330 market rate units, 252,000 square
10 feet of commercial space, 22,000 square feet of
11 community facility, 10,000 square feet of
12 manufacturing space and 3.3 acres of privately owned
13 recreation and open spaces, 15 acres of public open
14 space and approximately, 1,765 parking spaces. We
15 will also vote to approve the modification
16 reconsiders, 733 and 734 for the 737 4th Avenue
17 rezoning, related to property in Council Member
18 Menchaca's district in Brooklyn. The proposal seeks a
19 zoning map amendment to change an existing M1-1D
20 district to an R8A/C2-4 distinct and a related zoning
21 tax amendment, to establish a mandatory inclusionary
22 housing area, utilizing option one and option two.
23 Together, these actions will facility the development
24 of a new 14 story, mixed use building with
25 approximately 142 dwelling units, up to 35 of which,

2 would be affordable, as well as ground floor
3 commercial use and 52 below grade accessory parking
4 spaces. Our modification would be to strike option
5 two, while retaining option one. We will also vote to
6 approve pre considers 748 and 749 for the 50-25
7 Barnett rezoning related to property in Council
8 Member Van Bramer's District in Queens. The
9 application as proposed, seeks a zoning map amendment
10 to change an existing M1-1 District, to an R6A
11 District and related zoning tax amendment, to
12 establish a mandatory, inclusionary housing, area
13 utilizing, option one. The proposed actions would
14 facility a new mix use development with 100 percent
15 affordable housing, component, including,
16 approximately, 167 dwelling units, as well as ground
17 floor office space for community facility use and
18 approximately 170 parking spaces. We will also vote
19 to approve pre consider 750 and 751 for the 1099
20 Webster Avenue rezoning, to a property in Council
21 Member Vanessa Gibson's District, in the Bronx. The
22 application seeks a zoning map amendment to rezone an
23 M1-1 District to an R7X/C2-4 District and a related
24 zoning tax amendment to establish, a mandatory
25 inclusionary housing area, utilizing option one.

2 Together, these actions will facilitate the
3 development of two new mixed-use buildings with 100
4 percent affordable housing component, including
5 approximately 238 dwelling units, as well as, ground
6 floor commercial use and approximately, 73 below
7 grade, accessory parking spaces. From our landmark
8 subcommittee, we will vote to approve four project in
9 Council Members Perkins' District in Manhattan. LU743
10 the Harlem Open Door Cluster concerns property
11 located at 2735 Fredrick Douglas Boulevard, 2752
12 Fredrick Douglas Boulevard, 131 West 133rd Street,
13 and 130 West 134th Street, in Manhattan Community
14 District 10. This application will facility the
15 construction of four new affordable, home ownership
16 buildings, with a total of approximately 48 units. In
17 connection with this project, we will vote to approve
18 LU744, submitted pursue into article 11 of the
19 Private Housing Finance Law, for approval of a
20 related tax exemption. We will vote to approve LU745
21 the Harlem ANSI PCB11 site, for property located at 2
22 East 130th Street, also in Manhattan Community
23 District 11. This application will facilitate the
24 construction of one four story affordable rental
25 buildings, with seven units. We will vote to approve

2 LU 746, the Central Harlem Info and CP project for
3 properties located at 2803 Fredrick Douglas
4 Boulevard, 136 West 137th Street, 203 West 131st
5 Street, 61 West 130th Street, 142 West 129th Street
6 and 109 West 126th Street in Manhattan Community
7 District 10. This application will facility the
8 developoment of five new six story building and one
9 new four story building, all of which will be fully
10 affordable, rental buildings, containing a total of
11 58 units. We will also vote to approve LU 747 the
12 Harlem NCP western site, for property located at 313
13 West 112 Street in Manhattan Community District 10.
14 This application will facilitate the development of
15 one four story affordable rental building with seven
16 units. Last, we will also vote to approve LU 741, the
17 lower east side cluster ANCP. This is an application
18 submitted by HPD pursuing to an Article 16 of the
19 General Municipal Law and Article 11 of the Private
20 Housing Financed Law, requesting waiver of the area
21 designation requirements and the requirements of
22 Charter Sections 191C and 197D and approval of an
23 urban development action area project, an exemption
24 from real property taxation for properties located at
25 406-08 East 10th Street, 533 East 11th Street and 656

2 East 12th Street in the Manhattan Council District
3 represented by Council Member Rivera. This
4 application will facility the preservation of 44
5 affordable cooperative units, pursuing to the
6 Affordable Neighborhood Cooperative Program ANCP
7 members of the committee and members representing
8 affected districts who have questions or remarks
9 about today's items, should use the raise hand button
10 now, Counsel, will please announce the members, in
11 the order that they've raised their hands?

12 COMMITTEE COUNSEL JULIE LUBIN: Yes,
13 [inaudible 00:08:14] I'd like to just note, that
14 we've been joined by Council Member Ruben Diaz Senior
15 and Council Member Reynoso, and Council Member Gibson
16 has her hand raised.

17 CHAIR SALAMANCA: Alright, so, I would
18 like to recognize Council Member Gibson.

19 COUNCIL MEMBER GIBSON: Thank you, Chair
20 Salamanca, good morning colleagues. I also want to
21 recognize our newest member, on behalf of District 31
22 Council Member Selvena Brooks-Powers. Welcome to the
23 City Council and equally welcome, to the Woman's
24 Caucus. We are proud to have you. Thank you, Chair,
25 and I also want to thank Chair Moya for his

2 leadership. I am speaking in favor of Land Use
3 Application number 210103, which is 1099 Webster
4 Avenue, submitted by 1099 Webster Realty LLC. Very
5 proud of this project. This development site is
6 located at the intersection of Webster Avenue in my
7 district, in 166 and 167th Street, about 56,000
8 square feet. We are talking about two residential
9 buildings. One is nine story. The other is 11 story,
10 for a total of 238 residential units. This entire
11 development project is affordable, as low as 27
12 percent of the AMI, with a maximum of 80 percent of
13 AMI, with a 15 percent set aside for formally
14 homeless families. Thank you for your leadership
15 Chair on that. This project is being financed through
16 the HPD's Ella Program. We believe, and we've pushed
17 our minimum of 10 percent of three-bedroom unit
18 apartments, 30 percent two-bedrooms, 55 percent one-
19 bedroom apartments and nine percent studio. There
20 will ground level commercial space, about 30 thousand
21 square feet for medical office, a supermarket. There
22 will be indoor parking spaces, and there will be
23 temporary construction jobs, local hiring
24 opportunities, through Hirer NYC and MWBE Build Up
25 Program and about 80 permanent jobs, through the

2 building service workers and through a partnership,
3 with local 32 BJSCIU. This project has the support of
4 the local community board, CB4, as well as the Bronx
5 Borough President's Office, and on the conditions of
6 local hiring and making sure that we have secured the
7 10 percent minimum of three-bedroom units, as well as
8 the 15 percent, set aside of formally homeless
9 families. It includes all of the amenities. We will
10 have a space for our children, recreational
11 opportunities, outdoor area space, as well as, making
12 sure, that the developer has provided a written
13 agreement on paper, that we have solidifying, all of
14 these agreements, working with the existing
15 businesses, in terms of relocation and making sure
16 that all of the terms in the agreement, are adhered
17 to. I'm very proud of this work. We've been meeting
18 with the developer, well over, about two years now,
19 in partnership with Community Board 4 and the Bronx
20 Borough President's Office, and I really think this
21 is a project we can all be proud of, and I ask all of
22 you, my colleagues on the Land Use Committee, to
23 please, support this project, that will 238 units of
24 real affordable housing, to the Clairmont section of
25 the Bronx. I want to personally thank the Land Use

2 Division. Thank you, Chair Salamanca. Thank you, to
3 our Chair Moya, as well as Katie Sullivan, Amy
4 Levitan, and Angelina Martinez Rubio, for all of your
5 help in getting me through this project. Thank you,
6 so much, colleagues, and I hope you will vote in
7 favor of this project. Thank you.

8 CHAIR SALAMANCA: Thank you, Council
9 Member Gibson. I see Council Member Van Bramer's
10 hand's up.

11 COUNCIL MEMBER VAN BRAMER: Yes, thank
12 you, Chair Salamanca, and I wish to speak on Land Use
13 Item 748749B5025 Barnett Avenue Project, in my
14 district. First, I want to thank Chair Moya and his
15 committee for voting this out, unanimously, and that
16 was before this Land Use Committee. This building has
17 been five years in the making. It was rejected four
18 years ago, by myself and Community Board 2, because
19 it was not right for our community. It was
20 contextual. The affordability levels were not
21 sufficient, and there was not support from labor,
22 including, SCIU32BJ, and they have come back now,
23 with a 100 percent affordable project, that is deeply
24 affordable, with the 15 percent set aside formally
25 homeless families, a 40 percent AMI and a maximum AMI

2 of 80 percent. It is the most deeply affordable
3 project, that we have seen in Sunnyside, Queens. 32BJ
4 has a signed agreement and testified in favor of this
5 project. The building has been brought down and is
6 now contextual with the surrounding neighborhood, and
7 there are ongoing discussion discussions with the
8 Tenant Association of the existing Phipps Garden
9 Apartments, including an improvement plan, that is
10 being followed. Four years ago, Community Board 2
11 Voted unanimously, against this project, but last
12 fall, Community Board 2 voted, overwhelmingly in
13 favor of this project. It is been a long time coming,
14 and for those of us who say, "We want to build
15 affordable housing," this is an opportunity to build
16 truly affordable housing, deeply affordable housing,
17 in a part of Queens, that is very expensive, and this
18 is an opportunity for those of us who, say, "We want
19 to house, those who are homeless and formally
20 homeless," to actually house those who have been
21 dealing with homelessness. So, I support this
22 proposal, because we absolutely must do this. We must
23 actually do the things that we say we want to do,
24 which is to build truly affordable housing,
25 particularly in neighborhoods like Sunnyside Gardens,

2 Queens, which I live in. So, I ask all of my
3 colleagues, to support 32BJ, to support the local
4 Community Board, to support myself and to support all
5 of those, who truly believe, that deeply affordable
6 housing, including, those for the formally homeless,
7 deserve to be in every neighborhood in Queens,
8 including, in Sunnyside, Gardens, and so, I am proud
9 to support this project and ask, that all of my
10 colleagues, support this project today as well. Thank
11 you, very much.

12 CHAIR SALAMANCA: Thank you, Council
13 Member Van Bramer, and congratulations. Next up, I
14 want to recognize, the newest member of the council,
15 Council Member Brooks-Powers.

16 COUNCIL MEMBER BROOKS-POWERS: Thank you,
17 and good morning. Thank you, so much Chair Salamanca.
18 Today, the Land Use Committee, will vote on the
19 Arverne East Application, and it's a project that has
20 been, quite honestly, decades long planning, in the
21 making. The proposed actions before the committee
22 will facilitate, the construction of the eastern
23 portion of the Arverne Urban Renewal Area, by
24 designating the central portion of the Urban Renewal
25 Area, as a nature preserve and the new Mixed-Use

2 District to facilitate the construction of a brewery.
3 I want to recognize the hard work and dedication of
4 my predecessor now Borough President, who has and all
5 the work that he's put into this project. This
6 project was initially contemplated as a mixed-use
7 development that was 80 percent market-rate and 20
8 percent affordable. The first phase, including, two
9 buildings will include approximately 500 affordable
10 housing units, with 100 units set aside for families
11 earning between 40 percent and 50 percent AMI. Also,
12 there will be 100 units set aside for families
13 earning 30 percent AMI and 75 units for the formally
14 homeless population. The applicant agreed, has agreed
15 to meet the goal of 30 percent of the project
16 contracts be given to MWBE's and an emphasis on local
17 hiring within the Rockaway Peninsula, in the zip
18 codes, nearest the project site. The applicant has
19 also committed to working in good faith, with local
20 labor unions, during the construction and operation
21 of the project site. The applicant has also committed
22 to working with our office and other local stake
23 holders to identify the best use of 22,000 square
24 foot floor, square footage of floor area, reserved
25 for community facility uses. I look forward to

2 bringing the local communities together, to identify
3 what use would be the highest benefit for the
4 Rockaway community. I'm pleased that the
5 administration has committed to working with my
6 office to locate, to, excuse me, to address the
7 urgent need for new health care, on the peninsula.
8 The recent actions by the New York State Department
9 of Health to potentially convert Saint John's
10 Hospital into a micro-hospital, underscores the need
11 for a greater capacity, having the second deadliest
12 zip code, the Rockaway Peninsula, was hit hard by
13 COVID, and prioritizing, preventative health care
14 measures and additional emergency capacities, are all
15 sorely needed to ensure we do not see the same
16 inequities, in how much harder COVID effected low-
17 income communities and communities of color, in a
18 future health crisis. I look forward to expediting,
19 the siting of this facility, and I will fight to see,
20 this project is responsive to the needs of the
21 community. We are in an inflection point right now,
22 when we see the new development and families still
23 fighting to make ends meat, while Rockaway is
24 beautiful, resilient, and determined, the residents
25 have absorbed much from Super Storm Sandy, to the

2 current, global pandemic. We welcome all those, who
3 recognize our thriving community and wish to invest,
4 reside and become a fabric of the community, but we
5 must be serious about the more than 80 acres of city
6 lane to ensure we leverage it properly. I have and
7 will continue to fight for diversity inclusion and
8 equity, strengthening the broadband infrastructure,
9 to shrink the digital divide and a holistic community
10 benefits agreement. These are important ingredients,
11 that are not found here at this time, with a
12 developer team, that consists of LNM, Blue Stone and
13 Triangle Equities, have committed to working with my
14 office to ensure that these aforementioned issues and
15 more are addressed post-hast. More importantly, the
16 developer team has a chance to prove, why they're
17 different. I've decided to move forward to make this
18 project better, but under no terms, will the needs of
19 my community be ignored. Finally, I thank the
20 applicant for committing to meeting with a Community
21 Advisory Board to monitor the development and
22 progress of the significant mix-use development
23 project. This is not the end of the planning process
24 but really just the beginning. I look forward to
25 ensuring that this project is a benefit and not a

2 burden on our community. As the project progresses,
3 we will make sure that any nuances, excuse me, any
4 nuances from the construction and operation of the
5 site are properly addressed by the applicant. In
6 particular, I look forward ensuring that the brewery,
7 that's located on the project site, does not reduce
8 the quality of life of the neighbor and residence and
9 does not impact any local school operations. We
10 desperately need more affordable housing, not just in
11 the Rockaways but across the city. I urge my
12 colleagues to vote, "yes," on this application. I
13 look forward to working with you in the very near
14 future on a wide range of issues, based in our
15 respective communities and the city as a whole. Thank
16 you, Chair Salamanca.

17 CHAIR SALAMANCA: Thank you, Council
18 Member and welcome, once again. I want to recognize
19 Council Member Menchaca. He has his hands up.

20 COUNCIL MEMBER MENCHACA: Thank you. Thank
21 you, Chair, and thank you, to all the members of this
22 committee. I made longer remarks, back last week, at
23 the subcommittee, and I want to say thank you, to
24 everyone who was on the subcommittee as well. I am
25 here to talk about 737 4th Avenue. From the

2 beginning, the Community Board, which is the most
3 democratic and participatory forum, we have in the
4 neighborhood, took control of this rezoning proposal,
5 and it invited the developer to follow the
6 community's lead. It held multiple hearings, open to
7 all to decide whether or how to support the project
8 and democratically, voted to approve the project,
9 with conditions. Over time and critical engagement,
10 the developer agreed to meet all the boards,
11 conditions. They codified them, in a binding contract
12 known as a Community Benefits Agreement. I understand
13 why the Community Board, approved this project. The
14 CBA requires the developer to build 33 permanently
15 affordable housing units, reserve a third of it's
16 commercial space for local business, hire majority
17 local or union workers for all of it's construction
18 and permanent jobs, create 150 bike stations of
19 which, a third will be reserved for delivery workers
20 and grants the MTA a free easement to build an ADA
21 accessible elevator to the 25th street R Station,
22 located, right across the street. The 33 permanently
23 affordable units, will be between 30 percent AMI and
24 60 percent AMI. This means a family of three making
25 30,000 to 60,000 a year, can afford them. MIH option

2 one, requires an average of 60 percent affordable,
3 under the AMI. The affordability here, is an average
4 of 48 percent AMI. What we're asking today is, we're
5 going to send it back to CPC so they can remove
6 option, and then, we'll take it back to the City
7 Council. So, not only are these things required by
8 the CBA, but they are required regardless of who owns
9 the land. That means the developer cannot turn around
10 and sell this property, and thereby, undo these
11 commitments. I'm really proud of the community for
12 coming together and making this happen, and I support
13 this project. Thank you, so much. Thanks Chair.

14 CHAIR SALAMANCA: Thank you, Council
15 Member Menchaca. Counsel, are there any other members
16 with their hands up?

17 COMMITTEE COUNSEL JULIE LUBIN: No, there
18 aren't. Oh, Council Member Rivera.

19 CHAIR SALAMANCA: Council Member Rivera, I
20 recognize, Council Member Rivera.

21 COUNCIL MEMBER RIVERA: Thank you, Mr.
22 Chair. I just wanted to say something very brief
23 about the application, today. So, thank you, Chair
24 Salamanca, my colleagues, for granting me the
25 opportunity to speak in support of the proposed

2 application for the Article 11 Tax Exemption in Urban
3 Area Action Area Project for 406-08 East 10th Street,
4 533 East 11th Street, and 656 East 12th Street, all
5 located in the East Village Neighborhood in my
6 district. The designated developer, Asian American's
7 for Equality, AAFE, a trusted community partner in
8 the lower east side, has been working with families
9 across these 44 units of housing on a conversion that
10 will yield affordable home ownership opportunities
11 for the current residence, with the broad support
12 from the tenants. Further, the portfolio, includes
13 three commercial spaces, one of which is currently
14 occupied by a legacy, immigrant owned food business,
15 and the owner who's also a resident, has expressed
16 support for this project. Long time residence of the
17 East Village, continue to experience pressure, due to
18 rising rents. The pathway to equity represents an
19 opportunity for residence of LES Cluster and future
20 share holders to remain in place. Affordable
21 homeownership, is a priority of mine, and I know the
22 council agrees, and I thank the Landmarks Committee
23 for approving this action, and I thank of course, my
24 fellow committee's today for joining me, in voting,
25 aye. Thank you, you so much.

2 CHAIR SALAMANCA: Thank you. Counsel, is
3 there other members that wish to speak that has their
4 hands up?

5 COMMITTEE COUNSEL JULIE LUBIN: No
6 additional hands.

7 CHAIR SALAMANCA: No? Alright, awesome. I
8 will now, call on a vote, in accordance with the
9 recommendations of the subcommittee's and the local
10 members, to approve LU 738 739 740 741 743 744 745
11 746 747 748 749 750 and 751 and to approve the
12 modifications I've describe LU 733 and 734. Will the
13 clerk, please, call the roll?

14 ROLL CLERK WILLIAM MARTIN: Good Morning,
15 William Martin, Committee Clerk, Roll Call Vote
16 Committee on Land Use. All items are couple, Chair
17 Salamanca.

18 CHAIR SALAMANCA: Aye on all.

19 ROLL CLERK WILLIAM MARTIN: Gibson.

20 COUNCIL MEMBER GIBSON: Thank you, again,
21 Chair Salamanca, Chair Moya, and I also, want to
22 thank my director of Policy and Legislation Jeffery
23 Velasquez. I vote, aye, on all of today's agenda
24 items. Thank you, colleagues.

1 COMMITTEE ON LAND USE

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2 ROLL CLERK WILLIAM MARTIN: Thank you,
3 Council Member Barron.

4 COUNCIL MEMBER BARRON: Permission to
5 explain my vote.

6 CHAIR SALAMANCA: Council Member Barron,
7 to explain her vote.

8 COUNCIL MEMBER BARRON: Thank you, first I
9 want to welcome, our new council member, Council
10 Member Brooks-Powers, and in terms of the legislation
11 that we're facing today, I am going to, I commend my
12 colleagues on the work that they've done to get to
13 the positions that they're in, but in terms of the,
14 project on the lower east side, as I've read it, it
15 says that the maintenance fees, would be 40 percent
16 of a person's income, and I think that, that is
17 excessive, whereas, most of the housing advocate
18 groups that I've spoken to, say that 30 percent is
19 the optimum. So, for that reason, I'm voting no on
20 741, and I am abstaining on 743 and 743 and if there
21 any accompanying resolutions to that, and I am voting
22 aye on all the others, thank you.

23 ROLL CLERK WILLIAM MARTIN: Deutsch.

24 COUNCIL MEMBER DEUTSCH: Aye on all.

25 ROLL CLERK WILLIAM MARTIN: Koo.

2 COUNCIL MEMBER KOO: I want to
3 congratulate all the council members that have passed
4 these legislations on Land Use. I will aye, on all.

5 ROLL CLERK WILLIAM MARTIN: Thank you,
6 Levin.

7 COUNCIL MEMBER LEVIN: Vote aye, on all.

8 ROLL CLERK WILLIAM MARTIN: Miller.

9 COUNCIL MEMBER MILLER: Permission to
10 explain.

11 CHAIR SALAMANCA: Council Member Miller,
12 to explain his vote.

13 COUNCIL MEMBER MILLER: Thank you, Mr.
14 Chair. I'd like to first welcome, my colleague and my
15 neighbor Selvena Brooks-Powers to the council, and we
16 just put you right in the fire and threw you right to
17 work. As a matter of support on this issue, that the,
18 bill that you have before us today. Let me just say,
19 that I had my concerns about a public land and
20 developers and their responsibilities when they are
21 to stepping into the public land, particularly, when
22 they come with the type of background and history as
23 so many developers that are involved today. Knowing
24 your predecessor Borough President Richards and the
25 work that he has done on his project and him briefing

2 you and you being satisfied, that we should move
3 forward this project, I'm just going to say, that I'm
4 going to lend my support and expertise you, and I'm
5 sure this committee will as well, as you move forward
6 on this project. All eyes and ears need to be on
7 this, and I assure you, they will be. With that, I
8 will be voting, aye, on all. Thank you.

9 ROLL CLERK WILLIAM MARTIN: Thank you.
10 Council Member Reynoso.

11 COUNCIL MEMBER REYNOSO: I vote aye, on
12 all.

13 ROLL CLERK WILLIAM MARTIN: Grodenchik.

14 COUCIL MEMBER GRODENCHIK: I want to
15 welcome my newest colleague, Council Member Brooks-
16 Powers. I know, when you said, decades, I was waiting
17 for that word about Arverne, because I know it has
18 been decades and then, some. So, I really want to
19 congratulate you. It seems Mr. Chairman that we're
20 doing about four years' worth of work here today. I
21 want to congratulate my other colleagues, who have
22 worked so hard to get these projects to where they
23 are today, and with that, I happily vote aye on all.

24 ROLL CLERK WILLIAM MARTIN: Thank you,
25 Adams.

2 COUNCIL MEMBMER ADAMS: Yes, welcome to my
3 new colleague, Council Member Brooks-Powers. It's so
4 great to see you here on the Land Use Committee. So,
5 excited that you're here. Queens is definitely in the
6 house today. Congratulating also, Council Member Van
7 Bramer on the work for this project and getting us
8 here to this vote today. Just to echo, Council
9 Members Miller's sentiments regarding the Arverne
10 Project. We have been watching this project. It has
11 been a couple of years. There were immense concerns
12 about this developer and the developers intention for
13 Arverne and for Rockaway in the long scheme, and
14 again, the words that you brought us, Council Member
15 Brooks-Powers today in support and in understanding
16 of the developer, the history of the developer, some
17 not so great, but knowing that you support this
18 project, and I know that former Council Member
19 Richards, now, Borough President, did so much work on
20 this to get us here today to this vote. So, I
21 enthusiastically support you and just know, that I am
22 here for you, as our colleagues are here for you to
23 support you and your work. With that, I vote aye on
24 all.

1 COMMITTEE ON LAND USE

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2 ROLL CLERK WILLIAM MARTIN: Thank you.
3 Council Member Ayala.

4 COUNCIL MEMBER AYALA: I vote aye on all.

5 ROLL CLERK WILLIAM MARTIN: Ruben Diaz.

6 COUNCIL MEMBER DIAZ: Aye, on all.

7 ROLL CLERK WILLIAM MARTIN: MOYA.

8 COUNCIL MEMBER MOYA: I vote aye.

9 ROLL CLERK WILLIAM MARTIN: Thank you,
10 Rivera.

11 COUNCIL MEMBER RIVERA: Congratulations to
12 my colleagues. I vote aye, on all.

13 ROLL CLERK WILLIAM MARTIN: Riley.

14 COUNCIL MEMBER RILEY: I would like to
15 welcome Council Member Brooks-Powers to the City
16 Counsel. I'm so happy to see that you're hear with us
17 now, and I would like to thank all my colleagues for
18 their legislation today, and I will be voting aye on
19 all. Congratulations everyone.

20 ROLL CLERK WILLIAM MARTIN: Borelli.

21 COUNCIL MEMBER BORELLI: I vote aye, on
22 all. Thank you.

23 ROLL CLERK WILLIAM MARTIN: Thank you. All
24 items in today's Land Use agenda, have been adopted
25 by a vote of 17 in the affirmative, zero in the

2 negative, and no abstentions, with the exception of
3 the following Land Use applications, Land Use item
4 741 was adopted by the Council with 16 in the
5 affirmative, one in the negative, no abstentions, and
6 land use item 743, adopted by the committee at 16 in
7 the affirmative, zero in the negative, and one
8 abstention. Thank you.*(SEE TRANSCRIBER'S NOTE BELOW)

9 CHAIR SALAMANCA: Thank you. I would like
10 to thank members of the public, my colleagues, the
11 council and Sergeant of Arms, and Land Use staff for
12 attending today's hearing. This meeting is hereby
13 adjourned. Thank you. (gavel)

14 [UNIDENTIFIED]: Have a great day,
15 colleagues. Be blessed.

16
17 *TRANSCRIBER'S NOTE: VOTE REVISION
18 LUs 738, 739, 740, 744, 745, 746, 747, 748, 749, 750,
19 751 = 16 affirmative, 0 negative, 0 abstentions

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21 LU 741 = 15 affirmative, 1 negative, 0 abstentions

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23 LU 743 = 15 affirmative, 0 negative, 1 abstention

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1 COMMITTEE ON LAND USE

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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 April 9, 2021