

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 11, 2021  
Start: 11:27 a.m.  
Recess: 11:37 a.m.

HELD AT: Council Chamber - City Hall

B E F O R E: Rafael Salamanca Junior  
CHAIRPERSON

COUNCIL MEMBERS:  
Carlina Rivera  
Diana Ayala  
Kevin Riley  
Oswald Feliz  
Vanessa L. Gibson  
Ruben Diaz, Sr.  
Peter Koo  
Francisco Moya  
Barry Grodenchik  
I. Daneek Miller  
Adrienne E. Adams  
Selvena N. Brooks-Powers  
Stephen T. Levin  
Antonio Reynoso  
Inez Barron  
Mark Treyger  
Joseph C. Borelli

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

2 SERGEANT-AT-ARMS: Sound check for the  
3 Committee on Land Use. Today's date is August 11th,  
4 2021. Located in the Council Chambers. Recording  
5 done by Pedro Lugo.

6 CHAIRPERSON SALAMANCA: All right. Good  
7 morning and welcome to the Committee on Land Use. I  
8 am Council member Rafael Salamanca Junior. I am the  
9 Chair of this committee. Before we begin, I would  
10 like to recognize that today this committee is  
11 conducting as business in person for the first time  
12 since March 2020. This is a result of the Governor's  
13 recently lifting the coded state of emergency and  
14 restoring the normal operations of the New York State  
15 Open Meeting Law. I would like to welcome him in  
16 person my esteemed colleagues who are members of the  
17 committee who are present here today. We have  
18 Council members Gibson, Koo, Levin, Grodenchik,  
19 Adams, Ayala, Chair Moya, Rivera, Chair Riley, and  
20 Feliz. I would also like to thank Chair Moya and  
21 Chair Riley for their work on our two subcommittees.  
22 Today we will blow on a number of applications  
23 referred out from both of our subcommittees.

24 From our zoning subcommittee, we will  
25 vote to approve pre-considered at LUs for the 133rd

2 Beach 116th Street re-zoning seeking a zoning map  
3 change under ULURP number C 210148 ZMQ relating to  
4 the property and Council member Ulrich's district in  
5 Queens. The rezoning would change the existing C1-3  
6 zoning district to a C2-4 overlay district to  
7 facilitate a wider variety of local retail uses  
8 within the newly constructed as of right development  
9 within the rezoning area. The amended commercial  
10 overlay also allows for the applicant to apply for a  
11 BSA special permit to open a gym.

12 We will vote to approve with  
13 modifications pre-considered LUs for the B 67th  
14 Street rezoning. This application is for a zoning  
15 map amendment under ULURP number C 200230 ZMQ and a  
16 related zoning text amendment under ULURP number N  
17 200231 ZRQ and relates to property in Council member  
18 Brooks-Powers district in Queens. These actions  
19 would facilitate the development of two new building  
20 including a nine-story affordable independent  
21 residents for seniors, AIRS, providing 84 dwelling  
22 units and 11 story community facility building  
23 intended for use as a charter school. The existing  
24 two-story house of worship community center, the  
25 Italian Pentecostal Assembly Church would remain. As

2 proposed, the actions will also apply to an existing  
3 nursing home not controlled by the applicant across  
4 the street from the development site. We will modify  
5 this application to remove the nursing home site from  
6 the rezoning so as to avoid making it vulnerable to  
7 redevelopment as projected in the EAS. Council  
8 member Brooks-Powers could not be here today, but her  
9 statement was read into the record during our zoning  
10 subcommittee.

11           From our Landmark Subcommittee, we will  
12 vote to approve LUs 820, and application submitted by  
13 the Landmarks Preservation Commission for the  
14 designation of Holy Road Episcopal Church Iglesia  
15 Santa Cruz located in Manhattan at block 2176 lot 30  
16 as a historic landmark. The site is located in  
17 Council District represented by Council member  
18 Rodriguez. The building is architecturally  
19 significant as a sophisticated and well executed  
20 gothic revival design and culturally significant as  
21 an important social and religious anchor for  
22 Washington Heights Latino community for the past 40  
23 years.

24           We will also vote to approve LUs 821, and  
25 application submitted by the Landmarks Preservation

2 Commission for the designation of The Educational  
3 Building located at 75th Avenue in Manhattan as a  
4 historic landmark. A 12 story office and lofted  
5 building built in 1912 through 1914, it is  
6 significant not only for its well-preserved  
7 architecture, but also because it houses the nations  
8 office of the NAACP from 1914 to 1923, as well as  
9 numerous peace groups and social reform  
10 organizations. The landmark site is located the  
11 district represented by Speaker Johnson.

12 We will also about to approve two  
13 applications submitted by the Department of Housing  
14 Preservation and Development. We will vote to  
15 approve pre-considered LU 813, the TBK 1002 Riseboro  
16 UDAP and Article 11. This application requests  
17 approval of an urban development action area project,  
18 waiver of the area designation requires of the  
19 requirements of section 197 - C and 197 - D of the  
20 New York City Charter and approval of a real property  
21 tax exemption for property located at 135 Minahan  
22 Street block 3305 lot 53 in Brooklyn Council District  
23 represented by Council member Dharma Diaz. These  
24 actions will facilitate the rehabilitation of the  
25 vacant six unit building for rental to families with

annual household incomes of up to 120 percent of AMI with rent set at 60 percent of the AMI.

We will also vote to approve pre-considered 814, the TBX 1002 MPD UDAP and Article 11 tax exemption. This application also requests approval of an urban development action area project, waiver of the area designation requirements, and the requirements of section 197 - C and 197 - D of the New York City Charter an approval of a real property tax exemption. The properties are located at 978 Anderson block 2504 lot 70 and 1105 Tinton Avenue block 22661 lot 52 in the Bronx Council District represented by Council members Gibson and Ayala.

Are there any questions or remarks for members of the committee? No right. Seeing none, I will now call for a vote in accordance with the recommendations of the subcommittees and local Council members and note that a vote of aye on all will be to adopt the following: to approve pre-considers LU 133 Beach 116th Street rezoning number C 210148 XZMK, LUs 813, 814, 820, and 821, and to approve with modifications as I have described, pre-considers LUS Beach 67th Street rezonings, number C

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2 200230 XMQ and N 200231 ZRQ. Will the clerk please  
3 call the role?

4 COMMITTEE CLERK: 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: Gibson?

9 COUNCIL MEMBER GIBSON: Permission to  
10 explain?

11 CHAIRPERSON SALAMANCA: Council member  
12 Gibson to explain her vote.

13 COUNCIL MEMBER GIBSON: Thank you, Chair  
14 Salamanca. Good morning, colleagues of the Plan Use  
15 Committee. I just want to speak briefly about my  
16 land-use application, 20215030, which is 1105 Tinton  
17 Avenue in the Morrisania community of my district.  
18 This is a unit that was owned by the city for many  
19 years. It is 45 units of which 29 are vacant. This  
20 building has, unfortunately, not been really given a  
21 lot of attention and has fallen into serious  
22 disrepair. Today's action by the Land Use Committee  
23 and subsequent the city Council will really provide  
24 the opportunity for an affordable housing developer  
25 who we know in the Bronx, MBD, Mid Bronx Desperados,



2 who will take ownership of this building and will  
3 transform bidding do the affordable housing that  
4 every New Yorker truly deserves. Under the multi-  
5 family preservation loan program, MBD will gut the  
6 entire building. They will install new plumbing,  
7 upgrade the electrical, HVAC system, flooring, new  
8 roof, gas lines. All of which are necessary to  
9 revitalize this particular building. There will be  
10 energy efficiency appliances and upgrades in all of  
11 the apartments, as well as the commitment of the  
12 developed maritime maintain the rent and below the  
13 60% AMI and offering section 8 vouchers to all  
14 eligible households. I am very proud of this  
15 project, although it is only 45 units. Any  
16 opportunities that we have as a body to contribute to  
17 affordable housing in our districts and in the city  
18 is always a great step of progress. So, I am  
19 supportive of this application. I want to thank the  
20 land is division, led by Raju Mann. I want to thank  
21 Amy Levitan and her team for helping my team and I,  
22 and certainly Mid Bronx Desperados than HPD, Ted  
23 Weinstein, for their support and I ask all my  
24 colleagues to vote aye on this item and I will be  
25 voting aye on today's agenda. Thank you so much.

1 COMMITTEE ON LAND USE

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2 COMMITTEE CLERK: Thank you. Council  
3 member Koo?

4 COUNCIL MEMBER KOO: I vote aye.

5 COMMITTEE CLERK: Grodenchik?

6 COUNCIL MEMBER GRODENCHIK: Aye.

7 COMMITTEE CLERK: Adams?

8 COUNCIL MEMBER ADAMS: Aye on all.

9 COMMITTEE CLERK: Ayala?

10 COUNCIL MEMBER AYALA: Aye.

11 COMMITTEE CLERK: Moya?

12 COUNCIL MEMBER MOYA: I vote aye.

13 COMMITTEE CLERK: Thank you. Rivera?

14 COUNCIL MEMBER Rivera: Aye.

15 COMMITTEE CLERK: Riley?

16 COUNCIL MEMBER RILEY: I vote aye on all.

17 COMMITTEE CLERK: Feliz?

18 COUNCIL MEMBER FELIZ: Aye on all.

19 COMMITTEE CLERK: Levin?

20 COUNCIL MEMBER LEVIN: Aye on all.

21 COMMITTEE CLERK: By a vote of 11 in the

22 affirmative, zero in the negative, and no

23 abstentions, all items have been adopted as indicated

24 on today's land use agenda.

25

2                   CHAIRPERSON SALAMANCA: Thank you. I would  
3 like to thank the members of the public, my  
4 colleagues, Council and Land Use staff, and the  
5 sergeant-at-arms for attending today's hearing. This  
6 meeting is hereby 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 August 16, 2021