

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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HELD AT: COUNCIL CHAMBERS - CITY HALL

B E F O R E: RAFAEL SALAMANCA, JR.

COUNCIL MEMBERS: ADRIENNE E. ADAMS
DIANA I. AYALA
INEZ D. BARRON
JOSEPH C. BORELLI
SELVENA N. BROOKS-POWERS
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PETER A. KOO
STEPHEN T. LEVIN
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FRANCISCO P. MOYA
KEVIN C. RILEY
ANTONIO REYNOSO
CARLINA RIVERA
MARK TREYGER
DEBORAH ROSE

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

CHAIRPERSON RAFAEL SALAMANCA JR.: All

right. We're going to begin. All right. Good morning and welcome to the Committee on Land Use. I am Council Member Rafael Salamanca, I Chair this Committee. I would like to thank my colleagues who are present today, we have Council Members Barron, Koo, Reynoso, Treyger, Grodenchik, Adams, Ayala, Chair Moya, Rivera, Chair Riley, Brooks-Powers and Borelli. I would also thank Chair Moya and Chair Riley for the work on our two subcommittees. Today we will vote on a number of applications referred out from both of our subcommittees. We will vote to approve LUs 828, that designation off the Dorrance Brooks Square Historic District which includes approximately 325 buildings in two sections of Frederick Douglas Boulevard in Council Member Perkins District in Manhattan. This is the first historic district in New York City named for an African American. We will also vote to approve LU2 835, 101 Varick Avenue. This site is an application submitted by the Department of Transportation and the Department of Citywide Administrative Services pursuant to section 197C of the New York City Charter for the site selection acquisition of a property

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located at 101 Varick Avenue in Brooklyn for use as a DOT Operation and Warehouse Facility. The site is located in the District represented by Council Member Reynoso. We will vote to approve LUs 852 and 853 for the 62-04 Roosevelt Avenue Re-Zoning related to property in Council Member Van Bramer's District in Queens. The proposal seeks a zoning map amendment to change and R6 and R6/C1-4 District to a C4-4 District and a related zoning text amendment to establish a mandatory inclusionary housing area utilizing option one and option two. We will vote to approve LUs 863 for the 48-18 Van Dam Teamsters Rezoning, also related to property in Council Member Van Bramer's District in Queens. The proposal seeks a zoning map amendment to change M2-1 District to an M1-5 District to facilitate office space. We will vote to approve LU numbers 857 and 858 for the 252 Victory Boulevard Rezoning related to property in Council Member Rose District in Staten Island. The proposal seeks a zoning map amendment to change an existing R3-2 and R3X District to a mix of R3-2 and R6B district with partial C1-3 overlays and the related zone text amendments to establish an MIH utilizing option 1 and option 2. We will vote to approve Pre-Considered

numbers 879 and 880 for the Broadway and 11th Street Rezoning related to property to Council Member Van Bramer's District in Queens. The proposal seeks a zoning map amendment to change an R5 district to a special mixed use district as MX23 curving an R7A District with an M1-4 District and a related zoning text amendment to establish a mandatory inclusionary housing area utilizing option 1. We will also vote to approve LU number 875, 876, 877 and 878 for the 130 St. Felix Street Rezoning related to property in Majority Leader Cumbo's District in Brooklyn. The proposal seeks a zoning map amendment to change an existing C6-1 District in the special downtown Brooklyn District to a C6-4 and a C6-6 District. A related zoning text amendment to establish an MIH area utilizing option 1 and the workforce option. A special permit to modify various bulk requirements and another special permit to waive accessory off street parking requirements. We will vote to approve LUs numbers 854, 855, and 856 for the 494 11th Avenue Rezoning related to property in Speaker Johnson's District in Manhattan. The proposal seeks a zoning map amendment to change M1-5 District to a C6-4 District and extend the Special Hudson's Yards

District so it includes the Van Dam site. A related zoning text amendment to establish a new sub-District G as part of the special district and establish the development site as a new MIH area and the related site selection and acquisition of a portion of the site for use as an NYPD vehicle storage facility. We will also vote to approve the modification of LUs 859 and 860 the 270 North Street Avenue Rezoning related to property in Council Member Cornegy's District in Brooklyn. The proposal seeks a zoning map amendment to change a R7A District to an R8A/C2-4 District and a related zoning text amendment to establish an MIH area utilizing option 2 and the workforce option. During the course of the URLUP Review, the City Planning Commission voted to approve some modifications like changing the proposed R8A/C2-4 District to a mix of R7X/C2-4 and R7D Districts. A modification will be to strength the MIH workforce option and to restore the originally proposed R8A/C2-4 designation. This modification will both increase the number of affordable housing unit and deepen the affordability while allowing the thing that is appropriate for this large vacant site on a major Brooklyn avenue. We will vote to approve the

modification of LUs 861 and 862. The 1776 48th Street Rezoning Proposal related to property in Council Member Yeger's District in Brooklyn. This proposal seeks a zoning map amendment to change an R5 District to an R6B/C2-4 District and the related zoning text amendment to establish a mandatory inclusionary housing area utilizing option 1 and option 2. A modification will be to reduce the overall area to be rezoned and retaining the existing residential zoning on a Mid-block site where the existing R5 zoning reflects the built context in where there are no development sites as projected in the EAS. We will also modify the approval to further reduce the area proposed to be within the C2-4 overlay district. The re-zoned commercial area will be only mapped to a depth of 35 feet, reflecting the avenue fronting buildings which are appropriate for commercial. The remainder of the zoning area would be R6B. This modification ensures a distinction between midblock and avenue zoning is more fine-tuned for our predominantly residential area and focuses the commercial on those buildings fronting the avenue. We will vote to approve the modifications, LUs 842, 843 and 844. Proposal related to property

in Council Member Rose's District in Staten Island. The proposal seeks a zoning map amendment to rezone an existing R6/C2-2 District in the special Hillside Preservation District to an R7-3/C2-4 District within the special St George District and an existing R6/C2-2 District to an R6/C2-4 District. Also with a special St. George District. The proposal includes a related zoning text amendment to map a mandatory inclusionary housing program with option one and two and various changes to the special St. George District regulations. Finally, the project includes a zoning special permit under the amended special St. George District Rules to allow modifications to be applicable to both regulations or to facilitate the development of three new mixed used buildings where ground floor retail and residential units are on the upper floors. Our modification will be to do reduce the bulk of the proposed buildings by lowering the maximum heights of the eastern and central buildings also known as buildings one and two and requiring additional setbacks to relate to existing building context directly to the south. We will also reduce the area to be rezoned and retain the special Hillside Preservation Designation for the west most

portion of the proposed area pulling the boundary easterly of St. Nicholas Street. These modification will permit the development of three new buildings while maintaining significant new corridors into New York Harbor and in Lower Manhattan for the upland neighborhoods. And I would like to recognize Council Member Rose for staying.

DEBORAH ROSE: Thank you. Thank you Chair Salamanca. Today's vote is not an easy one for me. Throughout the public review process my constituents have voiced their concerns about the proposed height of these buildings and the lack of attention to infrastructure to support all the development on and off shore. I also valued a proposed 30% affordable housing in this project. Our city still faces an ongoing housing shortage, both market rate and affordable housing. This shortage still stands as a major strain on the incomes of working class New Yorkers. The property is also located in area of the north shore that I feel is appropriate for development but not at the height that was proposed by the developers in this application. After months of negotiations and listening to feedback from the public we have arrived

at a proposal that I believe is an appropriate height and will provide an economic stimulus to the commercial developments along the north shore. The zoning boundaries that I've heard from my constituents concerns about the precedent setting nature of the R7 zoning district. I believe this site is a unique site in the unique location in order to concentrate this city closer to the ferry and I believe this project site is on the west end is an appropriate western boundary to that density.

Therefore we will modify the application to remove the projected development site number #2 parcels from the R7 zoning district and keep those parcels in the existing R6 zoning district. The applicant has agreed to drop the height of building #1 from 26 stories to 16 stories. A drop in 10 stories and the applicant has reduced the height of building #2 from 25 stories to 11 stories and building #3 will remain at the 13 stories that are allowed regardless of the approval of this rezoning or not. These height reductions have led to a reduction in the total number of proposed units from 750 to 575, a roughly 20% reduction in density. The applicant will be required to provide 30% of the housing for families

earning an average of 80% AMI. The applicant is actively working with daycare providers to locate a daycare on site which are so crucial to our working young families as well as the potential for a food store on the site which would be an amenity to support the residents of the building and the neighborhood at large. And also please announce the applicant has agreed to a goal of at least 30% of MWBE subcontractors for the project. This is so crucial to our minority and women owned businesses at reducing the racial and gender equity gap in our economy. The applicant made a commitment to staff all three building with union service workers. The applicant also agreed to a robust construction work force development program through the Building Skills New York Program. That includes developing hiring clearance for local jobs and M building will be commitments on the project, working with local stakeholders to recruit candidates and help match trainees to jobs in the construction trade. The applicant plans to participate in the Youth Build Impact Program to give our disconnected young people an opportunity to intern and learn about the construction industry with real life training on the

applicant's construction site. 25 new trees will be planted on site including swells along with other gray infrastructure to help manage storm water on site. I just have to say Chair this will likely be the last vote that I take on a Land Use matter in my district. I want to just briefly reflect on some of the accomplishment we've made for our community. We've put an addition, in addition of over 2000 new affordable housing units for local residents. Funding the new Cromwell Center, \$60 million investment and infrastructure to support the stable waterfront redevelopment and the Base Street Rezoning Development. Over 1000 new school seats including a brand new school that can accommodate 600 new elementary and middle school students on the Stapleton Waterfront, expansion of legal support and protections for residents at the risk of displacement to support the north shore. Supporting 100 families moving temporary and shelter housing to a permanent affordable home through the C steps Voucher Program. Funding the renovation of Stapleton playground, Tompkinsville Park and Caption Park delivering over 12 acres of waterfront open space along the Stapleton waterfront and funding improvement to the Stapleton

station. It certainly has not been easy and some projects still have much less work to do. I still think these projects will be a net positive for working families and local residents. I hope my constituents know I work to deliver as many resources for our community through all of these projects. I look forward to seeing these projects come to fruition and watch a new generation of Northshore residents enjoy this wonderful community and all it has to offer. With all of these considerations I support the project as modified here and I ask my colleagues to support this project thus far.

CHAIRPERSON RAFAEL SALAMANCA: Thank you Council Member Rose. I would like to also recognize that we've been joined by Council Member Gibson as well. All right, are there any questions or remarks of the members of the Committee? All right seeing none. I will now call for a vote in accordance with the recommendations of the subcommittee and open council members and note that a vote of aye on all will be to adopt the following: To approve LUs 828 Dorrance, 835 Varick, 852 and 853 Roosevelt, 854, 855, 856 495 11th, 857, 858 Victory Boulevard, 863 Van Dam Teamsters, 875, 876, 877, 878 St. Felix, 879

and 880 Broadway and 11th Street Rezoning and to approve the modifications I have described in LU2 842, 843, 844, River North, 859, 860, 270 North Street, 861 and 862 48th Street. Will the Clerk please call at the roll?

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Matthew Destepano, Committee Clerk, Committee on Land Use. Roll call vote. All items are coupled. Chair Salamanca?

CHAIRPERSON RAFAEL SALAMANCA: I would like to congratulate my colleagues especially Council Member Rose who has worked on this rezoning that's coming to our District. Congratulations council member and I will aye on all.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Gibson?

VANESSA GIBSON: Aye.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Barron?

INEZ BARRON: Permission to explain my vote?

CHAIRPERSON RAFAEL SALAMANCA: Council Member Barron to explain her vote?

INEZ BARRON: I want to acknowledge the hard work that my colleagues have put in to negotiating all of these projects that come before it. I don't take it lightly or dismiss it but the vote that I cast is my understanding of the impact, particularly as we have housing developments that basically say 75% is market rate. Basically that's what many of the projects result in and those that have an opportunity for Coop are really at the extreme upper limits of income so that a studio apartment for a Coop is going to cost \$339,000. So, with all the respect for appreciation for what my colleagues have negotiated, I'm voting yes on 828, 835, 863 and no all the rest. Thank you.

MATTHEW DiSTEFANO, COMMITTEE CLERK: Koo.

PETER KOO: I vote aye.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Reynoso?

ANTONINO REYNOSO: I vote aye on all.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Treyger?

MARK TREYGER: Aye.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Grodenschik?

BARRY GRODENCHIK: I vote aye on all.

I want to congratulate my colleague and friend, Debbie Rose I know how much work she put into, how much time she spent with me on the phone in to this new development in her district and I congratulate her. I know it wasn't easy but it has been said nothing good comes easy. So, I congratulate you Council Member Rose and I vote aye.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Adams?

ADRIENNE ADAMS: Permission to explain my vote?

CHAIRPERSON RAFAEL SALAMANCA: Council Member Adams to explain her vote.

ADRIENNE ADAMS: Thank you Chair with heartfelt sincere appreciation for the work that my colleague, Council Member Rose has put in to her thought and knowing how difficult this process has been for her I want to congratulate her for being steadfast and I do vote aye on all.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Ayala?

DIANA AYALA: Aye.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Moya?

FRANCISCO MOYA: I vote aye.

CHAIRPERSON RAFAEL SALAMANCA: Rivera?

CARLINA RIVERA: I vote aye.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Riley?

KEVIN RILEY: I vote aye, congratulations
Council Member Rose.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Brooks-Powers?

SELVENA BROOKS-POWERS: I vote aye on
all.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Borelli?

JOSEPH BORELLI: Aye on all.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Council Member Gibson?

VANESSA GIBSON: I vote aye.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Okay. The following is the Land Use. Excuse me.
Council Member Miller?

I. DANEEK MILLER: I vote aye on all.
Congratulations Council Member Rose.

MATTHEW DiSTEFANO, COMMITTEE CLERK:

Today's Land Use vote, the following items were approved by Committee by 15 in the affirmative, zero in the negative and no abstentions. LUs 828, 835, and 863. The following were approved by Committee by a vote of 14 in the affirmative, one in the negative and no abstentions. Those items are LUs 852, 853, 854, 856, 857, 858, 875, 878, 879, 876, 877 and the following were approved with modifications and referred to City Planning, LUs 842 to 844. Approved 13 in the affirmative, two in the negative, no abstentions. LUs 858 to 860 14 in the affirmative, one negative, no abstentions. LUs 861 to 862 14 in the affirmative and one negative. No abstentions.

CHAIRPERSON RAFAEL SALAMANCA: All right. I would like to thank the members of the public, my colleagues, Council and Land Use staff and the Sergeant at Arms for attending today's hearing. This meeting is hereby adjourned. (gavel pounding)

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 November 22, 2021