

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

March 10, 2021
Start: 11:07 AM
Recess: 11:21 AM

HELD AT: REMOTE HEARING (VIRTUAL ROOM 1)

B E F O R E: CHAIR RAFAEL SALAMANCA

COUNCIL MEMBERS: Carlina Rivera
Diana Ayala
Kevin Riley
Vanessa L. Gibson
Ruben Diaz, Sr.
Peter Koo
Francisco Moya
I. Daneek Miller
Adrienne E. Adams

Stephen T. Levin
Antonio Reynoso
Inez Barron
Mark Treyger
Chaim M. Deutsch
Joseph C. Borelli

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

1 COMMITTEE ON LAND USE

3

2 TECHNICIAN 1: PC recording is up now.

3 TECHNICIAN 2: Cloud is running.

4 TECHNICIAN 1: Back-up is rolling.

5 CHAIRPERSON SALAMANCA: Thank you. Good morning and
6 welcome today's remote New York City Council hearing
7 on the Committee of Land Use. This is a vote. At
8 this time would all panelists please turn on their
9 video for verification. Once again, all panelists
10 please turn on your video. I ask everyone to please
11 place electronic devices on silent or vibrate mode.
12 Thank you. Chair Salamanca we are ready to begin.

13 CHAIRPERSON SALAMANCA: Thank you SERGEANT OF
14 ARMS. Good morning. I am Council Member Rafael
15 Salamanca. I am the Chair of the Committee on Land
16 Use. Today we've been joined by my colleagues. We
17 have Council Members Adams, Ayala, Barron, Borelli,
18 Diaz Senior, Gibson, Grodenchik, Koo, Levin, Chair
19 Moya, Reynoso and Chair Riley. Today we will vote on
20 several applications referred out of our
21 subcommittees, but before we begin I would like to
22 recognize the Committee Counsel to review the
23 remoter meeting procedures.

24 Thank you, Chair Salamanca. I am Julie Lubin
25 Counsel to this Committee. Council Members who

2 would like to ask questions or make remarks should
3 use the Zoom Raise Hand function. The Raise Hand
4 button should appear at the bottom of the
5 participant panel. I will announce Council members
6 who have questions or remarks in the order that they
7 raise their hands. Chair Salamanca will then
8 recognize members to speak. We ask that you please
9 be patient if any type of difficulties arise today.
10 Chair Salamanca will now continue with today's
11 items.

12 CHAIRPERSON SALAMANCA: Thank you Counsel. From
13 our Landmarks Subcommittee today we will vote to
14 approve LU 730 the Suiter Avenue East New York
15 Partnership Homes Application, the application
16 submitted by the Department of Housing and
17 Preservation and Development requests waivers of the
18 designation requirements of Section 693 of the
19 General Municipal Law and waiver of the requirements
20 of 197-C and 197-D of the New York City Charter. It
21 also request approvals of the projects as an Urban
22 Development Action Area project for property located
23 at Block 4049 part of Lot 25 in Brooklyn Council
24 District represented by Council Member Barron. This
25 application will facilitate the conveyance of a

2 small interior lot to the adjacent affordable
3 housing development. From our Housing Zoning
4 Subcommittee... I'm sorry. From our Zoning
5 Subcommittee we will vote to approve Preconsidered
6 LU 734 and 736 for the 91-32 63rd by rezoning the
7 latest property in Council Member Koslowitz's
8 district in Queens. The proposal seeks zoning map
9 amendment to change an existing R4-C2-2 district to
10 a R7A/C2-3 district, and a related zoning text
11 amendment to establish a Mandatory Inclusionary Area
12 utilizing Options 1 and 2. Together these actions
13 will facilitate the development of a new nine-story
14 mixed-use building with approximately 74 dwelling
15 units up to 24 which would affordable as well as
16 ground floor commercial use and accessory parking.
17 We will also vote to approve Preconsidered LU 737
18 for the 245-01 Jamaica Avenue Rezoning related to
19 property in Council Member Grodenchik's district in
20 Queens. The proposal seeks a Zoning Map Amendment
21 in an existing R-4 district to change C1-3
22 commercial overlay district to a C2-3. This will
23 enable the applicant to file a special permit
24 application to the Board of Standards and Appeals to
25 legalize a physical culture establishment within an

2 existing commercial building. We will also vote to
3 approve—we will also vote to approve with
4 modifications Preconsidered LUs 718 and 719 for the
5 1620 Cortelyou Road Rezoning related to property in
6 Council Member Eugene's district in Brooklyn. The
7 application seeks a zoning map amendment and zoning
8 text amendment to facilitate the development of a
9 new nine-story mixed-use building. As proposed, it
10 would contain approximately 85 apartments up to 16
11 of which would be affordable as well as ground floor
12 commercial use and 44 accessory parking spaces.
13 However, after discussion with Council Member
14 Eugene, the applicant will provide 80 apartments, 23
15 of which will be permanently affordable. Our
16 modification would be to remove MIH Option 2 while
17 retaining Option 1. Members of the Committee and
18 members representing affected districts who have
19 questions or remarks about today's items should use
20 the Raise Hand Button now. Counsel, will you
21 announce members who have raised their hands.

22 LEGAL COUNSEL: Yes, Council Member Grodenchik
23 has his hand raised.

24 CHAIRPERSON SALAMANCA: Council Member Grodenchik
25 you have the floor.

2 COUNCIL MEMBER GRODENDHIK: Thank you Chair
3 Salamanca. I just want to urge a vote to approve
4 this very modest change in the zoning in my
5 district. It's the only second Land Use issue that
6 has come this far in my district. We've worked very
7 closely with the applicant and their attorney, with
8 the local Community Board and local civics, and we
9 have put a restrictive declaration in place that has
10 been filed to prevent any changes beyond what we are
11 hoping to see and hoping to help our New York City
12 small business to stay in business at this location.
13 So, I thank you for your indulgence Mr. Chair, and
14 with that my remarks are done.

15 CHAIRPERSON SALAMANCA: Thank you Council Member
16 Grodenchik. I would like to also recognize Council
17 Member Barron. Council Member, you have the floor.

18 COUNCIL MEMBER BARRON: Thank you. I'm a
19 little spotty here so I may go off camera. I hear
20 that the receptions that they are not viewed. So, if
21 I go off I hope my voice still goes on. I just want
22 to call attention to Land Use 730. It's a conveyance
23 and it will simply facilitate a portion of land that
24 had not initially been designated that that should
25 have been attached to the adjoining homeowner's

2 property that's 730, but I do have questions.
3 Unfortunately I didn't get them to you earlier, but
4 in terms of 718 and 719 I understand now that it's
5 going to only be Option 1. So, what, in fact, are
6 the AMIs percentage breakdown in that category as
7 well as the 735 and 736, and again, I apologize. I
8 normally have that in advance, but I did not get
9 that information.

10 CHAIRPERSON SALAMANCA: Yes, Council Member if
11 you give me one minute let me get that piece for
12 you. Okay, just give me one... give me two minutes.

13 COUNCIL MEMBER BARRON: Thank you.

14 LEGAL COUNSEL: Chair, should we proceed with the
15 vote while we're getting that information for
16 Council Member Barron?

17 CHAIRPERSON SALAMANCA: I would like to gather
18 that information before we vote.

19 LEGAL COUNSEL: Okay.

20 CHAIRPERSON SALAMANCA: So, if you just can give
21 me one second. I'm sorry Council Member Barron. I
22 have that information, and I left it in my office
23 and I'm at home.

24

25

2 COUNCIL MEMBER BARRON: Oh, okay. I do apologize
3 for this last minute inquiry. It should have been
4 done earlier. (chime/pause)

5 CHAIRPERSON SALAMANCA: Council Member Barron, I
6 was informed that the Land Use...

7 COUNCIL MEMBER BARRON: Yes.

8 CHAIRPERSON SALAMANCA: ... had emailed you that
9 information. I don't know if you have access to your
10 email.

11 COUNCIL MEMBER BARRON: Okay.

12 CHAIRPERSON SALAMANCA: I'm trying to get it
13 myself.

14 COUNCIL MEMBER BARRON: So then, I will not
15 continue to hold it up. I will try to access
16 that and see what it says in terms of the AMI.
17 Thank you.

18 CHAIRPERSON SALAMANCA: You got it.

19 COUNCIL MEMBER BARRON: I wish I could access my
20 email.

21 CHAIRPERSON SALAMANCA: Alright. Do we have other
22 members? Any questions from other members from
23 the Committee. Well, seeing none I will now call
24 for a vote in accordance with the recommendations
25 of the Subcommittee and the local members to

2 approve LU 730, 735, 736 and 737 and to approve
3 with modifications I have described LU 718 and
4 719. Will the clerk please call the roll.

5 CLERK: Good morning William Martin Committee
6 Clerk Roll call vote Committee on Land Use All
7 items are coupled. Chair Salamanca.

8 CHAIRPERSON SALAMANCA: Aye on all.

9 CLERK: Gibson.

10 COUNCIL MEMBER GIBSON: Aye on all. Good
11 morning everyone.

12 CLERK: Barron.

13 COUNCIL MEMBER BARRON: I'm going to vote
14 aye on 730 and 737 and I will abstain on 718 and
15 719, 735 and 736 until such time as I have been
16 able to review the information, and I do have it
17 but I haven't been able to review it. Thank you
18 so much, and I just want to welcome our
19 colleagues back. Council Member Adams welcome
20 back.

21 CLERK: Thank you. Koo.

22 COUNCIL MEMBER KOO: Aye.

23 CLERK: Levin. (pause) Council Member Levin.
24 (pause) Okay. Council Member Reynoso

25 COUNCIL MEMBER REYNOSO: I vote aye on all.

2 CLERK: Thank you. Treyger.

3 COUNCIL MEMBER TREYGER: Aye.

4 CLERK: Grodenchik.

5 COUNCIL MEMBER GRODENCHIK: I vote aye on
6 all. I want to thank the Land Use staff for all
7 their help in getting my item this far today, and
8 my own staff, my Chief or Staff Harry Gerschwin,
9 my Counsel Steve Behar and my special assistant
10 as I call her for planning, Susan Seinfeld former
11 Chair or former Manager of Community Board 11 in
12 Queens. I thank you all for your votes today.
13 Aye.

14 CLERK: Thank you. Adams.

15 COUNCIL MEMBER ADAMS: I vote aye. (bell)

16 CLERK: Ayala.

17 COUNCIL MEMBER AYALA: I vote aye on all
18 with the exception of Land Use Applications 718
19 and 719. (bell)

20 CLERK: One second. Diaz.

21 COUNCIL MEMBER DIAZ: Yes on all.

22 CLERK: Thank you.

23 COUNCIL MEMBER DIAZ: Did you hear me?

24 CLERK: Moya. Yes, Council Member Moya.

25 COUNCIL MEMBER MOYA: I vote aye.

2 CLERK: Rivera.

3 COUNCIL MEMBER RIVERA: I just wanted to
4 share Council Member Barron's sentiments in
5 offering about Council Member Adams, and I vote
6 aye on all.

7 CLERK: Thank you. Riley.

8 COUNCIL MEMBER RILEY: I would like to vote
9 aye on all.

10 CLERK: Thank you. Borelli.

11 COUNCIL MEMBER BORELLI: It's tough to go
12 after Council Member Riley with his daughter next
13 to him. That's very difficult, but I vote aye on
14 all as well.

15 CLERK: Thank you. Council Member Deutsch.

16 COUNCIL MEMBER DEUTSCH: It's tough to go
17 after Borelli with that T-shirt he's wearing with
18 his name on it, but I vote aye on all.

19 CLERK: Council Member Levin.

20 COUNCIL MEMBER LEVIN: I vote aye on all.

21 CLERK: Thank you. one moment. (pause) Okay,
22 the results on Committee on Land Use Vote. I
23 have Introductions... Excuse me. Land Use Items
24 735 and 736 has been adopted by the Committee 15
25 in the affirmative, zero in the negative and one

2 abstention. Land Use Items 730 and 737 are
3 adopted by the committee 16 in the affirmative,
4 zero in the negative and no abstentions, and Land
5 Use Items 718 and 719 adopted by the committee 14
6 in the affirmative, one in the negative and one
7 abstention, and I don't see Council Member
8 Miller. Thank you.

9 CHAIRPERSON SALAMANCA: Thank you. Thank
10 you, Clerk. Just want to remind the Land Use
11 Committee that at 12:00 PM we will have our Budget
12 hearing with City Planning, and at 2:00 PM we will
13 have our Budget hearing with DOITT. So, so thank
14 you again. I wanted to thank members of the
15 public, my colleagues, Counsel and sergeant at
16 Arms and Land Use staff for attending today's
17 hearing. This meeting is hereby adjourned.

18 (gavel)

19
20
21
22
23
24
25

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 7, 2021