

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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November 16, 2017  
Start: 11:13 a.m.  
Recess: 11:23 a.m.

HELD AT: Council Chambers - City Hall

B E F O R E: DAVID G. GREENFIELD  
Chairperson

COUNCIL MEMBERS: Vincent J. Gentile  
Annabel Palma  
Daniel R. Garodnick  
Darlene Mealy  
Rosie Mendez  
Ydanis A. Rodriguez  
Peter A. Koo  
Brad S. Lander  
Stephen T. Levin  
Jumaane D. Williams  
Deborah L. Rose  
Donovan J. Richards  
Inez D. Barron  
Andrew Cohen  
Ben Kallos  
Antonio Reynoso  
Ritchie J. Torres  
Mark Treyger  
Rafael Salamanca, Jr.  
Barry S. Grodenchik

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

2 [sound check, pause] [gavel]

3 CHAIRPERSON GREENFIELD: Good morning.

4 My name is David Greenfield. I'm the Council Member  
5 from the 44<sup>th</sup> Street in Brooklyn. I'm privileged to  
6 serve as the Chair of the Land Use Committee. I want  
7 to welcome my esteemed colleagues who are members of  
8 the committee. Council Member Gentile, Council  
9 Member Palma, Council Member Mealy, Council Member  
10 Mendez, Council Member Rodriguez, Chair Koo, Council  
11 Member Rose, Chair Richards, Council Member Cohen,  
12 Council Member Grodenchik and Chair Salamanca, and  
13 Council Member Torres, and Council Member Reynoso. I  
14 want to thank Chair Salamanca, Chair Richards and  
15 Chair Koo for outstanding work on our Land Use  
16 Subcommittees especially Chair Salamanca for his work  
17 this morning. Today, we'll be voting on the Edwins  
18 Place Rezoning, LU 792 through 795. In this  
19 application, HPD is seeking the rezoning from an R6  
20 to R7-2/C2-3, the zoning text amendment to establish  
21 an MIH area special permit to allow community  
22 facility floor area to apply to non-profit supporting  
23 housing and urban development action area designation  
24 and project approval, and to dispose of city owned  
25 property. These approves facilitate the development

2 of 8-story, 125-unit supportive housing development  
3 with ground floor retail and community space located  
4 at 3 Livonia Avenue in Council Member Mealy's  
5 district. Just before this meeting, the Planning  
6 Subcommittee put in a recommendation to approve the  
7 application. This recommendation was in accordance  
8 with Council Member Mealy's recommendation for the  
9 application. We'll also be voting to approve this  
10 application, but first if the Councilwoman would  
11 like, I would invite Council Member Mealy to make a  
12 statement on the application.

13 COUNCIL MEMBER MEALY: [off mic] Yes, I  
14 would just--

15 COUNCIL MEMBER GREENFIELD: Would you  
16 like to make a statement, Council Member? Thank you.

17 COUNCIL MEMBER MEALY: Yes, I just want  
18 to thank my colleagues for this opportunity for your  
19 support also, and I want to thank for Breaking  
20 Grounds for giving their input in our community just  
21 as well, and I want to thank my Mayor for the three  
22 centers that we're getting in our--in Brownsville  
23 community now. I want to thank Mark Treyger, my co-  
24 leader of the Brooklyn Delegation for being a real  
25 trooper with me, and Annabel Palma. I want to thank

2 you Ralph-Rafael and David Greenfield. I want to  
3 thank you all for all that you have done and  
4 Brownsville is better off now. Even in my departure,  
5 we still will have what the community needs, and  
6 that's a boxing gym, and dance theater, and an anchor  
7 bank an MCU. So, I want to thank the mayor and all  
8 my colleagues, and thank you Breaking Grounds for the  
9 input that you've given to the community. Thank you.

10 CHAIRPERSON GREENFIELD: Thank you very  
11 much Council Member. I want to congratulate everyone  
12 involved over here as well. I want to recognize  
13 we've been joined by Council Members Williams and  
14 Lander as well. I want to just state that I actually  
15 had the privilege of serving quite a few years as co-  
16 chair along with Council Member Mealy at the Brooklyn  
17 Delegation, and she is someone who is completely  
18 dedicated to her constituents in a way that very few  
19 Council members are, and her achievement today, which  
20 was taking a project and creating a holistic  
21 wraparound service for this project was really  
22 astonishing. And some of the highlights that's just  
23 worth noting for the record in terms of her  
24 accomplishments, this project now includes 51 unit of  
25 traditional affordable housing including 1-bedrooms,

2 2-bedrooms and 3-bedrooms. That is all with the  
3 assistance of this Council Member. The project now  
4 includes \$50,000 in annual funding to support  
5 operation of a local community boxing gym to help  
6 make sure that there are services for the community.  
7 This project includes a commitment that—which is  
8 important that there's going to be holistic use  
9 including the renovation of the Brownsville  
10 Recreation Center, a project that is estimated  
11 costing approximately \$16.5 million, which is to the  
12 Council Member's credit as well. The project also  
13 includes a commitment from Breaking Ground that there  
14 will be staff on site 24 hours a day, 7 days a week.  
15 There is going to be extra interior closed circuit TV  
16 monitors to ensure security, and Breaking Ground is  
17 now committed to programming for seniors as well.  
18 And I just want to point to folks that, you know,  
19 people routinely wonder and try to understand why it  
20 is that we have Council input on these projects.  
21 This is why because of those that I would have  
22 mentioned not the \$350,000 in funding, not the  
23 upgrades to Brownsville Recreational Center for \$16.5  
24 million, not the complete change of the project where  
25 there's not going to be 51 units of standard

2 affordable housing, 1-bedroom, 2-bedrooms and 3-  
3 bedrooms. None of that would have happened without  
4 Council Mealy's insistence, and I can assure you that  
5 late into the night she was working together with her  
6 co-chair, and I want to recognize him as well,  
7 Council Member Mark Treyger to negotiate these  
8 details with the administration. I was happy to work  
9 together with Chair Salamanca on this as well, and  
10 our future Deputy Commission who played a significant  
11 role, and we want to thank you as well, Council  
12 Member Palma for your work and, of course, Umay (sp?)  
13 in the Mayor's Office who was very instrumental, and  
14 Jordan from HPD, and the folks at Breaking Ground who  
15 had partnered with us. And this is a true because  
16 ship because in the end of the day, the city needs,  
17 but how those needs get matched up in the individual  
18 districts is exactly what this Council is all about.  
19 That's we saw here today and this is really a great  
20 success. So, congratulations, Council Member Mealy,  
21 and I thoroughly recommend an aye vote on this  
22 project.

23 COUNCIL MEMBER MEALY: [off mic] Thank  
24 you. [pause]

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2 CLERK: okay. Committee Clerk Matthew  
3 DiStefano, Committee on Land Use. Roll call on LU  
4 792, 793, 794 and 795. Chair Greenfield.

5 CHAIRPERSON GREENFIELD: I vote aye.

6 CLERK: Gentile.

7 COUNCIL MEMBER GENTILE: With my  
8 congratulations to my friend Darlene Mealy, I vote  
9 aye.

10 CLERK: Palma.

11 COUNCIL MEMBER PALMA: With my  
12 congratulations to Darlene Mealy for a job well done,  
13 I vote aye.

14 CLERK: Mealy.

15 COUNCIL MEMBER MEALY: I want to thank  
16 everyone for their support, and I vote aye. Thank  
17 you Raju also and Amy Levitan. [laughter]

18 CLERK: Mendez.

19 COUNCIL MEMBER MENDEZ: [off mic] I vote  
20 aye. (sic)

21 CLERK: Rodriguez. Rodriguez.

22 [background comment] Koo.

23 COUNCIL MEMBER KOO: With congratulations  
24 to Council Member Mealy, I vote aye.

25 CLERK: Lander.



2 COUNCIL MEMBER LANDER: I

3 enthusiastically vote aye.

4 CLERK: Rose.

5 COUNCIL MEMBER ROSE: Congratulations to

6 Council Member Mealy and I'm really proud of her

7 stalwart advocacy for the community, and you're to be

8 commended for all the amenities that you've gotten

9 for the community. Thank you.

10 CLERK: I see that on.

11 COUNCIL MEMBER MEALY: Oh, and my and my

12 vote is on. [laughter]

13 COUNCIL MEMBER RODRIGUEZ: Someone leave

14 us this. Someone need to know.

15 CLERK: Williams.

16 COUNCIL MEMBER WILLIAMS: Pass.

17 CLERK: Richards.

18 COUNCIL MEMBER RICHARDS:

19 Congratulations, Council Member. I vote aye.

20 CLERK: Cohen.

21 COUNCIL MEMBER COHEN: [off mic] Aye.

22 CLERK: Reynoso.

23 COUNCIL MEMBER REYNOSO: Congratulations

24 to Council Member Mealy and the community who after-

25 after this I think everyone is going to be happy. I

2 hope you rejoice and have a great party in your  
3 district for it.

4 COUNCIL MEMBER MEALY: Thank you.

5 COUNCIL MEMBER REYNOSO: Congratulations  
6 and I vote aye.

7 CLERK: Torres.

8 COUNCIL MEMBER TORRES: I do vote aye.

9 CLERK: Treyger.

10 COUNCIL MEMBER TREYGER: With  
11 congratulations to my colleague and my co-chair of  
12 the Brooklyn Delegation who hit a grand slam home run  
13 at the bottom of the ninth inning of both this vote  
14 and her term. I proudly vote aye.

15 CLERK: Grodenchik.

16 COUNCIL MEMBER GRODENCHIK: Aye.

17 CLERK: Salamanca.

18 COUNCIL MEMBER SALAMANCA: I want to  
19 congratulate Council Member Mealy.

20 COUNCIL MEMBER MEALY: [interposing]  
21 Thank you.

22 COUNCIL MEMBER SALAMANCA: A job well  
23 done. I vote aye.

24 CLERK: Council Member Rodriguez.

2 COUNCIL MEMBER RODRIGUEZ: I would like  
3 to congratulate my colleague, and also would like to  
4 for the record be clear that the Council will  
5 continue relying on the local Council Member's  
6 decision and how they negotiate it. I know that  
7 there were a lot of pressure on this process, but for  
8 all of us this was about we will continue the  
9 culture. Where there's going to be zoning, we will  
10 rely on the local Council Members to negotiate and  
11 here we are to support you. With that, I vote aye.

12 CLERK: Council Member Levin.

13 COUNCIL MEMBER LEVIN: Congratulations to  
14 Council Member Mealy. I vote aye.

15 CLERK: Williams.

16 COUNCIL MEMBER WILLIAMS: May I be  
17 excused to explain my vote.

18 CHAIRPERSON GREENFIELD: Council Member  
19 Williams to explain his vote.

20 COUNCIL MEMBER WILLIAMS: Thank you, Mr.  
21 Chair. I appreciate that. I actually want to say our  
22 congratulations to Council Member Mealy on your way  
23 out, and that's a great gift to Brownsville. I think  
24 you also showed the power of no, and so I think it's  
25 important that people recognize as well too quickly

2 say yes, but this is a—I think this is a fantastic  
3 project. I just want to congratulate you on the  
4 negotiations that happened, and the final result—the  
5 final results. I still—still believe, and I know my  
6 colleagues see something differently, but we'd like  
7 to have conversations about knowing the difference,  
8 and t's not specific to this case. Just in general I  
9 think it's important that we have a conversation  
10 about it, Mr. Chair about what it means to the entire  
11 city. That's a—I think that's an important  
12 conversation to have, but here just congratulations  
13 is just very—a job very well done. I just want to  
14 say thing (coughing) and I do want to shout out to  
15 Breaking Ground and EBC and Metro IOF—IAF, and my  
16 personal Pastor Dr. David Keith Brawley for what they  
17 did here, and just what they're trying to do in  
18 housing in general across the city. Congratulations  
19 again, and I vote aye.

20 COUNCIL MEMBER GREENFIELD: For—for more  
21 of the conversation on member deference you can go to  
22 City and State and watch the animated conversation  
23 that Council Member Williams and I had the other day,  
24 and it's online, which is what Council Member  
25 Williams is referring to.

2 CLERK: By a vote of 18 in the  
3 affirmative, 0 in the negative and no abstentions,  
4 the items have been adopted.

5 CHAIRPERSON GREENFIELD: This concludes  
6 the Land Use Committee [applause] Thursday, November  
7 16, 2017. Congratulations to everyone. The Land Use  
8 Committee is hereby adjourned. [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 November 29, 2017