

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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September 26, 2017
Start: 11:31 a.m.
Recess: 11:54 p.m.

HELD AT: Committee Room - City Hall

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

COUNCIL MEMBERS:

- YDANIS A. RODRIGUEZ
- VINCENT J. GENTILE
- ANNABEL PALMA
- DANIEL R. GARODNICK
- DARLENE MEALY
- ROSIE MENDEZ
- PETER A. KOO
- BRAD S. LANDER
- STEPHEN T. LEVIN
- DEBORAH L. ROSE
- JUMAANE D. WILLIAMS
- DONOVAN J. RICHARDS
- INEZ D. BARRON
- ANDREW COHEN
- BEN KALLOS
- ANTONIO REYNOSO

COUNCIL MEMBERS (CONTINUED):

RITCHIE J. TORRES
MARK TREYGER
RAFAEL SALAMANCA, JR.
BARRY S. GRODENCHIK

[gavel]

CHAIRPERSON GREENFIELD: Good morning. My name is David Greenfield, I'm the Council Member from the 44th council district in Brooklyn. I'm privileged to serve as the Chair of the Land Use Committee. I want to welcome my esteemed colleagues who are members of the committee and have joined us today; Council Member Gentile, Council Member Palma, Council Member Koo, Council Member Lander, Council Member Williams, Council Member Richards, Council Member Barron, Council Member Cohen, Council Member Reynoso, Council Member Treyger, Council Member Grodenchik. I want to thank Chair Salamanca, Chair Richards, and Chair Koo for their outstanding work on our Land Use Subcommittees and thanks to Council Member Cohen for filling in as Planning Chair yesterday, we will be sure to appropriately compensate you at the appropriate time. Today we will be voting on a resolution to improve LU 751, the Soho Tower parking special permit. This is an application where special permit pursuant to Section 13-45 of the Zoning Resolution to permit an automated parking facility with a maximum of 42 spaces on portions of the ground floor through fourth floor of a 25-story mixed-use

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2 building. This permit would apply to property located
3 at 100 Varick Street in Council Member Johnson's
4 district. We'll also be voting to approve LU 739
5 through 742, the NYCHA Small Homes Rehab Application.
6 On these applications HPD is seeking a UDAAP Project
7 Approval and the property, property of that exemption
8 is four numbered properties in Queens and one in
9 Brooklyn, the application is located in the districts
10 of Council Member Cornegy, Ulrich, Miller, and
11 Council District 28. The approval will facilitate the
12 rehabilitation of 24 one, two, four family homes that
13 would then be sold at prices affordable to families
14 making 120 percent of AMI or less. We will also be
15 voting to approve to Pre-Considered LU, the Hope
16 Homes Cluster tax exemption application. On this
17 application HPD is seeking approval of an amendment
18 to previously approved tax exemption for several
19 properties in the Speaker and Council Member Perkin's
20 district in Manhattan. The amendment would extend the
21 term of the exemption from ten years to 20 years.
22 Finally, we'll be voting to approve LU 738, the Caton
23 Flats tax exemption application. This application is
24 for a tax exemption pursuant to Article 11 of the
25 Private Housing Finance Law. This approval is a

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2 follow up approval required to facilitate and develop
3 of a project we approved last April. The development
4 would consist of a 14-story building that includes
5 255 affordable rental units, a commercial unit, a
6 community facility space and 68 parking spaces. The
7 community facility and commercial spaces consist of
8 Flatbush Caton Market, Food Incubator and office
9 space for Caribbean American Chamber of Commerce and
10 Industry. The development is located in Council
11 Member Eugene's district in Brooklyn. All of the
12 Council Members support these respective applications
13 that are in their district. Are there any questions
14 or remarks on any of these applications? We will now
15 move onto a vote and of course with the
16 recommendations of the Subcommittee I with the
17 support of the local Council Members to approve LU
18 739 to 742, 751, and the Pre-Considered Hope Homes
19 Application, will the Clerk please call the roll.

20 COMMITTEE CLERK MARTIN: William Martin,
21 Committee Clerk roll call vote Committee on Land Use,
22 all items are coupled, Chair Greenfield?

23 CHAIRPERSON GREENFIELD: I vote aye.

24 COMMITTEE CLERK MARTIN: Gentile?
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COUNCIL MEMBER GENTILE: I vote aye on
all.

COMMITTEE CLERK MARTIN: Palma?

COUNCIL MEMBER PALMA: [off-mic] Aye.

COMMITTEE CLERK MARTIN: Koo?

COUNCIL MEMBER KOO: I vote aye on all.

COMMITTEE CLERK MARTIN: Lander?

COUNCIL MEMBER LANDER: [off-mic] Aye.

COMMITTEE CLERK MARTIN: Rose?

COUNCIL MEMBER ROSE: Aye.

COMMITTEE CLERK MARTIN: Williams?

COUNCIL MEMBER WILLIAMS: Abstain on LU
Number 738, aye on all the rest.

COMMITTEE CLERK MARTIN: Richards?

COUNCIL MEMBER RICHARDS: Aye.

COMMITTEE CLERK MARTIN: Barron?

COUNCIL MEMBER BARRON: Permission to
explain my vote?

CHAIRPERSON GREENFIELD: Council Member
Barron to explain her vote.

COUNCIL MEMBER BARRON: Thank you. it's
been caught... brought to my attention that when this
was voted on in May that I voted in favor of this at
the stated, that got passed me, that was an oversight

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2 because I don't think that projects coming into
3 districts where the neighborhood median income is at
4 about 35,000 dollars that bring in half of the units
5 or thereabout at a 130 percent is housing that's
6 designed for people who presently live there so I'm
7 abstaining on this LU 738 and voting aye on all the
8 others, thank you.

9 COMMITTEE CLERK MARTIN: Cohen?

10 COUNCIL MEMBER COHEN: [off-mic] I vote
11 aye.

12 COMMITTEE CLERK MARTIN: Reynoso?

13 COUNCIL MEMBER REYNOSO: I vote aye.

14 COMMITTEE CLERK MARTIN: Treyger?

15 COUNCIL MEMBER TREYGER: [off-mic] Aye.

16 COMMITTEE CLERK MARTIN: Grodenchik?

17 COUNCIL MEMBER GRODENCHIK: Aye.

18 COMMITTEE CLERK MARTIN: By a vote of 13
19 in the affirmative, zero in the negative and no
20 abstentions all items have been approved by the
21 committee with the exception of Land Use Item 738
22 which has been approved by the committee by a vote of
23 11 in the affirmative, zero in the negative and two
24 abstentions.

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CHAIRPERSON GREENFIELD: Thank you as is our practice we're going to keep the vote open for 15 more minutes till 11:50 a.m.

COMMITTEE CLERK MARTIN: Continuation of roll call, the Committee on Land Use, Council Member Kallos?

COUNCIL MEMBER KALLOS: Aye on all.

COMMITTEE CLERK MARTIN: Continuation of roll call, the Committee on Land Use, Council Member Garodnick?

COUNCIL MEMBER GARODNICK: Thank you, I vote aye.

COMMITTEE CLERK MARTIN: Continuation of roll call, Committee on Land Use, Council Member Rodriguez?

COUNCIL MEMBER RODRIGUEZ: Aye.

COMMITTEE CLERK MARTIN: Council Member Mendez?

COUNCIL MEMBER MENDEZ: I vote aye.

COMMITTEE CLERK MARTIN: The final vote today on today's Committee on Land Use all items have been adopted by a vote of 17 in the affirmative, zero in the negative and no abstentions with Land Use Item 738 being adopted by the committee 15 in the

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affirmative, zero in the negative and two
abstentions, thank you.

CHAIRPERSON GREENFIELD: Thank you
William, this concludes the Land Use Committee
meeting for the meeting of September 26th, 2017. For
all those who are observing I wish you a happy Jewish
New Year, shana tova, this meeting is adjourned.

[gavel]

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

October 9, 2017