

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

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October 24, 2018
Start: 11:02 a.m.
Recess: 11:22 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: FRANCISCO P. MOYA
Chairperson

COUNCIL MEMBERS: Costa G. Constantinides
Barry S. Grodenchik
Rory I. Lancman
Stephen T. Levin
Antonio Reynoso
Donovan J. Richards
Carlina Rivera
Ritchie J. Torres

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

2 [sound check] [pause] [gavel]

3 SERGEANT-AT-ARMS: Quiet down, please.

4 Quiet, please.

5 ACTING CHAIRPERSON LEVIN: Good morning,
6 everybody. Welcome to the meeting of the
7 Subcommittee on Zoning and Franchises. I'm Council
8 Member Steve Levin. I'm filling in for Chair Moya
9 today. Today, we are joined by Committee members
10 Carlina Rivera, Barry Grodenchik, Costa
11 Constantinides, Rory Lanc-Rory Lancman, Ritchie,
12 myself and we're also joined by Council Member Jimmy
13 Van Bramer.

14 COUNCIL MEMBER VAN BRAMER: Thank you.

15 ACTING CHAIRPERSON LEVIN: And Council
16 Member Ruben Diaz, Sr. This morning we will vote to
17 approve Land Use Numbers 209 and-

18 LEGAL COUNSEL: [interposing] Through--

19 ACTING CHAIRPERSON LEVIN: I'm sorry, 209
20 through 213, the Jackson Avenue Applications for
21 property in Council Member Van Bramer's District in
22 Queens. HPD and DCAS are seeking to approve the
23 disposition of a negative easement on a city-owned
24 parcel, Block 267, Lot 25 for the benefit of the two
25 development sites in connection with the sale of

2 development rights from that city-owned parcel and
3 the disposition of a permanent easement on Block 267,
4 Lot 25 for the purposes of life and air for the
5 proposed developments. These actions would
6 facilitate the development of two mixed-use buildings
7 at 26-32 and 27-01 Jackson Avenue. One would have
8 approximately 361 apartments of which approximately
9 112 would be permanently affordable. The other
10 building would have approximately 120 apartments of
11 which approximately 40 would be permanently
12 affordable. For each development site, there is a
13 related private application from 2701 Jackson Avenue
14 LLC and 2632 Jackson Avenue LLC for special permits
15 to modify the street wall location and setback
16 provisions of Zoning Resolution Sections 1-Sections
17 117-531 and 117-532. These private applications have
18 also requested a special permit to allow a 91-space
19 public parking garage, and with that, I'm going to
20 turn it over to our colleague Jimmy Van Bramer who
21 has worked very diligently on this application.
22 Council Member Van Bramer.

23 COUNCIL MEMBER VAN BRAMER: Thank you
24 very much, Mr. Acting Chair and the members of the
25 committee. The Court Square community in my district

2 has been fighting for two incredibly important things
3 for a very long time. One is open space, and the
4 other is sorely needed school space. This community
5 and the Court Square Civic Association set out a
6 vision for the land, which is public owned under the
7 ramps of the Queensboro Bridge. They've long sought
8 for open space and green space, park space and, of
9 course, a new school. So, with this plan, which does
10 bring 150 affordable housing units to the community
11 we fought for and fought with the Court Square Civic
12 Association in particular to deliver two incredibly
13 big victories for the community. So, as part of the
14 deal that I hope we will approve today, the city has
15 agreed to hand over 50,000 square feet of ramp space
16 for public use for open space. It is also agreed in
17 writing to pursue all of the additional space under
18 the ramps for future public use and agreed to look at
19 relocating all of the vehicles for all of the ramp
20 space, but this agreement locks in the first 50,000
21 square feet with relocation of DOT and NYPD school
22 safety vehicles. It is also included in this deal
23 that the open space redesign and buildout is fully
24 funded by the developer, and I'm really excited to
25 note that included in this deal is an iron clad

1 agreement by the School Construction Authority to
2 fund—fully fund a brand new UPK through Fifth Grade
3 elementary school in Court Square. So, the Court
4 Square community and the Court Square Civic
5 Association, which supports this agreement and has
6 given us a quote from Pedro Gomez, the President of
7 the Court Square Civic Association has worked hard to
8 deliver significant victories. As part of the
9 agreement the Court Square Civic Association will
10 also serve on the Advisory Board and the Long Island
11 City Partnership and Business Improvement District
12 will oversee all of these changes. We also have a
13 written agreement between the developer and Local
14 32BJ of SEIU that all of the buildings service jobs
15 in this building will be union with good wages, good
16 benefits and 32BJ has voiced support for this
17 agreement. So, the affordable units are about 32%.
18 Overall 150 affordable units, but again, this
19 community needed desperately to have open space and
20 school seats. Both have been secured as part of this
21 agreement and ultimately going forward a vision to
22 secure all of the space under the ramps. So, I am
23 proud to support this, and urge all of my colleagues
24 to support it as well, and if need be there is a
25

2 quote from the President of the Court Square Civic
3 Association and Kyle Bragg from 32BJ in support of
4 this agreement. Thank you very much, Mr. Acting
5 Chair.

6 ACTING CHAIRPERSON LEVIN: Thank you and
7 congratulations, Council Member Van Bramer on this
8 significant achievement for the Long Island City
9 neighborhood. I want to before we vote acknowledge
10 that we are joined by a number of our colleagues from
11 Atlanta. We are joined today at this hearing by
12 Evelyn Scott, Legislative Systems Analyst; Vanessa
13 Waldon, Legislative Assistance Analyst, Senior
14 Analyst; Theresa Payne, Council Legislative Recorder;
15 and Damon Messenberg, the IT Manager from the Atlanta
16 City Council. So, welcome to the New York City
17 Council and hopefully we can take a trip down to
18 Atlanta and see the workings of government down
19 there. So thank you all. Okay, and with that we are
20 going to call for a vote. I'm going to ask the—the
21 Clerk to call the roll to approve Land Use Nos, 209,
22 210, 211, 212 and 213. Sorry, or—our Counsel to call
23 the roll.

24 LEGAL COUNSEL: Constantinides.

25 COUNCIL MEMBER CONSTANTINIDES: Aye.

2 LEGAL COUNSEL: Lancman.

3 COUNCIL MEMBER LANCMAN: Yes, aye.

4 LEGAL COUNSEL: Levin.

5 ACTING CHAIRPERSON LEVIN: Aye.

6 LEGAL COUNSEL: Rivera.

7 COUNCIL MEMBER RIVERA: Aye.

8 LEGAL COUNSEL: Torres.

9 COUNCIL MEMBER TORRES: Aye.

10 LEGAL COUNSEL: Grodenchik.

11 COUNCIL MEMBER GRODENCHIK: Aye.

12 LEGAL COUNSEL: The Land—the Land Use
13 items are approved by a vote of 6 in the affirmative,
14 0 negative and no abstentions, and referred to the
15 full Land Use Committee. [background comments]

16 ACTING CHAIRPERSON LEVIN: We'll leave—
17 we'll leave the roll open for several minutes prior
18 to out full Land Use Committee. [background comments,
19 pause]

20 LEGAL COUNSEL: Yes, okay. This is a
21 continued vote from the Zoning Subcommittee to
22 approve Land Use Items 209, 210, 211, 212 and 213.
23 Reynoso.

24 COUNCIL MEMBER REYNOSO: I vote aye on
25 all.

2 LEGAL COUNSEL: The Land Use Items are
3 approved by a vote of 7 in the affirmative, 0
4 negatives and no abstentions and referred to the full
5 Land Use Committee. [background comments]

6 ACTING CHAIRPERSON LEVIN: Okay, this
7 concludes today's meeting. I'd like to thank members
8 of the public, my colleagues, Counsel and Land Use
9 staff for attending. This meeting is hereby
10 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 10, 2018