

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 7, 2019  
Start: 12:52 p.m.  
Recess: 1:02 p.m.

HELD AT: Committee Room - City

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

COUNCIL MEMBERS: Adrienne E. Adams  
Inez D. Barron  
Costa G. Constantinides  
Chaim M. Deutsch  
Ruben Diaz, Sr.  
Vanessa L. Gibson  
Barry S. Grodenchik  
Ben Kallos  
Andy L. King  
Peter A. Koo  
Rory I. Lancman  
Stephen T. Levin  
I. Daneek Miller  
Francisco P. Moya  
Antonio Reynoso  
Donovan J. Richards  
Carlina Rivera  
Ritchie J. Torres  
Mark Treyger

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

2 [gavel]

3 SERGEANT-AT-ARMS: Quite, please.

4 CHAIRPERSON SALAMANCA: Good afternoon  
5 and welcome to the Committee on Land Use. I am  
6 Council Member Rafael Salamanca, Chair of this  
7 committee. I would like to welcome my esteemed  
8 colleagues who are members of the committee present  
9 today. We have Council Members Barron, Kallos, Koo,  
10 Miller, Reynoso, Richards, Grodenchik-Grodenchik,  
11 Chair Adams, Diaz, Chair Moya and Rivera. I want to  
12 thank Chair Moya, Chair Adams and Chair Kallos for  
13 their work on Land Use Subcommittees. Today, we will  
14 be voting on projects referred out of our Zoning and  
15 Planning Subcommittees. From our Zoning Subcommittee  
16 we'll be voting to approve LUs 331 and 332 the  
17 Douglaston Parkway Rezoning for property in Council  
18 Member Vallone's district in Queens. The applicant  
19 seeks to remove-to rezone the West Side Douglaston  
20 Parkway from Northern Boulevard extending to the  
21 north approximately 700 feet. The Zoning Map  
22 Amendment would rezone an existing R1-2 district to  
23 an R8-R6A/C1-2 district. There is a related zoning  
24 text amendment to establish a Mandatory Inclusionary  
25 Housing utilizing an MIH Option 1 or option 2. These

2 actions would facilitate the development of an 8-  
3 story building and one five-story building resulting  
4 in approximately 83 dwelling units of which  
5 approximately 34 are required to be permanently  
6 affordable, and which will be affordable independent  
7 residents for seniors. While the surrounding areas  
8 to the north east and south is characterized by  
9 single-family detached homes, they are larger, six to  
10 seven-story apartment buildings clustered around the  
11 intersection of Northern Boulevard and Douglaston  
12 Parkway. The proposed R6A district would more  
13 closely match these existing multi-family residential  
14 buildings and bring three existing buildings into  
15 conformance and greater compliance. The proposed  
16 R6A/C1-2 district proposed for Lot 39 will permit  
17 locally oriented commercial uses up to FAR of 2.0.  
18 The proposed C1-2 zoning overlay is the same  
19 commercial overlay district map directly across the  
20 street from the project area along Douglaston  
21 Parkway. The proposed development in addition to  
22 being in context would help address the need for more  
23 housing in Queens and in the city overall including  
24 permanently affordable Mandatory Inclusionary  
25 Housing, which will be provided as affordable,

2 independent residents for seniors with incomes at or  
3 below 80% of the AMI. Council Member Vallone is in  
4 support of this application. We will be voting to  
5 modify LUs 335, 336 and 337, the 570 Fulton Street  
6 Rezoning for property in Majority Leader Cumbo's  
7 district in the Bronx. The Zoning Map would change  
8 in Brooklyn. Well, I'm sorry. The property in  
9 Majority Leader Cumbo's district in Brooklyn. The  
10 Zoning Map change would rezone C6-4 district to a C6-  
11 9 district. The related zoning text amendment would  
12 establish a maximum FAR of 18 for commercial or  
13 community facility uses, apply certain bulk  
14 regulations of the Special Downtown Brooklyn District  
15 to C6-9 district, and create a new Special Permit to  
16 weigh some of those regulations for irregularities  
17 shaped sites. The requested special permit will  
18 modify certain bulk yard and lack coverage  
19 requirement. Together these actions will facilitate  
20 the development of a 40-story mixed use tower wit 14  
21 stories of office space. Because this is a small and  
22 irregular site, the proposed building even at an FAR  
23 of 18 will not be out of scale as compared to its  
24 surroundings. Our modification will be to make the  
25 Special Permit inapplicable to hotel uses given the

2 purpose and needs set forth in the application is to  
3 facilitate office uses in Downtown Brooklyn.

4 Majority Leader Cumbo is in support of this  
5 application as modified. We will vote to approve LUs  
6 348 and 349 the Williams Bridge Rezoning for property  
7 in Council Member Gjonaj's district in the Bronx.

8 The applicant seeks approval of the Zoning Map change  
9 from a C8-1 district to an R7A and R7A/C2-3 district  
10 and a related zoning text amendment designated the  
11 project area as a Mandatory Inclusionary Housing area  
12 using Option 1 and Option 2. These actions will  
13 facilitate the development of a mixed-use building  
14 with accessory recreation space, 16 parking spaces,  
15 bicycle parking and ground floor commercial space,  
16 and the applicant has agreed to limit this building  
17 to seven stories. Council Member Gjonaj is in  
18 support of this application. We will be voting to  
19 modify LUs 350 and 351 the Betances VI rezoning for  
20 property in Council Member Ayala's district in the  
21 Bronx. The applicant seeks approval of the zoning  
22 map change from R6 to R7X and R6/C1-4 to R7X-C2-4 and  
23 a related zoning text amendment to map the project  
24 area as Mandatory Inclusionary Housing area. These  
25 actions will facilitate the development of 15-story

2 building with 100 affordable housing units and ground  
3 floor commercial space. We will be modifying the  
4 application to remove Option 2 leaving MIH Option 1  
5 in place Council Member Ayala is in support with this  
6 modification. From our Planning Subcommittee we will  
7 be voting to approve LUs 330, 67-67 St. Nicholas  
8 Avenue in Council member Perkins' district in  
9 Manhattan. HPD is seeking a new 40-year Article XI  
10 Tax Exemption and the termination of the prior  
11 exemption for this site. The building is a 27-27-  
12 unit low-income co-op, which is occupied, and was  
13 carved out of the most recent round of the Third  
14 Party Transfer Program. The 40-year tax exemption  
15 will be retroactive for 10 years and forwarded for 30  
16 years. The current HDFC will retain ownership for  
17 this building. Council Member Perkins is in support  
18 of this project. We will also vote to approve  
19 Preconsidered LUs 343, 344 and 345 the East Village  
20 House-Homes Phase 1 and Phase 2, and East Village  
21 Homes NCP. The property in Council Member Rivera's  
22 district in Manhattan. These applications will  
23 facilitate the new construction of two mixed-use,  
24 mixed income residential rental buildings which will  
25 be 100% affordable. The 54 apartments will be built

2 on two non-contingent vacant city-owned lots. HPD is  
3 seeking an Article XI tax exemption for the two  
4 sites, and amendment to previously approved UDAAP  
5 project. Council member Rivera is in support of this  
6 project. Lastly, we will vote to approve  
7 Preconsidered LU 342 and the 32-34 Putnam Avenue  
8 Cluster, which consists of a group of buildings in  
9 the districts of Council Member Cumbo's and Cornegy's  
10 in Brooklyn. HPD is seeking pursuant to Article 16  
11 of the General Municipal Law and Article XI of the  
12 Private Housing Finance Law, approval of an Urban  
13 Development Action Area Project and a real property  
14 tax exemption. That project includes six partially  
15 occupied city-owned buildings, which will be  
16 restored. The housing will be 100% affordable with  
17 51 co-operative dwelling units and five rental  
18 dwelling units. There will also be four storefront  
19 commercial spaces. Council Members Cornegy and Cumbo  
20 are in support of this project. Are there any  
21 questions or remarks from members of the committee?  
22 Alright, seeing none, I will now a call vote in  
23 accordance with recommendations of the local Council  
24 Members and Subcommittees to approve LUs 330, 331,  
25 332, 342, 343, 344, 345, 348 and 349, and to modify



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2 LUs 335, 336, and 337, 350 and 351. Will the clerk  
3 please call the roll.

4 CLERK: William Martin, Committee Clerk,  
5 roll call vote Committee on Land use. All items are  
6 coupled. Chair Salamanca.

7 CHAIRPERSON SALAMANCA: Aye on all.

8 CLERK: Gibson.

9 COUNCIL MEMBER GIBSON: Aye on all.

10 CLERK: Barron.

11 COUNCIL MEMBER BARRON: Permission to  
12 explain my vote?

13 CHAIRPERSON SALAMANCA: Council Member  
14 Barron to explain her vote.

15 COUNCIL MEMBER BARRON: Thank you. I'm  
16 voting aye on all with the exception of LU 335, 337  
17 and 343 and 345. Regarding 335 and—I'm sorry, 335,  
18 337 we're adding another 40-story tower about half a  
19 block away from where Bann (sic) is located, and it  
20 says—I heard a comment that it blends with the  
21 surrounding developments, the surrounding area.  
22 That's because we're bringing in two other 40 plus  
23 towers one block up from that. I think that's really  
24 over-development, and it's not at rates that will be  
25 able to be available to those who are below 100% of

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2 the AMI, and regarding the East Village phases, half  
3 of apartments there are also not half. Really, I  
4 think it's 40% are at market rate, and I think we're  
5 gentrifying the country, the city rather with giving  
6 funds to people who are not bringing in half of it,  
7 but I think that at the State of the City Address, it  
8 was said that 60% of New York City is below the 100%  
9 AMI. So, why are we approving projects and they're  
10 not matching the majority of the city. Thank you.

11 CLERK: Kallos.

12 COUNCIL MEMBER KALLOS: Aye on all.

13 CLERK: Koo.

14 COUNCIL MEMBER KOO: Aye.

15 CLERK: Levin.

16 COUNCIL MEMBER LEVIN: Aye on all.

17 CLERK: Miller.

18 COUNCIL MEMBER MILLER: Aye.

19 CLERK: Reynoso.

20 COUNCIL MEMBER REYNOSO: I vote aye on

21 all.

22 CLERK: Richards.

23 COUNCIL MEMBER RICHARDS: Aye on all.

24 CLERK: Grodenchik.

25 COUNCIL MEMBER GRODENCHIK: Aye.

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2 CLERK: Adams.

3 COUNCIL MEMBER ADAMS: Aye.

4 CLERK: Diaz.

5 COUNCIL MEMBER DIAZ: Aye.

6 CLERK: Moya.

7 COUNCIL MEMBER MOYA: Aye on all.

8 CLERK: Rivera.

9 COUNCIL MEMBER RIVERA: Aye.

10 CLERK: By a vote of 14 in the  
11 affirmative, 0 in the negative and no abstentions,  
12 all items are adopted on today's Land Use Agenda with  
13 LU Items 343, 344, 345, 335, 336 and 337 are adopted  
14 by the committee 13 in the affirmative 1 in the  
15 negative and no abstentions.

16 CHAIRPERSON SALAMANCA: I want to thank  
17 members of the public, my colleagues, Counsel and  
18 Land Use staff for attending today's hearing, and I  
19 also want to remind the committee that we'll be going  
20 over to the Chambers to start the Budget  
21 Consultations. This hearing is now adjourned.

22 [gavel] [background comments/pause] [gavel]

23 CHAIRPERSON SALAMANCA: I'm Chair  
24 Salamanca, Chair of the Land Use Committee. We are  
25 reopening up the Land Use vote.

2 CLERK: Council Member Deutsch.

3 COUNCIL MEMBER DEUTSCH: Aye.

4 CLERK: Final vote all items have been  
5 adopted by a vote of 15 in the affirmative, 0 in the  
6 negative and no abstentions with the exceptions of  
7 Land Use Items 343, 344, 345, 335, 326 and 337 are  
8 now adopted 14 in the affirmative, 1 in the negative  
9 and no abstentions.

10 CHAIRPERSON SALAMANCA: Thank you. This  
11 hearing is now 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 April 5, 2019