

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 20, 2019

Start: 11:54 AM

Recess: 11:57 AM

HELD AT: COMMITTEE ROOM - CITY HALL

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

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

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

2 [sound check] [gavel]

3 CHAIRPERSON SALAMANCA: Alright, good  
4 morning and welcome to the Committee on Land Use. I  
5 am Council Member Rafael Salamanca, the chair of this  
6 committee. I want to welcome my esteemed colleagues  
7 who are members of the committee and are present here  
8 today. We have Council Members Barron, Deutsch,  
9 Levin, Richards, Grodenchik, Chair Adams, Diaz, Chair  
10 Moya and Rivera, and we've been joined by Council  
11 Member Koo. I want to thank Chair Moya and Chair  
12 Adams for their work on our Land Use Subcommittees.  
13 Today we will vote—vote out two projects from our  
14 Zoning Subcommittee. First we will vote to approve  
15 with modifications Preconsidered LUs 561 and 562, the  
16 101 Fleet Place Rezoning for property in Majority  
17 Leader Cumbo's district in Brooklyn. The application  
18 as originally proposed would rezone and existing R6  
19 district to an R6-4 district, extend the Special  
20 Downtown Brooklyn District and establish a Mandatory  
21 Inclusionary Housing Area using option 1 and 2 to  
22 facilitate the construction of a new commercial  
23 office building. The City Planning Commission  
24 modified the rezoning from a C6-4 district to a C6-1  
25 district citing concerns over lack of light and air

1 on this narrow street. Our modifications will  
2 restore the original proposed C6-4 district. The  
3 proposed development site is surrounded on both sides  
4 by 15-story buildings with a C6-4 district already  
5 existing directly across the street on a block near-  
6 within- with nearby 32 and 37-story buildings. The  
7 originally proposed C6-4 bulk and the applicant's  
8 proposed 14-story commercial build is just  
9 appropriate despite the narrow street condition. Our  
10 modification will also remove MIH Option 2, while  
11 retaining Option 1. Majority Leader Cumbo is in  
12 support of these modifications. We will also vote to  
13 approve Preconsidered LUs 576 the 6003 8<sup>th</sup> Avenue  
14 Rezoning related to property in Council Member  
15 Menchaca's district in Brooklyn. The Application  
16 seeks approval for a zoning map amendment changing an  
17 R6 district with a C1-4 overlay to a C4-2 district.  
18 The proposal would bring an existing 3-story  
19 commercial building into conformance with zoning. Are  
20 there any questions or remarks from members of the  
21 committee? Alright, seeing none, I will now call for  
22 a vote in accordance with the recommendations of the  
23 Subcommittees, and the local Council Members to  
24

1 COMMITTEE ON LAND USE 5

2 approve 576 and to approve with modifications LUs 561  
3 and 562. Will the Clerk please call the roll.

4 CLERK: Matthew DeStefano, Committee  
5 Clerk, Committee on Land Use. Roll call vote on LU  
6 Numbers 561, 562 and 576. Chair Salamanca.

7 CHAIRPERSON SALAMANCA: Aye on all.

8 CLERK: Gibson. Barron.

9 COUNCIL MEMBER BARRON: I vote aye.

10 CLERK: Deutsch.

11 COUNCIL MEMBER DEUTSCH: Aye.

12 CLERK: Koo.

13 COUNCIL MEMBER KOO: Aye.

14 CLERK: Lancman.

15 COUNCIL MEMBER LANCMAN: Aye.

16 CLERK: Levin.

17 COUNCIL MEMBER LEVIN: Aye.

18 CLERK: Richards.

19 COUNCIL MEMBER RICHARDS: Aye.

20 CLERK: Grodenchik.

21 COUNCIL MEMBER GRODENCHIK: Aye.

22 CLERK: Adams.

23 COUNCIL MEMBER ADAMS: Congratulations

24 Council Member Cumbo. I vote aye on all.

25 CLERK: Diaz.

2 COUNCIL MEMBER DIAZ: Aye.

3 CLERK: Moya.

4 COUNCIL MEMBER MOYA: Aye.

5 CLERK: Rivera.

6 COUNCIL MEMBER RIVERA: Aye.

7 CLERK: Miller.

8 COUNCIL MEMBER MILLER: Aye.

9 CLERK: Gibson.

10 COUNCIL MEMBER GIBSON: I vote aye.

11 CLERK: Today's vote breakdown LU Nos,  
12 561 and 562 were approved by a vote of 14 in the  
13 affirmative, zero in the negative and no abstentions.  
14 They were approved as modified. LU 576 was approved  
15 by the same vote of 14 in the affirmative, zero in  
16 the negative and no abstentions.

17 CHAIRPERSON SALAMANCA: Alright, thank  
18 you. I want to thank the members of the public, my  
19 colleagues, counsel and Land Use staff for attending  
20 today's hearing. This meeting is hereby adjourned.

21 [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 22.2019