

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 26, 2019  
Start: 11:20 a.m.  
Recess: 11:39 a.m.

HELD AT: 250 Broadway - Committee Rm.  
16<sup>th</sup> Fl.

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

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  
Mary Treyger

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

2 [sound check] [pause] [gavel]

3 CHAIRPERSON SALAMANCA: Alright, Good

4 morning ands welcome to the Committee on Land Use. I

5 am Council Member Rafael Salamanca, Chair of this

6 Committee. I would like to welcome my esteemed

7 colleagues who are members of the committee and are

8 present today. We have Council Member Lander,

9 Carlina Rivera, Chair Moya, Council Member Ritchie

10 Torres, Council Member Diaz, Council Member Koo,

11 Chair Adams, Council Member, Council Member Vanessa

12 Gibson, Council Member Constantinides, Council Member

13 Reynoso, Council Member Grodenchik, and Council

14 Member Andy King. Today we'll be voting on a project

15 referred out of our Zoning and Planning

16 Subcommittees. From our Zoning Subcommittee we'll be

17 voting to approve LU 359 and application for

18 Thessabul, LLC for a revocable consent for the

19 renewal of an unenclosed sidewalk café located at 250

20 Park Avenue South in Manhattan in Council Member

21 Rivera's district. The applicant has agreed to reduce

22 the size of the café and to other qualities of life

23 commitment, and consequently Council Member Rivera is

24 in support. We will—we will also be filing LU 376 an

25 application for a tax exemption pursuant to Article

2 XI of the Private Housing Finance Law. This  
3 application has been withdrawn by HPD from the  
4 package of related applications for the Blondell  
5 Commons rezoning. From our Planning Subcommittees we  
6 will be voting to approve LU 347 Cooper Square MHA-  
7 Phase 1 for property located in the districts of  
8 Council Members Chin and Rivera in Manhattan. This  
9 property includes 21 limited equity co-op buildings  
10 totaling 327 units and 22 commercial spaces—spaces,  
11 which sit on a community land trust. The Cooper  
12 Square Municipal Housing Association is renovating  
13 these buildings in a multi-phased project through  
14 HPD's Greenhouse Preservation Program. The  
15 renovations will include capital improvements as well  
16 as energy efficiency, water conservation upgrades.  
17 To facilitate this renovation work, HPD is seeking  
18 the termination of the prior tax exemption and a new  
19 40-year tax exemption pursuant to Article XI of the  
20 Private Housing Finance Law. Council Members Chin  
21 and Rivera are supportive of this project. We will  
22 vote to approve two projects, which we heard  
23 together, LU 357 for 332 Eldert Street in Council  
24 Member Espinal's district and LU 358 for 63 Stockholm  
25 Street in Council Member Reynoso's district both in

2 Brooklyn. For both projects HPD is seeking UDAAP  
3 Project approval. For LU 358, disposition approval  
4 is also sought. These approvals will facilitate the  
5 development of the new building with four units of  
6 affordable housing at 332 Eldert Street and the  
7 development of a new building with 20 units of  
8 affordable housing at 63 Stockholm Street. Both  
9 projects, which will be developed on a vacant city  
10 owned lot that will serve a range of incomes from 30  
11 to 80% of the AMI, and include a 10% set-aside for  
12 the formerly homeless. Council Member Reynoso and  
13 Espinal are supportive of these projects. Finally,  
14 we will vote to approve LU 366 for property at 167  
15 West 133<sup>rd</sup> Street in Council Member Perkins' district  
16 in Manhattan. HPD is seeking determination of the  
17 prior tax exemption for this site and a new 40-year  
18 tax exemption pursuant to Article XI of the Private  
19 Housing Finance Law. The building a 15-unit low-  
20 income co-op was carved out of the most recent round  
21 of third-party transfer programs. The 40-year tax  
22 exemption will be retroactive for 8 years. The  
23 current HDFC will retain ownership for this building,  
24 and Council Member Perkins is in support of this  
25 application. Are there any questions or remarks from

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2 members of the committee? Alright, seeing none, I  
3 will call a vote in accordance with recommendations  
4 of the local Council Members and the subcommittees to  
5 approve LUs 347, 357, 358, 359, and 366, and to file  
6 LU 376 which was withdrawn. Will the clerk please  
7 call the roll.

8 CLERK: William Martin, Committee Clerk.  
9 Roll call vote committee on Land use. Chair  
10 Salamanca.

11 CHAIRPERSON SALAMANCA: Aye on all.

12 CLERK: Lancman.

13 COUNCIL MEMBER LANCAMAN: Aye.

14 CLERK: Gibson.

15 COUNCIL MEMBER GIBSON: I vote aye.

16 CLERK: Constantinides.

17 COUNCIL MEMBER CONSTANTINIDES: Aye.

18 CLERK: Deutsch.

19 COUNCIL MEMBER DEUTSCH: Aye

20 CLERK: King. Koo

21 COUNCIL MEMBER KOO: Aye.

22 CLERK: Reynoso.

23 COUNCIL MEMBER REYNOSO: Permission to  
24 explain my vote.

25

2 CHAIRPERSON SALAMANCA: Council Member  
3 Reynoso to explain his vote.

4 COUNCIL MEMBER REYNOSO: I just want to  
5 note that at the hearing in the Subcommittee, we  
6 talked about having 15% set-aside for supportive  
7 housing. It was at 10%, and I want to get to 15.  
8 We're having discussions with HPD to secure that. I  
9 just want to make sure that I follow the model of  
10 Chair Salamanca in the Bronx in getting 15% in. It's  
11 not officially on paper here, but we are discussing  
12 it with HPD and we're fighting hard to get to that  
13 15%. So, I just wanted to make sure I acknowledged  
14 that and I vote aye.

15 CHAIRPERSON SALAMANCA: Thank you,  
16 Council Member Reynoso.

17 CLERK: Kallos.

18 COUNCIL MEMBER KALLOS: Aye.

19 CLERK: Richards, Torres.

20 COUNCIL MEMBER TORRES: I vote aye.

21 CLERK: Grodenchik.

22 COUNCIL MEMBER GRODENCHIK: Sorry. Aye.

23 CLERK: Adams.

24 COUNCIL MEMBER ADAMS: I vote aye.

25 CLERK: Diaz.

2 COUNCIL MEMBER DIAZ: Aye.

3 CLERK: Moya.

4 COUNCIL MEMBER MOYA: Aye.

5 CLERK: Rivera.

6 COUNCIL MEMBER RIVERA: Permission to  
7 explain my vote.

8 CHAIRPERSON SALAMANCA: Council Member  
9 Rivera to explain her vote.

10 COUNCIL MEMBER RIVERA: I just want to  
11 thank everyone for their support. I know that  
12 Council Member Kallos had read my testimony for the-  
13 into the record for these buildings, which are part  
14 of a community land trust, which you all know I'm a  
15 big supporter of and hope that we can expand support  
16 from this Council. These are affordable  
17 homeownership opportunities with truly affordable  
18 maintenance fees, and I just want to thank you all  
19 for your support, and proudly vote aye.

20 CLERK: King.

21 COUNCIL MEMBER KING: Aye.

22 CLERK: By a vote of 15 in the  
23 affirmative, 0 in the negative and no abstentions all  
24 items have been adopted by the committee. [pause]

25



2 CHAIRPERSON SALAMANCA: I would like to  
3 thank members of the public, my colleagues, Council  
4 and Land Use staff for attending today's hearing. We  
5 will leave the roll open for 10 minutes. [pause]

6 CLERK: Council Member Richards.

7 COUNCIL MEMBER RICHARDS: I vote aye.  
8 [pause]

9 CLERK: Continuation roll call, Committee  
10 on Land Use. Council Member Barron.

11 COUNCIL MEMBER BARRON: I vote aye on  
12 all. [background comments/pause]

13 CLERK: Council Member Levin.

14 COUNCIL MEMBER LEVIN: Aye on all.

15 CLERK: Final vote, Committee on Land  
16 Use. All items have been adopted by the committee 18  
17 in the affirmative, zero in the negative and no  
18 abstentions.

19 CHAIRPERSON SALAMANCA: Thank you to all.  
20 This 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 26, 2019