

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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February 8, 2018
Start: 11:09 a.m.
Recess: 11:38 a.m.

HELD AT: Committee Room - City Hall

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

COUNCIL MEMBERS: Adrienne E. Adams
Inez D. Barron
Costa G. Constandinides
Chaim M. Deutsch
Ruben Diaz, Jr.
Vanessa L. Gibson
Barry S. Grodenchik
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)

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2 [sound check, pause] [background
3 comments, pause] [gavel]

4 SERGEANT-AT-ARMS: Quiet please, quiet
5 please.

6 CHAIRPERSON SALAMANCA: Alright, good
7 morning everyone. I am Councilman Rafael Salamanca,
8 the Chair of the Land Use Committee. I want to
9 welcome my esteemed colleagues who are members of the
10 committee: Council Member Gibson, Council Member
11 Constantinides, Council Member Deutsch, Council
12 Member King, Council Member Koo, Council Member
13 Lancman, Council Member Richards, Council Member
14 Treyger, Council Member Grodenchik, Chair Adams, and
15 Council Member Rivera. I want to thank Chair Moya,
16 Chair Adams, and Acting Chair Deutsch for their work
17 on our Land Use Subcommittee this past week. Today,
18 we will be voting to approve LU 7, the designation of
19 Landmarks Preservation Commission of the Peter P. and
20 Rosa M. Huberty house located at 1019 Bushwick Avenue
21 as an historic landmark. The building located in
22 Council Member Reynoso's district in Brooklyn is a
23 freestanding Colonial Revival home made of brick,
24 terracotta and galvanized iron. The house was

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2 designated in 1900 by Ulrich Huberty, who also
3 designated several other Brooklyn landmarks.

4 We will voting to approve Preconsidered
5 LU Hopkinson Park Place Tax Exemption Application for
6 properties located at Park Place and Thomas S.
7 Boyland Street just north of East New York Avenue and
8 south of Eastern Parkway. HPD seeks approval of 40-
9 year real estate tax exemption pursuant to Article XI
10 of the Private Housing Finance Law to facilitate the
11 construction of three multiple dwellings with 25
12 homeownership units for the low-income families in
13 Council Member Ampry-Samuel's district in Brooklyn.
14 We will be voting to approve LU 6, the 350 East 88th
15 Street Special Permit Application for property
16 located in Council Member Kallos' district in
17 Manhattan. This application pursuant to Section 74-
18 711 of the Zoning Resolution is for a waiver of use
19 regulations, and a rear yard requirement to permit
20 the operation an education, tutorial and test prep
21 company in an existing 4-story building. As a
22 requirement of the special permit repairs and
23 restoration of the neighboring parsonage Holy Trinity
24 Church rectory, a designated landmark will be
25 required. We'll be voting to approve with

2 modification the 425 Grand Concourse rezoning. LUs
3 8, 9 and 10 for property in my district in the Bronx.
4 The project seeks approval of the following: (1) An
5 Urban Development Action Area Project, UDAPP
6 designation, project approval and disposition of
7 city-owned property; (2) A zoning map amendment to
8 rezone a C4-4 district to a C6-3 district; and (3) a
9 zoning text amendment to introduce R9-1 MIH
10 regulations governing height and setbacks to change
11 the C6-3 residential equivalent from 9A to 9A-1 in
12 Bronx Community Board 1 to modify Appendix F to map
13 the project are as a Mandatory Inclusionary Housing,
14 utilizing Option 1. This is also an application for
15 a tax exemption pursuant to Article XI of the Private
16 Housing Finance Law LU-14, which we will vote to
17 approve. These actions will facilitate the
18 redevelopment of former PS-31 School into a 20-story
19 mixed-use building in which 100% of the apartments
20 will be affordable. Our modification to 425 Grand
21 Concourse Rezoning Action will clarify the Towers
22 will not be permitted in R-1 district that will also
23 limit the applicability of the new 9-R9-1/C6-3
24 regulations to only this MIH area. Area 4 of Bronx
25 Community Board 1, and with that, are there any

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2 questions or remarks on these applications? Alright.

3 So, seeing none, I will not call a vote in accordance

4 with the recommendations of the subcommittees and

5 with the support of the local members to approve LUs

6 614 and Preconsidered LU Hopkinson Place-Hopkinson

7 Park Place, and to approve with modifications LUs 8,

8 9 and 10. Will the Clerk please call the roll.

9 CLERK: William Martin, Committee Clerk,

10 roll call vote Committee on Land Use. All items are

11 coupled. Chair Salamanca.

12 CHAIRPERSON SALAMANCA: Aye on all.

13 CLERK: Gibson.

14 COUNCIL MEMBER GIBSON: Aye on all.

15 CLERK: Constantinides.

16 COUNCIL MEMBER CONSTANTINIDES: Aye on

17 all.

18 CLERK: Deutsch.

19 COUNCIL MEMBER DEUTSCH: Aye on all.

20 CLERK: King.

21 COUNCIL MEMBER KING: Aye on all.

22 CLERK: Koo.

23 COUNCIL MEMBER KOO: Aye on all.

24 CLERK: Lancman.

25 COUNCIL MEMBER LANCMAN: Aye.

2 CLERK: Richards.

3 COUNCIL MEMBER RICHARDS: Aye on all.

4 CLERK: Treyger.

5 COUNCIL MEMBER TREYGER: Aye.

6 CLERK: Grodenchik.

7 COUNCIL MEMBER GRODENCHIK: Aye.

8 CLERK: Adams.

9 COUNCIL MEMBER ADAMS: Aye on all.

10 CLERK: Rivera.

11 COUNCIL MEMBER RIVERA: I vote aye.

12 CLERK: By a vote of 12 in the
13 affirmative, 0 in the negative and no abstentions,
14 all items have been adopted by the committee.

15 CHAIRPERSON SALAMANCA: Alright, I would
16 like to thank the members of the public, my
17 colleagues, counsel and Land Use staff for attending
18 today's hearing. I will leave the role open for 15
19 minutes. Thank you. [pause][background comments]

20 CLERK: Continuation roll call, the
21 Committee on Land Use, Council Member Diaz.

22 SERGEANT-AT-ARMS: [interposing] Keep it
23 down, please.

24 COUNCIL MEMBER DIAZ: I am proudly voting
25 yes. [background comments, pause]

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2 CLERK: Continuation of roll call the
3 Committee on Land Use. Council Member Moya.

4 COUNCIL MEMBER MOYA: Aye. [background
5 comments, pause]

6 CLERK: Continuation roll call the
7 Committee on land Use. Council Member Barron.

8 COUNCIL MEMBER BARRON: I vote aye.
9 [background comments]

10 CLERK: The final vote in the Committee
11 on Land Use, all items have been adopted on today's
12 agenda 15 in the affirmative, 0 in the negative and
13 no abstentions. [pause]

14 CHAIRPERSON SALAMANCA: Alright, so this
15 meeting is hereby 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 February 17, 2018