

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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December 7, 2017
Start: 11:51 a.m.
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HELD AT: Council Chambers - City Hall

B E F O R E: DAVID G. GREENFIELD
Chairperson

COUNCIL MEMBERS: Vincent J. Gentile
Annabel Palma
Daniel R. Garodnick
Darlene Mealy
Rosie Mendez
Ydanis A. Rodriguez
Peter A. Koo
Brad S. Lander
Stephen T. Levin
Jumaane D. Williams
Deborah L. Rose
Donovan J. Richards
Inez D. Barron
Andrew Cohen
Ben Kallos
Antonio Reynoso
Ritchie J. Torres
Mark Treyger
Rafael Salamanca, Jr.
Barry S. Grodenchik

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

Lenny Bornera
Economic Development Corporation

Kelly Williams
Economic Development Corporation

Liza Kent
Economic Development Corporation

2 [sound check, pause]

3 CHAIRPERSON GREENFIELD: Good morning.

4 My name is David Greenfield. I'm the Councilman from
5 the 44th District in Brooklyn. I'm privileged to
6 serve as the Chair of the Land Use Committee. I want
7 to welcome my esteemed colleagues who are members of
8 the Committee who have joined us today: Council
9 Member Gentile, Council Member Palma, Council Member
10 Garodnick, Council Member Lander, Council Member
11 Williams, Chair Richards, Council Member Cohen,
12 Council Member Kallos, Council Member Reynoso,
13 Council Member Torres, Council Member Grodenchik, and
14 we've also been joined by Council Member Perkins and
15 Chair Salamanca as well. I want to thank Chair
16 Salamanca, Chair Richards and Chair Koo for
17 outstanding work on our Land Use Subcommittees.
18 Today, we will hold a public hearing on Preconsidered
19 Resolution for the Restore New York Communities
20 Initiative pursuant to the New York State Urban
21 Development Act, which the Empire State Development
22 provides financial assistance to municipalities. EDC
23 is seeking funding for street grade improvements in
24 Council Member Lancman's and in Council Member
25 Miller's district. The grant would provide up to \$5

2 million for this work related to the Station Plaza
3 Project in Jamaica. After this hearing we will vote
4 on all of the items that are on our agenda. I will
5 now own the public hearing on this item. I will ask
6 our first panel to introduce themselves, and is it
7 just you that will be speaking or is it the entire
8 panel?

9 So, it will be the three of us speaking.

10 CHAIRPERSON GREENFIELD: Okay great. So,
11 can you introduce yourself first and then we'll
12 start—we will start the hearing. Will you just
13 identify yourselves first?

14 LENNY BORNERAS: Sure. Thank you, Chair
15 Greenfield and fellow Council Members. My name is
16 Lenny Borneras. (sp?) I'm being joined by my
17 colleague Kelly Williams and Liza Kent. All of us
18 are from the New York City Economic Development
19 Corporation.

20 CHAIRPERSON GREENFIELD: Okay, great.
21 Before we begin, it is our practice here in the
22 Council to ask you to swear or affirm that everything
23 you're about to say is true. Do you swear or affirm
24 that everything in your testimony and your answers to
25 all questions that you say is, in fact, truthful?

2 LENNY BORNERAS: Yes, I do.

3 FEMALE SPEAKER: Yes.

4 CHAIRPERSON GREENFIELD: Okay, with that
5 you may begin.

6 LENNY BORNERAS: Great. So, today we're
7 before the City Council seeking approval to submit a
8 grant application for \$5 million to fund the
9 demolition, reconstruction and improvements as part
10 of the Station Plaza project in Jamaica, Queens.
11 This is in Council Member Rory Lancman's district and
12 in Council Member I. Daneek Miller's district. So,
13 this is a New York State Municipal Grant for the
14 revitalization of communities and stabilization of
15 neighborhoods across New York City. We are applying
16 for Station Plaza for the maximum amount of funding
17 for this grant. It's \$5 million, and Station Plaza
18 complies with each of the criteria for which priority
19 is given. So, projects with Empire Zones and
20 Brownfield Opportunity areas, projects that leverage
21 other state and federal redevelopment remediation and
22 planning programs, and projects in economically
23 distressed communities. So, this restored grant
24 program was launched in September of 2017 by the
25 Empire State Development Corporation, and the

2 eligible projects include buildings that are vacant,
3 abandoned, condemned or surplus, and those—the
4 funding could be used for those buildings to be
5 demolished, deconstructed, rehabilitated, or
6 reconstructed, and so we are before you the Council
7 today asking for a municipal resolution, and approval
8 to submit for this grant. The Station Plaza is—is
9 part of several initiatives in the Jamaica area.
10 This project is being done with the goal of improving
11 pedestrian safety and alleviating traffic congestion
12 in this area. This is part of the Jamaica 2007
13 Rezoning Plan, which was approved by the Council, and
14 that plan was envisioned as a vibrant—as creating a
15 vibrant new gateway to Jamaica's commercial corridor.
16 This was part of a suite of projects, three projects
17 in total in partnership with Greater Jamaica
18 Development Corporation. And so we have—that's an
19 underpass, which was completed in 2013, and the
20 Atlantic Avenue Extension, which design was completed
21 and now we are embarking on construction in the first
22 part of the one in 2018. This is also part of the
23 Jamaica Now Action Plan, which was released in 2015,
24 and includes 26 action items that were identified by
25 community members, stakeholder and partners, and we

2 continue to work with the Jamaica Now Leadership
3 Council on all of those initiatives. So, turning to
4 Station Plaza so this is located at the intersection
5 of Archer Avenue and Sutton Boulevard in Jamaica,
6 Queens, and we are looking on make-on making critical
7 safety enhancements and a new public plaza. So, it
8 would be the acquisition of several sites. Three
9 sites we have already acquired and the fourth we are
10 in negotiations to acquire two new plazas, widening
11 the sidewalks, new medians, subway entrances, and
12 overall circulation improvements. So this funding,
13 the Restore New York funding would be for the
14 demolition, improvement and rehabilitation of—and
15 remediation of those four buildings. So, in terms of
16 next steps, we're before the City Council Land Use
17 Committee today for this hearing. We anticipate a
18 vote at the City Council Stated Meeting on December
19 11th and the application is due on the 15th. We
20 anticipate hearing back on whether or not we have
21 been—we're recipients of this award around Spring
22 2018. Thank you.

23 CHAIRPERSON GREENFIELD: Thank you. Let
24 me ask you a question. The Jamaica Now Action Plan
25 how much is the total cost of that plan anticipated?

2 LENNY BORNERAS: The Jamaica Action Plan,
3 the 26-8 actions were about \$153 million commitment
4 from the city.

5 CHAIRPERSON GREENFIELD: Okay great and
6 where are you in that process of those--

7 LENNY BORNERAS: --So, it's--

8 CHAIRPERSON GREENFIELD: --action items?

9 LENNY BORNERAS: Sure, 16 of those
10 actions are already in some type of pre-planning
11 process, and we report on those regularly to Jamaica
12 Now Leadership Council.

13 CHAIRPERSON GREENFIELD: Okay, great.
14 Thank you. I will note that the two Council Members
15 who represent the district support the project as
16 well. Are there any other questions from members of
17 the committee? Are there any members of the public
18 who wish to testify on this item? Seeing none, I
19 will now close the public hearing on this item. Thank
20 you very much.

21 LENNY BORNERAS: Thank you.

22 CHAIRPERSON GREENFIELD: We will now move
23 onto our votes. We'll be voting to modify LU 817,
24 the Self-Storage Text Amendment. The Self-Storage
25 Text Amendment is a zoning action to establish new

2 restrictions self-storage that has been designed for
3 areas and districts, which largely coincide with
4 industrial business zones. These areas include part
5 of the 24 City Council districts throughout all of
6 the boroughs except Manhattan. Department of City
7 Planning is the applicant for the citywide zoning
8 text amendment. The Administration and the Council
9 together announce the intent to advance restrictions
10 on the development of self-storage facilities in the
11 Industrial Business on November 2015 as part of the
12 Ten Point Industrial Action Plan to modernize the
13 city industrial policy. This came, of course, after
14 the New York City Council released its own report:
15 The Engines of Opportunity and one of the
16 recommendations, in fact, is—was exactly what we are
17 doing today. The industrial sector in New York City
18 provides over 500,000 jobs for the majority of
19 minority and immigrant workforce, and on average no
20 class wages to many workers who may not be able to
21 fund comparable opportunities in other sectors.
22 Self-storage—self storage can currently locate in any
23 M or CA zone throughout the city. Over 70% of self-
24 storage is currently located outside of IBZs and this
25 action with the modifications still provide ample

siting opportunities for self-storage facilities across New York City. But as self-storage facilities plan to be built, this actually will ensure that the growth does not undermine the economic development objectives of the city to support the industrial business sector, and preserve siting opportunities in industrial business zones for job intensive industrial businesses. After hearing from many stakeholders, the Council has decided upon a high bid (sic) proposal to establish as a special permit on most IBZs, but allows an as-of-right self-storage option in certain areas in order to allow additional opportunities for as-of-right development of self-storage in specific areas where appropriate across the city. The as-of-right option will apply to the Bathgate IBZ in the Bronx, the Steinway IBZ in Map 1 of the Jamaica IBZ in Queens and the West Shore, and there also IBZs in Staten Island. In determining these areas, the Council considered numerous factors. Brooklyn already has the most self-storage facilities of any borough, and it experienced a particular acute shortage of industrial siting opportunities, therefore, the Special Permit was considered appropriate throughout the borough. In the Bronx and

2 Queens, Bathgate, Steinway and Map 1 of Jamaica IBZs
3 all only have one existing self-storage facility each
4 compared to IBZs such as East Chester, Zerega and the
5 other sections of the Jamaica IBZ that already
6 heavily saturated. These areas were, therefore,
7 deemed appropriate for an as-of-right development
8 option because there is only one self-storage. In
9 Staten Island, the West Shore and waterfront (sic)
10 areas have large swaths of vacant land and the
11 competition for industrial siting opportunities is
12 far less acute than in other IBZs in the city. The
13 Council has essentially revised the mixed-use
14 requirement for these areas in order to more easily
15 facility as-of-right self-storage evolvement by
16 increasing the lot size threshold to 50,000 square
17 feet for 25,000 square feet in those areas. The
18 Special permit will apply in Port Morris, Hunts
19 Point, Zerega, East Chester IBZs in the Bronx, all
20 IBZs in Brooklyn, Long Island City, Ridgewood,
21 Maspeth, Woodside, JFF, Jamaica Maps 2 & 4 in Queens
22 and North Shore IBZ in Staten Island. The special
23 requirement—the Special Permit requirement, folks, is
24 not a ban on self-storage in these areas. It is
25 simply a special permit requirements. We are

2 confident that developers will be able to make
3 successful applications for sites in our self-storage
4 development. I would just like to add that this is
5 something that the Council has been working for many
6 years. It was initially in our Engines of
7 Opportunities Report, and the reality that up until
8 now, IBZs have just been a name without any, quite
9 frankly teeth in terms of enforcement giving these
10 IBZs the ability to separate from other areas. To be
11 clear, the IBZs are only a portion of manufacturing
12 areas in New York City. For a decade we've said that
13 the IBZs are special locations. We want to encourage
14 industrial businesses, and in order to do that, we
15 need to provide protections for those areas. The
16 reality is that self-storage can pay twice as much as
17 industrial areas in terms of what they would pay for
18 development and the reason for that is that it is far
19 more profitable than industrial businesses would be,
20 and that is one of the reasons why we are trying to
21 protect these areas because they are specifically
22 industrial business zones. So, with that, I want to
23 thank all of my colleagues who have weighed in on
24 this, and I would certainly like to encourage my
25 colleagues to support this and I would recommend a

2 yes vote on the application as was modified. Twenty
3 of the 25 members who have IBZs were in support of
4 the original application. The five members who had
5 concerns, we made appropriate modifications to
6 accommodate the concerns of those members. We will
7 also be voting to approve LUs 805 through 807, the
8 National Black Theatre Application with two
9 modifications. The applicant, MTB Victory
10 Development LLC, seeks approval of the zoning map
11 amendments and text amendments, and special permit to
12 waive off-street residential parking permits. The
13 resulting development in Council Member Perkins'
14 district would include a new space to be owned and
15 operated by the National Black Theatre. We'll be
16 modifying the text amendment to eliminate MIH Option
17 2 and add the deep affordability option, and we will
18 be modifying the special permit application to
19 clarify that parking waiver. We will with approval
20 and modifications 1965 Raffia Avenue rezoning, LUs
21 800 and 801 in Council Member Palma's district. The
22 modification will move MIH Option 2. We'll also be
23 voting to approve the two tax related exemption
24 applications. HPD submitted both these preconsidered
25 applications under Article 11 of Private Housing

2 Finance Law to allow for property exemptions
3 throughout their development. We're voting on 1776
4 Eastchester Road Application, LUs 802 through 804
5 with modifications. The application is Council
6 Member Vacca's district. It's to present a map and
7 text amendment, text amendment and special permit
8 that would facilitate the development of 182 units of
9 non-profit hospital staff dwelling units. These
10 units would house hospital staff for the nearby
11 Montefiore Hospital. We'll be voting to modify the
12 applications to remove from the rezoning the proposed
13 C2/4-2A district to the south of the development
14 site. We'll also be modifying the text amendment to
15 remove MIH Option 1. We'll be voting go approved
16 Preconsidered LU the siting of the new approximately
17 404-seat primary school in Council Member Menchaca's
18 district. We'll also be voting to approve LU 825,
19 These are homes we have a tax exemption application
20 in Council Member Miller's district. This
21 application is for a technical correction to a
22 previously approved tax exemption. We're voting to
23 approve with modifications the Special Harlem River
24 Waterfront Applications, LUs 785 and 786. We
25 previously voted to modify these applications.

2 However, CPD subsequently determined that the
3 Council's inclusion of a reference to an exterior
4 street and its modification of the location of
5 setbacks and the measure being expressed there was
6 out of scope. Accordingly, we'll be voting to remove
7 the reference to the exterior street in the sentence
8 and to make a technical correction to the list of
9 parcels in the same sentence. The rest of the
10 modifications were determined to be in scope. We'll
11 also be voting to approve a couple pieces of
12 legislation: Proposed Intro No. 1533-A, a local law
13 to amend the City Charter in relation to application
14 reporting requirements for urban renewal plans.
15 Proposed 1533-A would empower elected officials and
16 their in their positions with the tools needed to
17 advocate rezoning and land use policies areas that
18 are currently and were formerly designated urban
19 renewal areas. Proposed Intro No. 1533-A would make
20 information about urban renewal areas and urban
21 renewals plans, RPs in the relationship with
22 particular zoning maps more transparent. I
23 congratulate Council Member Council Member Chin on
24 her hard work on this issue. We'll be voting to
25 approve Proposed Intro No. 1661-A sponsored by

2 Council Member Espinal. This bill would require the
3 city to establish a website on NYC.gov by July 1st of
4 2018 to promote commercial and community based
5 agricultural uses in the city of New York.

6 Congratulations Council Members Espinal. We'll be
7 voting to approve the Preconsidered Resolution for
8 the SDCs Restore New York Program for Station Plaza
9 Project, which we held a hearing on earlier today.
10 Are there any questions on these applications?

11 Hearing none, I'm going to mover to the remarks and
12 I'm going to start with Council Member Perkins.

13 COUNCIL MEMBER PERKINS: Thank you very
14 much, Mr. Chair. I want to just take a moment to
15 extend my support to one of the items on the agenda
16 known as the National Black Theatre and this is an
17 organization that has been a transformative force in
18 our neighborhood for many, many years under the
19 vision of Barbara Ann Teer, and we wanted to make
20 sure that my colleagues understood how they have
21 shown how culture can become very powerful in terms
22 of helping to renovate a community, rehabilitate a
23 community. This particular moment they are also not
24 only just bringing their cultural and artistic genius
25 to—to the play, but they also are now looking into

2 heling to develop housing, affordable housing in the
3 neighborhood. So, that shows artists can go beyond
4 the art and the culture and get real nitty-gritty in
5 terms of what people need for daily living in the
6 neighborhood. So, I just wanted to take a moment to
7 ask my colleagues to support this project. It's a
8 very, very worthy project to say the least, and I'm
9 proud to have spent so much time with the over the
10 years, and I have to give them credit for the names
11 that's for my own vision on what's good for the
12 community from not only an artistic point of view,
13 but also from a sort of a cultural and moral point of
14 view as well. So, thank you.

15 CHAIRPERSON GREENFIELD: Thank you,
16 Council Member Perkins and thank you for the work
17 ensuring to make sure to make sure that this a
18 successful project. I'm going to turn it over to
19 Council Member Chin to make remarks on her urban
20 renewal legislation, Intro 1533-A.

21 COUNCIL MEMBER CHIN: Good afternoon.
22 Thank you to Chair Greenfield and members of the Land
23 Use committee for holding a vote today on a landmark
24 piece of legislation. Intro 1533-A will provide for
25 the first time public access to the urban renewal

2 plans that change the shape of New York City for
3 decades. The city has adopted of 150 urban renewal
4 plans since 1949, but until now, the public could not
5 access any of these information without a costly
6 Freedom of Information Law request. There was no way
7 for us to know whether our communities were in an
8 urban renewal area, and without requirements to
9 notify the public when a plan is about to expire, our
10 communities are left in the dark about the impacts of
11 urban renewal plans or the lack of one. This is
12 exactly what happened when the Two Bridges Urban
13 Renewal Plan expired in my district in 2007. The
14 protection lapsed and the developers saw the
15 opportunity to build out-of-context luxury
16 developments in an entirely working-class community.
17 With the passage of this bill, I hope it will never
18 happen again to any other community in the city.
19 Intro 1533-A will require HPD to work with DCP to
20 provide written notice of an expiring plan to
21 affected borough presidents, Council members, the
22 Speaker of the Council, and community boards. This
23 will ensure that there is enough time to take action
24 to expand the lifetime of the plan or to develop and
25 alternative neighborhood plan. Additionally, the

2 bill will require HPD to create a publicly accessible
3 website with critical information on all active and
4 expired urban renewal plans as well as resources
5 describing how to conduct further research on the
6 ways urban renewal areas impact local land use and
7 neighborhood character. This website will include a
8 comprehensive map of where these urban renewal areas
9 are in New York City, and will link to other land use
10 and planning tools like the zoning and land use map
11 for further analysis. These tools will undoubtedly
12 help public officials, advocates, and the public
13 prepare and plan for the futures of their
14 neighborhoods. Once again, I want to thank our
15 wonder Land Use Chair David Greenfield for his
16 support throughout this process. I also want to
17 particularly thank all the advocates especially those
18 at 596 Acres and the Urban Reviewer Project who paved
19 the way to make information on urban renewal plans
20 more accessible. Lastly, I want to thank members of
21 the Land Use staff: Raju Mann, Julie Rubin, and Jeff
22 Campagna and my own Director of Land Use and
23 Planning, Roxanne Earley for their hard work and
24 dedication to seeing this legislation through, and I
25 urge my colleagues to vote yes. Thank you.

2 CHAIRPERSON GREENFIELD: Congratulations,
3 Council Member. I know that you've worked hard on
4 this issue, and it's an important issue, and it's a
5 very significant piece of legislation. I recognize
6 Council Member Torres for some remarks as well.

7 COUNCIL MEMBER TORRES: Thank you, Mr.
8 Chairman. I thought I was insufficiently clear in
9 the position that I took in the previous. So, I
10 share the—and I want to clarify my comments. First,
11 I want to state I'm not going to repeat what I said,
12 but I do want to state that I do not at all question
13 the sincerity of the Council's commitment to
14 improving manufacturing. That's a deeply felt
15 commitment. Nor do I question the substance of the
16 Council's goals. My concern is about the process by
17 which we are pursuing the text amendment. I believe
18 philosophically that a study should have been
19 undertaken before proceeding with a citywide policy
20 that could cripple the whole industry, and a number
21 of staffers in the Land Use Division and the
22 Chairperson I think it was Council Member Richards
23 said that special permit is not a ban. The fact is
24 we don't know the answer to that question. We don't
25 know the real world impact of a Special Permit

2 requirements on self-storage. It could be that in
3 practical terms it is the functional equivalent of a
4 ban. So, without knowing, without having conducted a
5 study, without knowing the circumstances under which
6 self-storage development is financed, how could we
7 possibly state definitely that a Special Permit
8 requirement is not a ban? We don't know the answer
9 to that question, and there's no reason to think that
10 the elimination of self-storage will necessarily lead
11 to industrial uses. It could just as easily lead to
12 land remaining vacant. It could just as easily lead
13 to land falling prey to a whole host of non-
14 industrial uses including adult entertainment. You
15 know, I know the Council is confident in the facts
16 claims that it has asserted about self-storage, but
17 it's not confident enough to subject those fact
18 claims to a empirical scrutiny, and that--that--that's
19 where more core objection lies. And look, if this
20 text amendment were based on a study that found that
21 self-storage was a disproportionate driver of
22 industrial displacement, I would be voting aye. Or,
23 if this were a text amendment that banned all non-
24 industrial uses and industrial spaces rather than
25 single out one industry without an empirical basis,

2 then I would be voting aye, because I think that
3 that's defensible principle. But I see no basis on
4 which to single out this one industry without even
5 conducting so much as a study, and that's my core
6 objection, and I did not mean in any way to question
7 the sincerity of anyone's commitments to improving
8 manufacturing. I know it's deeply felt among my
9 colleagues.

10 CHAIRPERSON GREENFIELD: Thank you,
11 Council. The Chair recognizes Council Member Lander
12 to be followed by Council Member Palma.

13 COUNCIL MEMBER LANDER: Thank you, Chair
14 Greenfield. I'll just add here I think it's-it's,
15 you know, to me it's not a question of our sincerity.
16 I'm really proud of what the Council is doing today,
17 and I think it's worth tracking the history here, and
18 understanding why we are where we are. We're here
19 because the Council has chosen through research and
20 extensive process to try to champion the preservation
21 and manufacturing of industrial jobs and strengthen
22 job generating uses in this city. This didn't travel
23 the normal City Planning process and if we had waited
24 for that to happen, it never would have happened.
25 The Council took the initiative to have our staff do

2 the research for the Engines of Opportunity Report to
3 press the Mayor to do this, to push City Planning to
4 do this, and to push back when City Planning made
5 clear they didn't want to it by gutting it at the
6 City Planning Commission. So, those are our choices.
7 Our choices were wish the normal process and the
8 traditional studies would save manufacturing jobs,
9 but watch them wither or step up and take action in
10 the way that the Council can. So, there was a lot of
11 research done. I encouraged people to read the
12 Engines of Opportunity Report. To say this is a ban
13 regardless of impact of the Special Permit is
14 preposterous, and 75% of the self-storage in New York
15 City is outside of IBZs. So, it's obviously not a
16 ban on self-storage in New York City. Seventy-five
17 percent of the footprint where the-the-the self-
18 storage facilities are today, this is unchanged in.
19 And in addition, we've got special-we don't have the
20 experience of special permits on self-storage
21 facilities, but we've got the experience of special
22 permits on many other facilities, and we know what
23 that process looks like. Does every single thing
24 proposed get through? Certainly not. Do many of
25 them get through? Of course they do. So, it is

2 anecdotal, but I would invite people to, you know,
3 travel with me and take a peek at a 163 6th Street in
4 Gowanus, which was an active industrial site a year
5 ago, which was closed in order to be sold to a self-
6 storage facility. The self-storage facility is half
7 through construction. I have multiple other
8 manufacturers coming to talk to me every month about
9 their preference to be located in Gowanus, and
10 telling me there's no way they can compete on prices
11 with self-storage facilities. Hotels are actually
12 already not allowed in the Gowanus IBZs. So, there
13 they are not actually a competing use, and what's
14 out-competing the manufacturers more and more is
15 self-storage facilities. So, I'm proud of the action
16 that the Council is taking here. It is data driven.
17 It is rooted not just in anecdote or emotion, but in
18 our best efforts to do what we can to make sure there
19 are jobs for people who don't have the levels of-of
20 education that would be required, and I will proudly
21 vote aye on this action. Thank you.

22 CHAIRPERSON GREENFIELD: Thank you,
23 Council Member Lander. I recognize Council Member
24 Palma.

2 COUNCIL MEMBER PALMA: Thank you, Mr.
3 Chair. Today I'd like to express my sincere
4 gratitude to everyone who worked on the project in my
5 district that we'll be voting on today, 1965
6 Lafayette. I want to thank Amy Levitan, Jeff Ewan,
7 the Land Use staff, Jordan Press, the whole team at
8 HPD, Chair Richards and Chair Greenfield, and the
9 Park Lane team for the work that was done, and for
10 taking time to really listen to the concerns that
11 were being raised, and by the incredible residents of
12 the Park Lane Tenant Association who not only voice
13 their concerns. But, also make sure that they fought
14 extremely hard for this project to include a new
15 quality affordable housing, significant capital upgrades
16 to the existing buildings as well as a new 30-year
17 regulatory agreement to ensure the long-term
18 affordability of the current 1965 Lafayette property
19 residents. I must say I'm truly satisfied with this
20 project, the collaboration between Park Lane and HPD
21 was seamless. Park Lane took every possible measure
22 to accommodate both my requests as well as the needs
23 of the current tenants. Park Lane has committed to
24 hiring locally during the development of this project
25 and to proceed with construction safely and with—and

2 working together with the surrounding residents in
3 mind. Park Lane will also provide my community
4 district with an occupancy preference of 50% of the
5 units, heavy advertisement geared towards making the
6 current residents in that community aware of the
7 incoming development and—and to doing community
8 workshops to help residents in my district prepare
9 and submit applications to live within these units.
10 This holiday season we all have a lot to be thankful
11 for, but I'm especially thankful that we were able to
12 bring two new fully affordable developments into my
13 community right before the exit of my—of my tenure
14 here at the City Council. As I stated earlier, we're
15 looking at approximately 296 units in one
16 development, which includes units set aside
17 exclusively for formerly homeless tenants as part of
18 Our Space Initiative. The senior development will
19 contain approximately 133 units with 30% of the units
20 set aside for homeless seniors. In the end, this
21 project is emblematic of the city's commitment to
22 providing high quality affordable housing for some of
23 our most vulnerable New Yorkers. If there was one
24 thing I wanted to accomplish before leaving office,
25 it was providing more housing for my constituents,

2 and I am proud of what we have accomplished with
3 these developments. Again, I want to thank all the
4 parties involved for their—for their hard work and
5 their commitment, their patience and the dedication
6 to making this the best project possible, and look
7 forward to bringing this much needed housing into my
8 district. Thank you.

9 CHAIRPERSON GREENFIELD: Thank you
10 Council Member and congratulations again on removing
11 the Option 2 and ensuring the deeper affordability on
12 this very significant project in the district. I
13 know it was a lot of work, and fantastic achievement
14 as well. I want to welcome Council Member Barron,
15 also would like to give the floor to Council Member
16 Reynoso.

17 COUNCIL MEMBER REYNOSO: Thank you, Chair
18 Greenfield. I just want to say I appreciate Council
19 Member Ritchie Torres' comments and clarification
20 regarding the statements he made at the subcommittee,
21 and appreciate his concern over the lack of a study
22 for this current proposal on self-storage, and I just
23 would like to make a couple of remarks regarding
24 self-storage. I am extremely concerned, of course,
25 regarding the negligent (sic) amount of jobs that it

2 creates paying more than double the price per square
3 footage in manufacturing districts. It is as has
4 been stated several times here that it is a non-
5 industrial use. Industrial advocates and—and myself
6 and other Council members have requested a
7 comprehensive study and analysis of impacts of all
8 non-industrial uses within IBZs, and I've been told
9 no several times by the Mayor's Office and by DCP.
10 In doing so, it was up to us to—to work on the plan
11 regarding industrial uses that can protect
12 manufacturing for the long-term here in the City of
13 New York, and I want to thank the work that the
14 Speaker's Office and the Land Use staff have done to
15 put in—give us as much information as possible so
16 that we can make the best decision possible. And I
17 do want to say that a full EIS was completed for his
18 recommendation that we are going to end up hopefully
19 supporting today, and traditionally an EIS speaks of
20 the impacts or it is the standard for which we allow
21 for it to speak to the impacts of—of what a lot of
22 our recommendations would—would do. So, with that, I
23 want to just encourage all my colleagues to vote yes
24 on the self-storage and also I want to say to Council
25 Member Annabel Palma as usual continuing to work

2 tirelessly to build affordable housing in her
3 district and to the Bronx. It's why I got to
4 continue to keep shouting out that's probably the
5 best work when it comes to the amount of affordable
6 housing they're building for the city of New York.
7 And I think actually taking on an undue burden to be
8 the premier borough when it comes to building
9 affordable housing and my concerns regarding
10 segregation and how the—the City of New York doesn't
11 have a comprehensive citywide policy or plan to sop
12 that from happening and now allow for the burden of
13 building affordable housing to continue to fall on
14 members of color in districts of color. Thank you
15 very much.

16 CHAIRPERSON GREENFIELD: Thank you very
17 much, and speaking of the EIS, I just would note that
18 the EIS did conclude that approximately one special
19 permit would be approve per year based on similar
20 kinds of special permits, and the zoning resolution.
21 I'm going to turn it over now to Council Member
22 Salamanca.

23 COUNCIL MEMBER SALAMANCA: Thank you, Mr.
24 Chair. I appreciate the opportunity to have a
25 healthy debate on Land Use Items 817, which will work

2 to—which will work to permit self-storage facilities
3 within newly designated area, which largely coincides
4 with industrial business zones. I have two IBZs in
5 my district. I have Hunts Point, and Port Morris in
6 the South Bronx. Both are incredibly important
7 economic drivers for my community, our borough and
8 our city, and we need to protect the opportunities we
9 currently have to continue to create new industry and
10 manufacturing jobs. Additionally, providing the
11 opportunity to give deference to the local members if
12 it is merited. As a local member often knows about
13 the issues in their community better than anyone
14 else. While I have understood the concerns that have
15 been raised on this issue, I believe that we have
16 taken a step in the right direction in doing what we
17 set out to do, which is to protect industrial space.
18 With that said, I'm proud to support this amended
19 zoning resolution today. Thank you, Mr. Chair.

20 CHAIRPERSON GREENFIELD: Thank you,
21 Council Member Salamanca, or Chair Salamanca. Are
22 there any other comments on any of the other items
23 here today? Okay, I don't see any other comments. I
24 do want to congratulate the folks in the industrial
25 industry who worked hard and worked on this for

2 years, and many of us, many of our officers worked
3 with many different folks, but they were primarily
4 organized by ANHD and the individual responsible for
5 that is Armando Chaplakin (sp?), who is here with us
6 today who has done a lot of work, and I want to
7 recognize work that he and the coalition put into
8 this. So, thank you for your partnership on that.
9 Okay, seeing no other remarks from Council Members
10 unless Council Member Cohen wants to weigh in.

11 COUNCIL MEMBER COHEN: I want to explain
12 my vote.

13 CHAIRPERSON GREENFIELD: You want to
14 explain your vote. Okay. So, we'll get to—we'll get
15 to that shortly. I will now call a vote in
16 accordance with the recommendations of the
17 Subcommittees and with the support of the local
18 members who approved Preconsidered LU, 404-Seat
19 Primary School, Preconsidered LUs 1965 Lafayette
20 Avenue Tax Exemptions; LU 825, small homes rehab tax
21 exemption. Intro 1661-A the Urban Agricultural Bill,
22 Intro 1533-A, the Urban Renewal Tracker Bill, and the
23 Preconsidered Resolution for ESCC's Restore New York
24 Program for the Station Plaza, and to approve with
25 modification I have already described LUs 800 through

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2 801, the 1965 Lafayette Avenue Rezoning; LUs 802
3 through 804, the Eastchester Road Rezoning; LUs 805
4 through 807, the National Black Theatre Application;
5 LU 817, Self-Storage Text Amendment; and LU 785
6 through 786, the Special Harlem River Waterfront
7 District Expansion Application. I will ask the Clerk
8 to please call the roll.

9 CLERK: Committee Clerk Matthew
10 DiStefano, Committee on Land Use. Roll call on items
11 coupled for a vote as printed in today's Land Use
12 Calendar. Chair Greenfield.

13 CHAIRPERSON GREENFIELD: I welcome all of
14 our guests in the balcony, and I vote aye.

15 CLERK: Gentile.

16 COUNCIL MEMBER GENTILE: [off mic] I vote
17 aye.

18 CLERK: Palma.

19 COUNCIL MEMBER PALMA: Aye.

20 CLERK: Garodnick.

21 COUNCIL MEMBER GARODNICK: [off mic] Aye.

22 CLERK: Mendez.

23 COUNCIL MEMBER MENDEZ: [off mic] Aye.

24 CLERK: Lander.

25 COUNCIL MEMBER LANDER: [off mic] Aye.

2 CLERK: Levin.

3 COUNCIL MEMBER LEVIN: Well,
4 congratulations to Land Use staff for putting so many
5 hours into this self-storage proposal, and striking
6 the right balance. I vote aye on all.

7 CLERK: Rose.

8 COUNCIL MEMBER ROSE: Aye.

9 CLERK: Williams.

10 COUNCIL MEMBER WILLIAMS: Some additional
11 questions on Land Use 802, 803, 804. So, I'll be
12 abstaining on this.

13 CLERK: Richards.

14 COUNCIL MEMBER RICHARDS: Congratulations
15 to Council Member Palma. Also, congratulations to
16 Perkins on the National Black Theatre Application and
17 also congrats to the advocates in the self-storage
18 industry for reaching a compromise. I vote aye.

19 CLERK: Barron.

20 COUNCIL MEMBER BARRON: I vote aye on
21 all.

22 CLERK: Cohen.

23 COUNCIL MEMBER COHEN: Permission to
24 explain my vote?

25

2 CHAIRPERSON GREENFIELD: Council Member
3 Cohen, we've been anxiously awaiting your remarks,
4 and we're looking forward to you [laughter]
5 explaining you vote.

6 COUNCIL MEMBER COHEN: Well, I'm going to
7 tell you I think this is only maybe the second or
8 third time in the four years that I have explained my
9 vote, and I just want to go on record as saying while
10 I'm proudly going to vote aye on the self-storage
11 issue, I think that there are many, many broader
12 issues outside of IBZs citywide. I personally feel
13 that there—that they're a scourge on—on my home
14 borough in Bronx County that they're—that they really
15 present some urban blight issues that I'm profoundly
16 about. So, I hope we have the opportunity to revisit
17 this, but I do think this is an incremental step
18 forward, and with that, I am going to vote aye on
19 all. Thank you.

20 CHAIRPERSON GREENFIELD: So, you want us
21 to just ban all self-storage facilities [laughter].
22 That's where we're going with this conversation.

23 COUNCIL MEMBER COHEN: If—if you're
24 asking for a vote on that right now, I will be happy
25 to give it. [laughter]

2 CHAIRPERSON GREENFIELD: For the record,
3 this is not a ban. It is only special permit. So we
4 still allow self-storage facilities if they meet the
5 criteria.

6 COUNCIL MEMBER COHEN: [off mic] Exactly.

7 CHAIRPERSON GREENFIELD: So thank you,
8 Council Member Cohen. We appreciate that
9 perspective.

10 COUNCIL MEMBER LANDER: Mr. Chairman, I'd
11 like to encourage Council Member Cohen to explain his
12 vote more often.

13 CHAIRPERSON GREENFIELD: Okay. [laughter]
14 You got it.

15 CLERK: Kallos. [background comments]
16 Reynoso.

17 COUNCIL MEMBER REYNOSO: I vote aye on
18 all.

19 COUNCIL MEMBER REYNOSO: I vote aye on
20 all.

21 CLERK: Torres.

22 COUNCIL MEMBER TORRES: Permission to
23 explain my vote.

24 CHAIRPERSON GREENFIELD: Sure. That's
25 what it's for.

2 COUNCIL MEMBER TORRES: I—I do what to
3 respond to—to something Council Member Lander said.
4 You know I had expressed concern that we don't know
5 whether special permit requirement on IBZs is a
6 functional equivalent of a ban on self-storage in—in
7 IBZs, right? It maybe. It might not be. I don't
8 know the answer to that question because each
9 industry has its own financing requirements. I don't
10 know the circumstances under which financing is
11 available to self-storage development. It could be
12 that a process of public review would inhibit
13 financing, but to call—characterize that fair
14 question as preposterous, I think is unfair to me. I
15 can assure you that whatever position I take, it
16 could be wrong. You could disagree with it, but I
17 can assure you it's not preposterous. With that
18 said, I vote no.

19 CHAIRPERSON GREENFIELD: Just for the
20 record, did you vote aye on the other items?
21 [laughter] Do you vote aye on the other items?

22 CHAIRPERSON TORRES: I do vote aye on the
23 other items. Yes.

24 CHAIRPERSON GREENFIELD: Okay. Thank you.

25 CLERK: Kallos.

2 COUNCIL MEMBER KALLOS: Aye on all.

3 CLERK: Treyger.

4 COUNCIL MEMBER TREYGER: With
5 congratulations to my colleague Council Member
6 Annabel Palma, who has championed affordable housing
7 in her district, also congratulations to my colleague
8 Council Member Perkins and his correctional (sic)
9 achievements in his district. I vote aye.

10 CLERK: Grodenchik. [pause]

11 CHAIRPERSON GREENFIELD: You are not, but
12 you can feel free to explain your vote to me.

13 COUNCIL MEMBER GRODENCHIK: I'm going to
14 explain just a-no, I really don't need to explain too
15 much. I just want to congratulate my colleagues who
16 are passing legislation this morning. I especially
17 want to congratulate Mr. Perkins on the National
18 Black Theatre. I was very impressed, and I wish you
19 all good luck with that. I understand how important
20 culture is as the brother or a professional actor.
21 With that, Mr. Chair, I vote aye on all except for
22 the Preconsidered Resolution, which I will be
23 abstaining on.

24 CHAIRPERSON GREENFIELD: I'm sorry. What
25 was that about being a professional actor?

2 COUNCIL MEMBER GRODENCHIK: He is a
3 professional actor.

4 CHAIRPERSON GREENFIELD: Who is?

5 COUNCIL MEMBER GRODENCHIK: My brother.

6 CHAIRPERSON GREENFIELD: Oh, your
7 brother. I thought you were a professional actor.
8 Okay, oh, your brother.

9 COUNCIL MEMBER GRODENCHIK: I—at times
10 I'm a character, but I'm really an actor so--

11 CHAIRPERSON GREENFIELD: Got it, got it.
12 Okay, because you know, Council Member Williams is he
13 still here?

14 COUNCIL MEMBER GRODENCHIK: He was here.

15 CHAIRPERSON GREENFIELD: He is—he is, in
16 fact, an aspiring professional actor. So, I just
17 want to make sure there's no competition here.

18 COUNCIL MEMBER GRODENCHIK: There's a lot
19 more pay in being a councilman than in being an
20 actor, generally—generally.

21 CHAIRPERSON GREENFIELD: Fair—fair
22 enough. Let's continue the role. Thank you, Council
23 Member.

24 CLERK: Salamanca.

2 COUNCIL MEMBER SALAMANCA: I vote aye on
3 all.

4 CLERK: Okay, this—finally here's the
5 breakdown of today's Land Use Committee vote. The
6 following items were approved by the Committee by a
7 vote of 18 in the affirmative, 0 in the negative and
8 no abstentions. Intro 1553-A, Intro 1661-A; LU 825,
9 the two Preconsidered LU items in regard to 1965
10 Lafayette Avenue; the Preconsidered LU in regard to
11 the 400-seat primary school facility; the
12 Preconsidered Resolution regarding ESDC Restore New
13 York Program for the Station Plaza Project passed by
14 a vote of 17 in the affirmative, 0 in the negative
15 and 1 abstention. The following items were approved
16 with modifications by a vote of 18 in the
17 affirmative, 0 in the negative and no abstentions.
18 LU 785 and LU 786, LUs 800, 801, 805, 806, 807. The
19 items LU 800—excuse me. Items LU 802 to 804 were
20 passed by a vote of 17 in the affirmative, 0 in the
21 negative and 1 abstention; and LU 817 was approved
22 with modifications by a vote of 17 in the
23 affirmative, 1 in the negative and no abstentions.

24 CHAIRPERSON GREENFIELD: Thank you. I
25 want to thank our outstanding Land Use staff for

2 literally spending thousands of hours, thousands of
3 hours of work on all—all of the items on today's
4 agenda, and especially the years of effort that went
5 into the IBZ Special Permit, and I appreciate their
6 efforts, and I'd like to, as is our practice, we're
7 going to keep the vote open for a few minutes for
8 members who are currently in other committees, and we
9 will close out at 12:40 p.m. This concludes the Land
10 Use Committee hearing for December 7, 2017. The Land
11 Use Committee 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 December 21, 2017