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COMMITTEE ON LAND USE

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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July 28, 2022  
Start: 11:29 a.m.  
Recess: 11:43 a.m.

HELD AT: HYBRID HEARING - COMMITTEE ROOM -  
CITY HALL

B E F O R E: Rafael Salamanca, Jr., Chairperson

COUNCIL MEMBERS:

Erik. D. Bottcher  
Selvena N. Brooks-Powers  
Kamillah Hanks  
Ari Kagan  
Farah N. Louis  
Darlene Mealy  
Francisco P. Moya  
Kevin C. Riley  
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: Good morning,  
3 everybody. Welcome to today's hybrid New York City  
4 Council vote of the Committee on Land Use.

5 Please place electronic devices to  
6 vibrate or silent.

7 Thank you for your cooperation. Chair, we  
8 are ready to begin.

9 CHAIRPERSON SALAMANCA: [GAVEL] Thank you,  
10 Sergeant-at-Arms. Good morning and welcome to the  
11 Committee on Land Use. I am Council Member Rafael  
12 Salamanca, Chair of this Committee.

13 I want to welcome my esteemed Colleagues  
14 who have joined us today. We've been joined by  
15 Council Members Moya, Chair Riley, Brooks-Powers,  
16 Bottcher, Hanks, Kagan, and Sanchez, and we've also  
17 been joined by Council Member Mealy.

18 I would like to thank Chair Louis and  
19 Chair Riley for their work on our 2 Subcommittees.  
20 Today, we will vote on a project referred by our Land  
21 Use Subcommittee, but, before we begin, I would like  
22 to recognize the Committee Counsel to review the  
23 hearing procedures.

2                   SUBCOMMITTEE COUNSEL: Thank you, Chair  
3 Salamanca. I am Arthur Huh, Counsel to this  
4 Committee.

5                   Council Members who are physically  
6 present and who would like to ask questions should  
7 indicate so verbally while Council Members joining  
8 remotely who would like to ask questions or make  
9 remarks should use the Zoom raise hand function.  
10 Chair Salamanca will then recognize Members to speak.

11                   We ask all participants for your  
12 continued patience should any technical difficulties  
13 arise.

14                   Chair Salamanca will now continue with  
15 today's agenda items.

16                   CHAIRPERSON SALAMANCA: Thank you. Today,  
17 we will vote to approve with modifications  
18 Preconsidered LUs 73 and 74 and LUs 75, 76, and 77  
19 for The Lirio project related to property in Council  
20 Member Bottcher's district in Manhattan. The proposal  
21 includes a zoning map and zoning text amendment,  
22 zoning special permit, and the disposition and  
23 acquisition of city-owned property, which together  
24 would facilitate the construction of a new 9-story  
25 mixed-use and 100 percent affordable housing

2 development containing approximately 112 permanent  
3 affordable dwelling units, approximately 67 of which  
4 would be supportive housing for long-term HIV  
5 survivors along with commercial and community  
6 facility space.

7           Our modification will be to create the  
8 proposed new special permit text in Section 96-104 of  
9 the Zoning Resolution and add conditions to the  
10 special permit to further limit its application to  
11 the project area. We will also modify the proposed  
12 zoning map amendment by reducing the size of the  
13 proposed C6-2 district. As Chair Louis has also  
14 stated in our Landmarks Subcommittee, I would like to  
15 note that this approval does not reflect an attempt  
16 to erode the primary goal of the Special Clinton  
17 District to preserve and strengthen the residential  
18 character of this community. Our recommendation  
19 should not be read as a signal to the development  
20 community to propose similar rezonings in other areas  
21 of the preservation area subdistrict, but it is  
22 appropriate here in order to facilitate 100 percent  
23 affordable housing development.

2           Before I move on to the vote, I would  
3 like to recognize Council Member Bottcher for a few  
4 remarks.

5           COUNCIL MEMBER BOTTCHER: Thank you very  
6 much, Chair Salamanca. Today, we are voting to  
7 approve a project that includes desperately needed  
8 affordable housing for a wide range of incomes, from  
9 supportive housing to low-income housing to moderate  
10 housing, and this is going to be a great project  
11 because you have all these incomes under one roof.  
12 It's going to create a great community.

13           We were able to work very closely with  
14 Community Board 4. This project is the result of  
15 many, many, many meetings and phone calls and  
16 negotiations. We're able to include moderate-income  
17 levels in this project, and the commercial space was  
18 a big point of negotiation. We were able to get a  
19 guarantee of below-market retail space for Stiles  
20 Farmers Market, a local farmers market that was  
21 destroyed when a building collapsed on it a few years  
22 ago. They've been trying to open. We have a  
23 commitment from the applicant to offer them below-  
24 market rate when the building is complete. There are  
25 a lot of discussions in the design of this building,

2 extensive discussions with Community Board 4. We even  
3 met on-site and looked at brick samples, and we're  
4 very close to the design. The applicant has committed  
5 to meeting with my office and Community Board 4 again  
6 in the next few weeks to finalize the design. They've  
7 even committed to erecting a mockup of the façade on  
8 the parking lot where this will be built so we can  
9 see how it looks because sometimes when you take one  
10 brick it looks like one thing, you put them together  
11 it looks different. We want it to fit with the Hell's  
12 Kitchen neighborhood.

13           The building management will be Lisa  
14 Management. They will manage the entire building.  
15 Housing Works will manage the supportive units. The  
16 building as a whole will be managed by Lisa  
17 Management.

18           With respect to the supportive units, it  
19 was important to me and others, because this project  
20 will serve long-term survivors of HIV and AIDS, and  
21 Hell's Kitchen and Community Board 4 has the city's  
22 largest population of people living with HIV and  
23 AIDS, it was important to me and others that this  
24 serve people in our community, formerly homeless  
25 individuals who have a last known address in

2 Community Board 4, who have familial ties, other ties  
3 in Community Board 4 so we have a commitment that  
4 they're going to work to ensure that the supportive  
5 housing with extensive outreach in the community.

6           The zoning was a big topic of  
7 conversation in these negotiations because this  
8 project is located in the Clinton Special District,  
9 and, if you look at Community Board 4, if you look at  
10 Manhattan from the sky, you'll see skyscrapers,  
11 skyscrapers, and then you'll see an area of low  
12 buildings in Hell's Kitchen. That's the Special  
13 Clinton District, and Community Board 4 has added a  
14 great, great deal of population over the last 10  
15 years which is a good thing. In fact, my Council  
16 District has the most population growth of any of the  
17 51 Council Districts, which is coming up now as we  
18 talk about redistricting, but the Special Clinton  
19 District has maintained a low-rise character, and,  
20 because this is in that district and it is a  
21 rezoning, it was very important that this not become  
22 a precedent that could be used by developers to erode  
23 the district so we worked hard to get the language  
24 changed on the text amendment to make it specific to  
25 this site only and we have a letter from City

2 Planning Chair, Dan Garodnick, that states in no  
3 uncertain terms that this is specific to this site  
4 only.

5 I really want to thank the Council Land  
6 Use staff, Chelsea Kelly, Andrew Lee Lassiter, and  
7 Perris Straughter for their many, many hours of work  
8 on this. Perris only started a week ago, but he put  
9 in many hours in his first week. My staff, Chief-of-  
10 Staff Sean Coughlin, my Community Board 4 Liaison  
11 Jordan Feiner. I want to thank Hudson and Housing  
12 Works, and I also want to thank Community Board 4 for  
13 their partnership. I've been on the phone with them  
14 constantly about this project, and I thank my  
15 Colleagues who are here as we vote to approve this  
16 project today.

17 CHAIRPERSON SALAMANCA: Thank you, Council  
18 Member Bottcher. I want to congratulate you on a big  
19 win for your community and for really negotiating and  
20 taking your time with this project to ensure that the  
21 needs of your community were actually met.  
22 Congratulations.

23 I'd like to recognize that we've been  
24 joined by Chair Louis as well. Thank you.

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2 Are there any other Members who wish to  
3 speak?

4 Seeing none, I now call for a vote in  
5 accordance with the Subcommittee recommendations to  
6 approve with modifications Preconsidered LUs 73 and  
7 74 and LU 75, 76, and 77. Will the Clerk please call  
8 the roll?

9 WILLIAM MARTIN, COMMITTEE CLERK: Good  
10 morning. William Martin, Committee Clerk. Roll call  
11 vote Committee on Land Use. All items are coupled.  
12 Chair Salamanca.

13 CHAIRPERSON SALAMANCA: Aye on all.

14 WILLIAM MARTIN, COMMITTEE CLERK: Moya.

15 COUNCIL MEMBER MOYA: I vote aye.

16 WILLIAM MARTIN, COMMITTEE CLERK: Louis.

17 COUNCIL MEMBER LOUIS: I vote aye.

18 WILLIAM MARTIN, COMMITTEE CLERK: Riley.

19 COUNCIL MEMBER RILEY: I vote aye.

20 WILLIAM MARTIN, COMMITTEE CLERK: Brooks-  
21 Powers.

22 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

23 WILLIAM MARTIN, COMMITTEE CLERK:

24 Bottcher.

25 COUNCIL MEMBER BOTTCHEER: Aye.

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2 WILLIAM MARTIN, COMMITTEE CLERK: Hanks.

3 COUNCIL MEMBER HANKS: I vote aye.

4 Congratulations.

5 WILLIAM MARTIN, COMMITTEE CLERK: Kagan.

6 COUNCIL MEMBER KAGAN: Aye.

7 Congratulations to Council Member Erik Bottcher.

8 WILLIAM MARTIN, COMMITTEE CLERK: Mealy.

9 COUNCIL MEMBER MEALY: I vote aye on all  
10 and congratulations.

11 WILLIAM MARTIN, COMMITTEE CLERK: Sanchez.

12 COUNCIL MEMBER SANCHEZ: I vote aye on  
13 all.

14 WILLIAM MARTIN, COMMITTEE CLERK: By a  
15 vote of 10 in the affirmative, 0 in the negative, and  
16 no abstentions, all items have been adopted by the  
17 Committee.

18 CHAIRPERSON SALAMANCA: I would like to  
19 thank the members of the public, my Colleagues, Land  
20 Use and other Council staff, and the Sergeant-at-Arms  
21 for attending today's meeting. I will leave the roll  
22 open for 5 minutes. Thank you.

23 All right. I would like to thank members  
24 of the public, Council and Land Use staff for

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2 attending today's hearing. This hearing is hereby

3 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 August 24, 2022