

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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April 17, 2024
Start: 1:45 p.m.
Recess: 1:57 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH
FLOOR

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

COUNCIL MEMBERS:

Shaun Abreu
Joseph Borelli
Selvena N. Brooks-Powers
Amanda Farías
Kamillah Hanks
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Alexa Avilés

1 COMMITTEE ON LAND USE

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2 SERGEANT-AT-ARMS: Good afternoon. This is
3 a microphone check for the Committee on Land Use.
4 Today's date is April 17, 2024, located in the 16th
5 Floor Committee Room. Recording done by Pedro Lugo.

6 SERGEANT-AT-ARMS: Good morning. Welcome
7 to the Committee on Land Use.

8 At this time, please silence all
9 electronics.

10 Do not approach the dais. Please, do not
11 approach the dais at this time.

12 If you have any questions, please contact
13 the Sergeant-at-Arms.

14 Chair, you may begin.

15 CHAIRPERSON SALAMANCA: [GAVEL] All right,
16 good afternoon, and welcome to the Committee on Land
17 Use. I am Council Member Rafael Salamanca. I Chair
18 this Committee.

19 I would like to welcome my esteemed
20 Colleagues who have joined us today. We've been
21 joined by Council Member Moya, Chair Riley, Brooks-
22 Powers, Abreu, Majority Leader Farías, Chair Hanks,
23 Hudson, Sanchez, and Borelli.

24 Today, we will vote on a number of items
25 recommended to us by our Zoning and Landmarks

2 Subcommittee, and I would like to thank Chair Riley
3 and Chair Hanks for their work leading those two
4 Subcommittees.

5 Today, we will vote to approve LUs 35 and
6 36 for the East Tremont Cluster NCP Project related
7 to property located in Council Member Feliz's
8 District in the Bronx. The proposal includes a UDAAP
9 designation, project approval, and related
10 disposition approval along with an Article XI tax
11 exemption request. Together, these actions would
12 facilitate the development of three new buildings
13 with approximately 64 affordable housing units
14 including 20 affordable units for seniors.

15 We will also vote to approve LUs 41, 42,
16 43, 46, and 47 for the 431 10th Street Redevelopment
17 Proposal related to property in Council Member
18 Avilés' District in Brooklyn. The project includes
19 five Land Use actions including a zoning map change
20 from R6A to R7-3 with a C2-4 commercial overlay, a
21 zoning text amendment to establish MIH areas on the
22 site, two zoning special permits to allow for
23 modifications of the underlying bulk and parking
24 requirements, and a property tax exemption request.
25 Together, these actions will facilitate the creation

2 of approximately 305 new units, including 162
3 affordable units, the preservation of an existing
4 building with existing rent-stabilized units, and a
5 ground floor commercial space and new open space on
6 the site.

7 We will also vote to approve LUs 51, 52,
8 and 62 for the Melrose Concourse NCP Project related
9 to property in Council Member Stevens' District in
10 the Bronx. The proposal includes a UDAAP designation,
11 project approval, and a related disposition, an
12 acquisition action for a portion of one of the
13 project sites, an Article XI tax exemption request.
14 These actions will facilitate the development of
15 three new buildings with approximately 71 affordable
16 units including 23 affordable senior units.

17 We will also vote to approve LUs 53 and
18 54 for the Genesis MPLP Project related to property
19 in Council Member Salaam's District in Manhattan. The
20 proposal would include a UDAAP designation, project
21 approval and related disposition, and an Article XI
22 property tax exemption request. These actions would
23 facilitate the rehabilitation and preservation of
24 eight buildings with approximately 85 affordable
25 units.

2 We will also vote to approve LU 57 for
3 the Citywide Gaming Facility Text Amendment. This
4 proposed text amendment would allow applicants to
5 submit development proposals for casino use in New
6 York City with the State's review framework which
7 establishes a local review process for site plan
8 approval. As Chair Riley noted at the Subcommittee, I
9 want to reiterate that we are not voting on any
10 specific proposal in any specific location. We are
11 only providing applicants the ability through
12 tailored zoning text to compete for one of the
13 maximum three Downstate gaming licenses.

14 We will also vote to approve LU 58 for
15 the 41 Richard Street application concerning property
16 located in Council Member Avilés' District in
17 Brooklyn. The application consists of a zoning map
18 amendment to change an existing M1-1 district to a
19 M1-5 district and would facilitate the development of
20 a new eight-story mixed-use industrial commercial
21 building.

22 We will also vote to approve LU 61 for
23 the 80-01 Broadway Commercial Overlay Proposal
24 related to property in Council Member Krishnan's
25 District in Queens. The application consists of a

2 zoning map amendment to legalize existing commercial
3 use along an active commercial corridor along
4 Broadway.

5 Finally, we will also vote to approve LU
6 63, the disposition of property located at 97-22
7 Cresskill Place in Council Member Williams' District
8 in Queens. Under this application, the Department of
9 Citywide Administrative Services seeks disposition
10 approval of a City-owned property currently under
11 jurisdiction of the New York City Department of
12 Sanitation.

13 I would now like to recognize any of my
14 Colleagues who wish to make comments or have
15 questions.

16 I will now recognize Council Member
17 Avilés.

18 COUNCIL MEMBER AVILÉS: Thank you, Chair,
19 so much for the opportunity to address the Members
20 and the public.

21 I am Council Member Alexa Avilés,
22 representing District 38, a District which recently
23 expanded to include the area where the project 341
24 10th Street in Park Slope is located. As we are all
25 very aware, our city is experiencing a housing

1 crisis, and I am pleased to support this project that
2 will not only create much needed housing but that
3 will provide a majority of that housing at a deeply
4 affordable rate. There are many wins for our
5 community in this project, which includes two new
6 buildings as well as the preservation and
7 rehabilitation of one of the most important existing
8 affordable housing buildings in Park Slope. On 9th
9 Street, Stellar has committed to building a 100
10 percent deeply affordable building for seniors and
11 families under HPD's SARA and ELLA term sheets with
12 all 100 units at or below 50 percent of AMI. On 10th
13 Street, a new mixed-income building under MIH. It
14 will bring an additional 17 deeply affordable units
15 at 50 percent of AMI with four at 70 percent of AMI
16 along with an additional higher-income affordable
17 units and market rate unit mix. Together, the two
18 buildings will create 305 new dwelling units, of
19 which 162 will be permanently income-restricted. In
20 addition to the new units created, 154 units will be
21 preserved in the existing building in this
22 development through an Article XI regulatory
23 agreement, which will provide various other benefits
24 to these tenants including significant capital
25

2 improvements and renovations. Due to the complex
3 conditions at this site, which involved building over
4 a capped MTA subway tracks and unique benefits of the
5 full package, including the preservation of existing
6 affordable housing and the construction of a new 100
7 percent deeply affordable building, I am reluctantly
8 agreeing to allow the MIH Workforce Option to apply
9 to the 10th Street building. However, I am proud to
10 announce that through our negotiations, Stellar has
11 committed to providing significantly deeply
12 affordable units in the building as I mentioned
13 before at 50 percent and 70 percent AMI, which is
14 over and above the Workforce requirements. All
15 together, this package of new construction and
16 preservation of permanently affordable units will
17 provide critically needed housing for those in our
18 community. Finally, this project will bring
19 improvements, not only for existing and new
20 residents, but the plan includes an activation of
21 ground floor retail along the 9th Street and
22 enhancement of a long-awaited public outdoor space.
23 The application team, Stellar, has worked with three
24 different Council Members to land where we are today.
25 At each iteration, we've increased the affordability

2 of the units, and I would like to thank the team for
3 their diligence and effort on this project, but I
4 must also thank the tenants of 341 themselves, and
5 many longstanding residents of the community and the
6 Fifth Avenue Committee. I look forward to continuing
7 to be involved in this development until all
8 agreements are fulfilled, and we will see this much
9 needed housing come to fruition. Thank you.

10 Lastly, I'd like to comment on the
11 application for 41 Richards Street. This application,
12 we are in wholehearted support of and, while the
13 application has asked for rezoning from an M1-1 to an
14 M1-5, while this applicant and property is not in the
15 IBZ, the property owner is deeply committed to
16 industrial manufacturing, of which we are very
17 pleased and worked very diligently over a long period
18 of time with the community to be responsive to our
19 commitments for industrial manufacturing and, in
20 fact, is building a building that is going to be
21 really centering those needs in our community so I
22 just want to thank Mr. Tampakis for being so
23 responsive to the community needs, to the Southwest
24 Brooklyn Industrial Corporation for being a thought
25 partner on the project and making sure that our needs

2 and our M zone are held center here and that we
3 continue to promote economic development and
4 industrial manufacturing land and building for that
5 purpose so we are in support of 41 Richards Street.
6 Thank you, Chair.

7 CHAIRPERSON SALAMANCA: Thank you, Council
8 Member.

9 Are there any other Members on the panel
10 that wish to speak or ask questions?

11 Seeing none, I now call for a vote with
12 support of the local Members to approve LUs 35, 36,
13 41, 42, 43, 46, and 47, 51, 52, and 62, 53 and 54,
14 57, 58, 61, and 63. Will the Clerk please call the
15 roll?

16 COMMITTEE CLERK WILLIAM MARTIN: Good
17 afternoon. William Martin, Committee Clerk. Roll call
18 vote Committee on Land Use. All items are coupled.
19 Chair Salamanca.

20 CHAIRPERSON SALAMANCA: Aye on all, and
21 congratulations, Council Member Avilés.

22 COMMITTEE CLERK WILLIAM MARTIN: Moya.

23 COUNCIL MEMBER MOYA: I vote aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Thank
25 you. Riley.

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2 COUNCIL MEMBER RILEY: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

4 COUNCIL MEMBER ABREU: I vote aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Thank
6 you. Brooks-Powers.

7 COUNCIL MEMBER BROOKS-POWERS: Aye on all.
8 Congratulations to those who have projects being
9 approved.

10 COMMITTEE CLERK WILLIAM MARTIN: Farías.

11 COUNCIL MEMBER FARIÁS: I vote aye on all.

12 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

13 COUNCIL MEMBER HANKS: Aye on all.

14 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

15 COUNCIL MEMBER HUDSON: Permission to
16 explain my vote.

17 CHAIRPERSON SALAMANCA: Council Member
18 Hudson to explain her vote.

19 COUNCIL MEMBER HUDSON: Thank you. I am an
20 aye on all and just want to be specific for the
21 Gaming Facility Text Amendment that this vote is not
22 an endorsement for casinos but rather it's a vote to
23 allow the State's Community Advisory Committee
24 process to take place as there is no application in
25 my District. I vote aye. Thank you.

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2 COMMITTEE CLERK WILLIAM MARTIN: Thank
3 you. Sanchez.

4 COUNCIL MEMBER SANCHEZ: I vote aye on all
5 with the exception of Land Use number 57 on which I
6 abstain.

7 COMMITTEE CLERK WILLIAM MARTIN: Thank
8 you. Borelli.

9 COUNCIL MEMBER BORELLI: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: With a
11 vote of 10 in the affirmative, zero in the negative,
12 and no abstentions, all items are adopted with Land
13 Use item 57 being adopted with a vote of nine in the
14 affirmative, zero in the negative, and one
15 abstention.

16 CHAIRPERSON SALAMANCA: Thank you. That
17 concludes today's business.

18 I would like to thank the members of the
19 public, my Colleagues, Land Use and our Council
20 Staff, and the Sergeant-at-Arms for attending today's
21 meeting.

22 This 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 May 15, 2024