

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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August 15, 2018  
Start: 11:35 a.m.  
Recess: 12:15 p.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 D. 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  
Mark Treyger

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

2 [sound check] [gavel]

3 CHAIRPERSON SALAMANCA: Alright.

4 [background comments] Good morning everyone. I  
5 want to welcome everyone to the Committee on Land  
6 Use. I am Council Member Rafael Salamanca, Chair of  
7 this committee. [background comments] Thank you. I  
8 would like to welcome my esteemed colleagues who are  
9 members of the committee who are with us today. We  
10 have Council Members Constantinides, Deutsch, Chair  
11 Kallos, Koo, Lancman, Reynoso, Richards, Chair Adams,  
12 Diaz, Chair Moya, and Council Member Rivera. I want  
13 to thank Chair Moya, Chair Adams and Chair Kallos for  
14 their work on our Land Use Subcommittees. Today we  
15 will be voting on items referred out of Zoning and  
16 Planning Subcommittees. From our Zoning Subcommittee  
17 we'll voting to approve with modifications the 1601  
18 DeKalb Avenue Rezoning LUs 164 and 165 for proper-for  
19 property in Council Member Espinal's district in  
20 Brooklyn. The applicant 1601 De Kalb Avenue owner  
21 LLC seeks a zoning map change and a zoning text  
22 amendment to apply MIH Options 1 and 2 to the  
23 rezoning area to be rezoned from a manufacturing  
24 district to an R7A district. Because Council Member  
25 Espinal cannot be here today, I would like to provide

2 context for the review of this application. For over  
3 four years Council Members Espinal and Reynoso have  
4 supported community residents and organizations in  
5 the Bushwick Community Plan process, the process that  
6 resulted in zoning and land use recommendations that  
7 were developed by the dedicated members of the  
8 Bushwick Community Plan Steering Committee. These  
9 recommendations are intended to create opportunities  
10 for new affordable housing to create outdated zoning  
11 in order to preserve existing housing and  
12 neighborhood character, and to promote inclusive  
13 economic development in Bushwick, a community that  
14 has been facing immense development pressures as  
15 rents continue to rise and long-time residents  
16 continue to be displaced. In light of the Bushwick  
17 community plans goals, the applicant has recently  
18 partnered with affordable housing developer Rise  
19 Boro, and together they will develop the site under  
20 that ELLA term sheet to advance the project that  
21 contains 100% affordable housing. They have worked  
22 together with HPD and they are able to commit to 121  
23 affordable housing units. Amidst the conversation of  
24 new affordable units, the housing preservation issue  
25 and the site adjacent to the proposed development was

2 identified. Two converted loft buildings each  
3 containing 21 units occupied as residences have  
4 windows along the lot line facing the proposed  
5 development. The developers have agreed to address  
6 the issue of the lot line windows and have committed  
7 to filing an easement in order to guarantee a 15-foot  
8 setback from the lot line that will ensure adequate  
9 light and air for the tenants of the loft buildings.  
10 The change to 100% affordable buildings are the—that  
11 the AMI's has proposed and a setback of 15 feet from  
12 the lofts have resulted in a plan that is consistent  
13 with the goals of the Bushwick community. Truly  
14 affordable housing and non-displacement both of  
15 significant public benefit. The Council will be  
16 modifying the application several ways. First we  
17 will remove MIH Option 2 and add the deep  
18 affordability option. MIH Option 1 will also apply  
19 and the proposed project will comply with it. I will  
20 now discuss our Zoning Map changes. Only one of the  
21 two loft buildings, which are in between Wyckoff  
22 fronting lots and the development site is protected  
23 by the loft floor. The proposed R7A zoning for these  
24 loft buildings would allow for development more than  
25 twice as large as the existing buildings creating an

incentive to develop the properties and displace the tenants. For that reason the Council is modifying the proposed zoning for the loft buildings to a more moderate density of R6A, which will legalize the uses of these buildings under zoning, but with a zoning district that more closely matches the existing size of the buildings. This change will still MIH ensuring the permanently affordable housing is mandated in the long term, but without putting existing tenants at risk of displacement. Finally, the Council will also be modifying the application to remove the Wyckoff Avenue commercial properties from the rezoning leaving the M-leaving the M1-1 zoning in place. The displacement of local jobs and businesses is a stark reality throughout Bushwick.

Historically, the existence of manufacturing zones has allowed some businesses to avoid the development pressures faced by businesses located in mixed-use residential districts. This is why the retention of manufacturing zones has allowed some businesses to avoid the development pressures faced by businesses located in mixed-use residential districts. This is why the retention of manufacturing zones is so important to the community. Council Member Espinal

2 and I agree with the view raised by many community  
3 members at our hearings the properties along Wyckoff  
4 provide jobs and space for local businesses today and  
5 hold additional economic development potential for  
6 the future as a home for local industrial or  
7 commercial small businesses. The Bushwick Community  
8 Plan also seeks to unlock the potential of  
9 manufacturing zones for local economic development,  
10 and pressuring the Wyckoff M zone in this action will  
11 preserve the future opportunity. Council Member  
12 Espinal is in support of all the modifications I have  
13 described. From our Planning Subcommittees we'll be  
14 voting to approve LU 157, the 286 West 151<sup>st</sup> Street  
15 Tax Exemption Application for property in Council  
16 Member Perkins' district in Manhattan. This  
17 application is for the termination of the prior  
18 exemption for this fully occupied 18-unit residential  
19 co-op for low-income households. A new Article XI  
20 Tax Exemption is proposed. This approval would  
21 facilitate repayment of outstanding liens and  
22 facilitate repairs to the property pursuant to the  
23 Capital Improvement Plan. Council Member Perkins is  
24 in support of the approval of this application. Are  
25 there any questions or remarks from members of the

2 Committee? Council Member Reynoso, do you have any  
3 remarks? No.

4 COUNCIL MEMBER REYNOSO: Just in regards  
5 to the DeKalb Avenue project in Bushwick we are  
6 pushing our Bushwick Community Plan through. We're  
7 waiting for the community to give us their plan so  
8 that we can start moving it forward here, but the  
9 DeKalb Avenue project speaks to the principles that  
10 have been laid out by the community in relation to  
11 the rezoning, and what we want to see done. So,  
12 we're very happy with what Espinal has been able to  
13 negotiate when it comes the DeKalb Avenue site. So,  
14 congratulations to him. Bushwick is very happy, and  
15 we're looking forward voting use on this project and  
16 seeing it be a model moving forward as to how we  
17 should be moving forward with these sites. So thank  
18 you, Chair.

19 CHAIRPERSON SALAMANCA: Awesome. Thank  
20 you. Any other comments from members of the  
21 committee. No. So now, I will call—I will call a  
22 vote in accordance with the recommendations of the  
23 Subcommittees and the local members to approve LUs  
24 157 and to approve with the modifications I have



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2 described LUs 164 and 165. Will the Clerk please  
3 call the roll.

4 CLERK: William Martin, Committee Clerk,  
5 roll call vote Committee on Land use. Chair  
6 Salamanca.

7 CHAIRPERSON SALAMANCA: Aye on all.

8 CLERK: Constantinides.

9 COUNCIL MEMBER CONSTANTINIDES: Aye on  
10 all.

11 CLERK: Deutsch.

12 COUNCIL MEMBER DEUTSCH: Aye on all.

13 CLERK: Kallos.

14 COUNCIL MEMBER KALLOS: Aye on all.

15 CLERK: Koo.

16 COUNCIL MEMBER KOO: Aye on all.

17 CLERK: Lancman.

18 COUNCIL MEMBER LANCMAN: Aye.

19 CLERK: Reynoso.

20 COUNCIL MEMBER REYNOSO: Aye.

21 CLERK: Richards.

22 COUNCIL MEMBER RICHARDS: Aye.

23 CLERK: Adams.

24 COUNCIL MEMBER ADAMS: Aye. [mic

25 static]

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2 CLERK: Diaz.

3 COUNCIL MEMBER DIAZ: Aye on all.

4 CLERK: Moya.

5 COUNCIL MEMBER MOYA: Aye.

6 CLERK: Rivera.

7 COUNCIL MEMBER RIVERA: I vote aye on Land  
8 Use No. 157. Regarding Land Use 164 and 165, my  
9 husband is currently employed by Camber Property  
10 Group as the Director of Operations, and they will be  
11 leasing property at Block 3237 upon conclusion, and  
12 for these reasons I elect to recuse myself on 164 and  
13 165. [pause] I abstain on Land Use 164 and 165 and  
14 I vote aye on 157.

15 CLERK: Council Member Barron. [pause]  
16 By a vote of 12 in the affirmative, 0 in the negative  
17 and no abstentions, LU 157 has been adopted and by a  
18 vote of—and LU Items 164 and 165 have been adopted  
19 have been adopted by the Committee 11 in the  
20 affirmative, 0 in the negative and 1 abstention.

21 CHAIRPERSON SALAMANCA: Alright, I would  
22 like to thank member of the public, my colleagues,  
23 Council and Land Use staff for attending today's  
24 hearing. I will leave the roll open for 15 minutes.  
25 [pause]

1 COMMITTEE ON LAND USE 11

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

4 COUNCIL MEMBER BARRON: I vote aye on  
5 all. Thank you. [pause]

6 CLERK: Continuation roll call the  
7 Committee on Land Use Council Member Levin.

8 COUNCIL MEMBER LEVIN: Aye on all.  
9 [background comments, pause]

10 CLERK: Continuation roll call in the  
11 Committee on Land Use. Council Member Treyger.

12 COUNCIL MEMBER TREYGER: I vote aye.  
13 [background comments, pause]

14 CLERK: Continuation of roll call the  
15 Committee on Land Use. Council Member Miller.

16 COUNCIL MEMBER MILLER: I vote aye on  
17 all.

18 CLERK: The final vote Committee on Land  
19 Use. Land Use Item 157 is adopted by the Committee 16  
20 in the affirmative, 0 in the negative and no  
21 abstentions, and Land Use Items 164-

22 FEMALE SPEAKER: [interposing] Wait,  
23 wait, she's-[pause]

24 CLERK: Continuation of roll call the  
25 Committee on Land Use. Council Member Torres.

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2 COUNCIL MEMBER TORRES: I-I vote aye.

3 CLERK: The final vote in the Committee  
4 on Land Use, Land Use 157 is adopted by a vote of 17  
5 in the affirmative, 0 in the negative and no  
6 abstentions, with Land Use Items 164 and 165 adopted  
7 by the Committee 16 in the affirmative, 0 in the  
8 negative and 1 abstention.

9 CHAIRPERSON SALAMANCA: Thank you very  
10 much. This hearing is now adjourned.

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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 17, 2018