

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

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December 18, 2018
Start: 11:11 a.m.
Recess: 11:27 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: FRANCISCO P. MOYA
Chairperson

COUNCIL MEMBERS: Costa G. Constantinides
Barry S. Grodenchik
Rory I. Lancman
Stephen T. Levin
Antonio Reynoso
Donovan J. Richards
Carlina Rivera
Ritchie J. Torres

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

2 [sound check] [gavel]

3 CHAIRPERSON MOYA: Good morning and
4 welcome to the meeting of the Subcommittee on Zoning
5 and Franchises. I'm Council Member Francisco Moya,
6 the Chairperson of this Subcommittee. Today, we are
7 joined by Council Members Levin, Richards, Rivera,
8 Grodenchik and also Council Member Diaz. Today we
9 will vote on one application that was laid over at
10 our last Subcommittee meeting. We will vote to
11 modify LUs 280 and 281, an application by Forman
12 Ferry, LLC for property at 25-29 Jay Street in
13 Council Member Levin's district in Brooklyn. The
14 application seeks to rezone the property from an M1-
15 4/R8A District to an M1-6/R8X District. There is-
16 there is also a zoning text amendment to apply
17 certain bulk regulations to R8X districts mapped
18 within the MX2 Special District. These actions would
19 facilitate the development of a 12-story 10 FAR
20 commercial office building. Our modification will
21 ensure that the increase in height only applies to a
22 predominantly commercial or manufacturing building.
23 Now, I would like to turn it over to Council Member
24 Levin for his remarks.

2 COUNCIL MEMBER LEVIN: Thank you very
3 much, Chair Moya. I want to thank you. I want to
4 thank Chair Salamanca as well as there is going to be
5 staff for your forbearance on this application. I
6 greatly appreciate that extra time. We used that
7 time to ensure that there is language in place that
8 would—that would ensure that this project go forward
9 as a commercial development, and if—because it's a—a—
10 a residential/commercial application, and being
11 proposed as a commercial development, we want to make
12 sure that there is language in place that if—if a
13 residential development were to be put forward, it
14 would go under the—the existing zoning of an R8A, and
15 not as an R8X, which allows for additional 25 feet in
16 height. This was in response to community concerns,
17 and we worked with the community and the developer
18 and his team to ensure that that was in place. This
19 project does have significant benefits to bringing
20 commercial development, ground-up commercial
21 development in Dumbo, which would add new jobs and—
22 and a context that is in line with as a commercial
23 development in historic buildings in Dumbo, which are
24 without setback and references the Gair Buildings
25 among others, which really established the sense of

2 place in Dumbo. This is in a landmark district
3 though a non-contributing building and—and the design
4 of this building is—is—was laid forward and approved
5 by a the Landmarks Commission to reference that
6 historic character of Dumbo and that historic fabric.
7 So, we think that that is appropriate as a commercial
8 development. However, if we were to go forward as a
9 residential, it should go forward in it's existing
10 zoning. So, I really appreciate the extra time to—to
11 ensure that that is in place, and I want to thank
12 Tarvis City Play (sic) for work with us to ensure
13 that that language works. So, with that, I—I
14 encourage an aye vote on this project, and I want to
15 thank all my colleagues. Thank you.

16 CHAIRPERSON MOYA: Thank you. I now call
17 for a vote to modify LUs 280 and 281. Counsel,
18 please call the roll.

19 LEGAL COUNSEL: Moya

20 CHAIRPERSON MOYA: Aye.

21 LEGAL COUNSEL: Lancman.

22 COUNCIL MEMBER LANCMAN: Aye.

23 LEGAL COUNSEL: Levin.

24 COUNCIL MEMBER LEVIN: Aye.

25 LEGAL COUNSEL: Rivera.

2 COUNCIL MEMBER RIVERA: Aye.

3 LEGAL COUNSEL: Grodenchik.

4 COUNCIL MEMBER GRODENCHIK: Aye.

5 LEGAL COUNSEL: Richards. [pause]

6 COUNSEL: The Land Use items are approved
7 with modifications by a vote of 7 in the affirmative,
8 no negatives and no abstentions and referred to the
9 full Land Use Committee.

10 CHAIRPERSON MOYA: So, we're going to
11 leave the rolls open for another 10 minutes. Than,
12 you to my colleagues for coming and voting. [pause]

13 LEGAL COUNSEL: Continuation of vote to
14 modify Land Use 280 and 281. Constantinides.

15 SERGEANT-AT-ARMS: [interposing] Quiet
16 please. Quiet down.

17 COUNCIL MEMBER CONSTANTINIDES: I vote
18 aye.

19 LEGAL COUNSEL: This is a corrected vote.
20 The Land Use items are approved by a vote of 7 in the
21 affirmative, no negative and no abstentions and
22 referred to the full Land Use Committee.

23 CHAIRPERSON MOYA: This concludes today's
24 meeting, and I would like to thank the members of the
25 public, my colleagues, counsel and Land Use staff for

2 attending. This meeting is hereby adjourned.

3 [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 January 18, 2019