

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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February 26, 2019
Start: 11:20 a.m.
Recess: 11:42 a.m.

HELD AT: Committee Room - City Hall

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

COUNCIL MEMBERS:

- Carlina Rivera
- Ben Kallos
- Andy King
- Ritchie J. Torres
- Vanessa L. Gibson
- Ruben Diaz, Sr.
- Peter Koo
- Francisco Moya
- Costa Constantinides
- Barry Grodenchik
- Rory I. Lancman
- I. Daneek Miller
- Adrienne E. Adams
- Donovan J. Richards
- Stephen T. Levin
- Antonio Reynoso
- Inez Barron
- Mark Treyger
- Chaim M. Deutsch

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2 CHAIRPERSON TREYGER: Alright, good
3 morning everyone. Good morning everyone. Welcome to
4 the Committee on Land Use. I am Council Member
5 Rafael Salamanca Chair of this Committee. I would
6 like to thank my esteemed colleagues who are members
7 of the committee and present today. We have Council
8 Members Barron, Constantinedes, Deutsch, Koo,
9 Reynoso, Richards, Torres, Grodenchik, Chair Adams,
10 Diaz, and Chair Moya.

11 I want to thank Chair Moya, Chair Adams, and
12 Chair Kallos for their work on our land use
13 subcommittees. Today we will be voting on projects
14 referred out of our zoning and planning
15 subcommittees. From our zoning subcommittee where
16 votes are approved L.U.'s 333 and 334, the Caton Park
17 Nursing Home rezoning in Brooklyn.

18 The applicants seek approval of a Zoning Map
19 amendment to rezone the corner of Caton Avenue and
20 Rugby Road from an R3X District to an R6A District
21 and a related zoning text amendment to map a
22 Mandatory Inclusionary Housing area utilizing option
23 one and option two.

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2 These actions will allow for the expansion of the
3 existing buildings and enclosure of the roof deck to
4 provide new space for nursing home residents.

5 Council Member Eugene is in support of this
6 application. We will also vote to approve L.U. Nos.
7 338, 339, and 340. The 12 Franklin Street Text
8 Amendment and the related special permit application
9 for property in Council Member Levin's District in
10 Brooklyn. The zoning text would map the subject
11 block within an industrial business incentive area.
12 The special permits will also allow an increase in
13 floor area for industrial and commercial uses, modify
14 heights and setback regulations and reduce the offset
15 parking and loading requirements. Together, the
16 applications would facilitate the development of a
17 new seven story building with retail office and light
18 industrial space.

19 Council Member Levin is in support of this
20 application. Pursuant to Council Rule 7.90 and
21 11.80, we will also be filing resolutions 621 of 2018
22 to remove it from our calendar. This application for
23 an authorizing resolution for franchise has been
24 withdrawn.

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2 From our planning subcommittees, we will be
3 voting to approve L.U.'s 326, 327, and 328. The 461
4 Alabama Avenue application for property in Council
5 Member Barron's District in Brooklyn.

6 HPD seeks approval for an urban development
7 action area designation and project approval, as well
8 as disposition approval and an amendment to the east
9 New York who are one urban renewal plan.

10 These actions along with a special permit to
11 allow community facility bulk to be applied to a non
12 for profit institution with sleeping accommodations
13 will facilitate the development of a seven story
14 mixed use affordable and supportive housing
15 development containing approximately seven apartments
16 and community facility space, 60 percent of these
17 units will be for supportive housing for the formerly
18 homeless and 40 percent of the units will be for
19 apartments affordable to households at or below 60
20 percent of the AMI. Council Member Barron is in
21 support of this project.

22 We will also vote to approve L.U. 329, East
23 Village Housing ANCP, HPD seeks approval for an urban
24 development action area designation. Project
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1 approval and disposition approval for property at 204
2 Avenue A and 535 East 12th Street in Manhattan.

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4 HPD also seeks approval of a 40-year Article of
5 Tax Exemption for both properties. Approval will
6 facilitate 240 accessible buildings with
7 approximately 21 units affordable housing and
8 commercial space. Out of the 21 units, 10 will
9 become affordable cooperative units and 11 will be
10 affordable rental units. The buildings have been
11 vacant due to structure issues since 2008. Council
12 Member Rivera is in support of this project.

13 Are there any questions or remarks from Members
14 of the Committee? Council Member Barron, would you
15 like to speak on your project? Council Member
16 Barron.

17 COUNCIL MEMBER BARRON: Yes, thank you, Mr.
18 Chair. I just want to encourage all of my colleagues
19 to vote in the affirmative on 461 Alabama Avenue, as
20 has been described, it will have 60 percent for
21 supportive housing and the remaining 40 percent
22 available for people who are at or below 60 percent
23 of the AMI. As you know, I'm always very concerned
24 that I don't engage in any projects that involve
25 gentrification or displacement of the people who have

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2 lived through the hard times, at least New York and
3 are now seeing a turn around. So, I just encourage
4 all of my colleagues to vote I on 461 Alabama Avenue.
5 Thank you.

6 CHAIRPERSON SALAMANCA: Thank you. I just want
7 to recognize that we have also been joined by Council
8 Member Rivera. I will now call a vote in accordance
9 with the recommendations of the local council members
10 and the subcommittees to approve L.U.'s 326, 327,
11 328, 329, 333, 334, 338, 339, and 340 and to file
12 resolution 621. Will the clerk please call the roll?

13 CLERK: Matthew D. Stephano, Committee Clerk
14 Committee on Land Use, Roll call a vote on the
15 aforementioned L.U.'s and all the accompanying
16 resolutions as well as for Resolution No. 621.

17 Chair Salamanca?

18 CHAIRPERSON SALAMANCA: I and all.

19 CLERK: Barron?

20 ?: Congratulations Council Member Barron and I
21 vote I.

22 COUNCIL MEMBER BARRON: Had you called me?

23 CLERK: Yes, Barron?

24 COUNCIL MEMBER BARRON: Thank you. I vote I on
25 all.

COMMITTEE ON LAND USE

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2 CLERK: Constantinides?
3 COUNCIL MEMBER CONSTANTINIDES: I.
4 CLERK: Deutsch?
5 COUNCIL MEMBER DEUTSCH: I.
6 CLERK: Koo?
7 COUNCIL MEMBER KOO: I.
8 CLERK: Miller?
9 COUNCIL MEMBER MILLER: I vote I.
10 CLERK: Reynoso?
11 COUNCIL MEMBER REYNOSO: I.
12 CLERK: Richards?
13 COUNCIL MEMBR RICHARDS: Sorry, that was a
14 challenge, I have had challenges this morning
15 getting dressed. I happily vote I.
16 Congratulations Council Member Barron and
17 everyone else.
18 CLERK: Torres?
19 COUNCIL MEMBER TORRES: I and all.
20 CLERK: Grodenchik?
21 COUNCIL MEMBER GRODENCHIK: I.
22 CLERK: Adams?
23 COUNCIL MEMBER ADAMS: Council member Barron,
24 congratulations, I do vote I and all.
25 CLERK: Diaz?

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COUNCIL MEMBER DIAZ: I.

CLERK: Moya?

COUNCIL MEMBER MOYA: I.

CLERK: Rivera?

COUNCIL MEMBER RIVERA: Permission to explain my
vote?

CHAIRPERSON SALAMANCA: Council Rivera, to
explain her vote.

COUNCIL MEMBER RIVERA: Yes, I just wanted to say
thank you everyone. A lot of the people from this
building that the Chair described had to leave the
building through no fault of their own and so, they
were just unsafe conditions. So, a lot of these
people who are finally returning after all these
years, will be returning to an elevator building that
is ADA compliant and that is truly affordable. So,
thank you and with that I vote I on all.

CLERK: A breakdown on today's land use votes,
L.U.'s No. 326, 329, 333, 334, 338 though 340 were
approved by a vote of 14 in the affirmative, zero in
the negative and no abstentions. Resolution 621 was
filed by a vote of 14 in the affirmative, zero in the
negative, no abstentions.

CHAIRPERSON SALAMANCA: I would like to thank the

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2 members of the public, my colleagues, Council and
3 Staff for attending today's hearing. We will leave
4 the roll open for ten minutes.

5 CLERK: Continuation of roll call vote, Council
6 Member Levin?

7 COUNCIL MEMBER LEVIN: I and all.

8 CLERK: Continuation of roll call, Council Member
9 Gibson?

10 COUNCIL MEMBER GIBSON: I vote I.

11 CLERK: Continuation of roll call, Council Member
12 Treyger?

13 COUNCIL MEMBER TREYGER: I vote I.

14 CLERK: Final vote on L.U. No.'s 326-329, 333 and
15 334, 338-340 have been adopted by a vote of 17 in the
16 affirmative, zero in the negative and no abstentions.
17 The motion to file Resolution 621 has been adopted by
18 a vote of 17 in the affirmative, zero negative and no
19 abstentions.

20 CHAIRPERSON SALAMANCA: [Gavel] This meeting is
21 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 April 1, 2018