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COMMITTEE ON LAND USE

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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May 25, 2021
Start: 11:13 a.m.
Recess: 11:25 a.m.

HELD AT: REMOTE HEARING (VIRTUAL ROOM 1)

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

COUNCIL MEMBERS:

- Adrienne E. Adams
- Diana Ayala
- Inez D. Barron
- Joseph C. Borelli
- Selvena N. Brooks-Powers
- Ruben Diaz, Sr.
- Oswald Feliz
- Vanessa L. Gibson
- Barry S. Grodenchik
- Peter A. Koo
- Stephen T. Levin
- I. Daneek Miller
- Francisco P. Moya
- Kevin C. Riley
- Antonio Reynoso
- Carlina Rivera
- Mark Treyger

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SERGEANT BRADLEY: Okay, we are live.

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SERGEANT MARTINEZ: Pc recording is
underway.

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SERGEANT BRADLEY: Cloud recording is up.

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Uh, Sergeant Martinez, you may begin the
opening.

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SERGEANT MARTINEZ: Good morning, and
welcome to today's remote New York City
Council vote of the Committee on Land Use. At
this time, would all panelist please turn on
your video for identification purposes? To
minimize disruption, please silence your
electronic devices. Thank you for your
cooperation (BACKGROUND NOISE 00:34) we are
ready to begin.

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CHAIRPERSON SALAMANCA: Thank you... Thank
you, Sergeant of Arms. Good morning, I am
Councilman Rafael Salamanca, Chair of the Committee
on Land Use. I am joined remotely today by my
colleagues. I am joined... (BACKGROUND NOISE 00:56)
thank you. Uh, we've been joined by council members
Adams, Ayala, Barron, Diaz, Sr, Feliz, Grodenchik,
Koo, Levin, Chair Moya, Chair Riley, Rivera, and
Treyger.

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2 Today we will vote on applications referred out
3 from our zoning sub committees. But, before we
4 begin, I want to recognize the committee council to
5 review the remote meeting procedures.

6 COMMITTEE COUNSEL: Thank you, Chair Salamanca.

7 I am Julie Lubin, counsel to this committee.

8 Councilmembers who would like to ask questions or

9 make... make... or make remarks should use the

10 Zoom Raise Hand Function. The Raise Hand button

11 can be found at the bottom of the (INAUDIBLE 1:34)

12 panel. I will announce members who have questions or

13 remarks in the order that they raise their hands;

14 Chairperson Salamanca will recognize members to

15 speak. We ask that you please be patient if any

16 technical difficulties that arise today. Chair

17 Salamanca will continue with today's agenda items?

18 CHAIRPERSON SALAMANCA: Thank you Counsel. From

19 our zoning subcommittee we will vote to approve

20 LU's 777 and 778, The Arthur Avenue Hotel rezoning

21 related to property in Council Member's Feliz's

22 district in The Bronx. The application seeks a

23 zoning map and zoning text amendment including

24 changing R6 District and R6 District a C2-4

25 District to our C6-1 District and mapping a C1-4

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2 overlay within an existing R6 district, to
3 facilitate the development of a new Mixed Use and
4 Residential development site, including
5 approximately 146 hotel rooms, 56 dwelling units,
6 17 of which would be permanently affordable, and
7 156 below grade parking spaces.

8 We will also vote to approve LU's 779 and 780,
9 the Acme Smoked Fish/Gem Street Rezoning related to
10 property in council members Levin's district in
11 Brooklyn. The proposal seeks a zoning map
12 amendment and a zoning special permit, changing an
13 M3-1 District to an M1-5 District to facilitate the
14 development of a Mixed Use Industrial Commercial
15 development; including a new industrial facility
16 for Acme Smoked Fish, and a commercial office
17 building with ground floor retail.

18 We will vote to approve LU's 781 and 782, the
19 261 Walton Avenue Rezoning related to property in
20 council member Ayala's district in The Bronx. The
21 proposal seeks a zoning map and zoning text
22 amendment to change an existing M1-4/R6A District
23 to an R8A/C2-4 District within the MX-13 Special
24 Mixed Use District, and to eliminate a portion of
25 the existing MX-13 district and a related zoning

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2 text amendment to establish a mandatory
3 inclusionary housing area utilizing option 1.

4 We will also vote to approve LU's 783, the 606
5 Neptune Avenue rezoning related to property in
6 council district 48 in Brooklyn. The proposal
7 seeks a zoning map amendment to change a C1-2
8 overlay to a C2-4 overlay within an existing R6
9 district to facilitate the legislation of an
10 existing drive through facility which is accessory
11 to a youth group's 6 eating and drinking
12 establishment.

13 We will also vote to approve LU's 784, the 300
14 Huntington Street rezoning related to property in
15 council member Lander's district in Brooklyn. The
16 proposal seeks a zoning map amendment to change an
17 existing M2-1 District to an M2-3 District to
18 facilitate the development of a new manufacturing
19 and commercial office building along with
20 approximately 7,500 square feet of waterfront
21 public access area.

22 We will vote to approve modifications of LU 785
23 and 786 for the 30-02 Neptune Avenue rezoning
24 related to property in council district 22 in
25 Queens. The application is for a zoning map and a

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2 zoning text amendment to change an existing C4-4A
3 district to a C4-4D district and to establish a
4 mandatory inclusionary housing area, utilizing
5 option 1 or option 2. A modification would be to
6 remove MIH option 2 while retaining option 1.

7 Members of the committee and members
8 representing affected districts who have questions
9 or remarks about today's items, should use the
10 Raise Hand button now.

11 Counsel, will you please announce members in the
12 order in which their hands were raised?

13 COMMITTEE COUNSEL: I currently see no raised
14 hands.

15 CHAIRPERSON SALAMANCA: Alright. Since there are
16 no raised hands, I will now call for a vote in
17 accordance with the recommendations of the sub
18 committees, and the local members, to approve LU 777,
19 778, 779, 780, 781, 782, 783, 784. And to approve
20 with modifications as I've described, LU's 785 and
21 786.

22 Will the clerk please call the roll?

23 COMMITTEE CLERK: Good morning, Matthew
24 DiStefano, Committee Clerk, Committee on Land Use.

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COMMITTEE ON LAND USE

Roll call vote, all items are coupled. Chair
Salamanca?

CHAIRPERSON SALAMANCA: Aye on all.

COMMITTEE CLERK: Barron?

COUNCIL MEMBER BARRON: Thank you, I vote aye on
all with the exception of Land Use 777, 778, Land
Use 785, 786. Thank you.

COMMITTEE CLERK: Koo?

COUNCIL MEMBER KOO: I vote aye.

COMMITTEE CLERK: Levin?

COUNCIL MEMBER LEVIN: Aye on all.

COMMITTEE CLERK: Reynoso?

COUNCIL MEMBER REYNOSO: (NO RESPONSE 06:31)

COMMITTEE CLERK: Council Member Reynoso?

COUNCIL MEMBER REYNOSO: I vote aye on all. Thank
you.

COMMITTEE CLERK: Treyger?

COUNCIL MEMBER TREYGER: Aye.

COMMITTEE CLERK: Grodenchik?

COUNCIL MEMBER GRODENCHIK: Aye.

COMMITTEE CLERK: Adams?

COUNCIL MEMBER ADAMS: Aye.

COMMITTEE CLERK: Ayala?

COUNCIL MEMBER AYALA: I vote aye.

1 COMMITTEE CLERK: Ruben Diaz, Sr.?

2 COUNCIL MEMBER DIAZ, SR.: (INAUDIBLE 7:00)

3 COMMITTEE CLERK: Moya?

4 COUNCIL MEMBER MOYA: I vote aye.

5 COMMITTEE CLERK: Rivera?

6 COUNCIL MEMBER RIVERA: Aye.

7 COMMITTEE CLERK: Riley?

8 COUNCIL MEMBER RILEY: I vote aye.

9 COMMITTEE CLERK: Feliz?

10 COUNCIL MEMBER FELIZ: Yes on all.

11 COMMITTEE CLERK: Borelli?

12 COUNCIL MEMBER BORELLI: I vote aye, thank you.

13 COMMITTEE CLERK: Okay, today's committee vote
14 breakdown by a vote of 15 in the affirmative, 0 to
15 negative, and no abstentions, the items have been
16 adopted with the exceptions of LU 777 and 778, as
17 well as LU 785 and 786, which are adopted by the
18 vote of 14 in the affirmative, the 1 negative, no
19 abstentions.
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21 Additional notes, LU 785 and 786 were approved
22 with modifications.

23 CHAIRPERSON SALAMANCA: Thank you... Thank you,
24 Clerk. I would like to thank the members of the
25 public, my colleagues, counsel, and Land Use staff,

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2 and Sergeant of Arms for attending today's hearing.
3 We will leave the roll open for five minutes.

4 I see that Council Member Miller has his hand up.

5 COUNCIL MEMBER MILLER: Good morning, Mr. Chair.

6 COMMITTEE CLERK: Hi. Continuation of roll call,
7 Council Member Miller?

8 COUNCIL MEMBER MILLER: Council Miller... Miller
9 votes aye. Thank you.

10 COMMITTEE CLERK: Thank you.

11 CHAIRPERSON SALAMANCA: We will leave the roll
12 open for five minutes. Thank you all.

13 Council Member, Feliz, you have your hand up?

14 COUNCIL MEMBER FELIZ: Yes, quick question. Are
15 we allowed to deliver post vote remarks?

16 CHAIRPERSON SALAMANCA: If you choose to you can.
17 Normally we will, you know, you just, when you're
18 voting, you can just say you would like to explain
19 your vote, and we will allow you to. But, yes, you
20 can give your remarks.

21 COUNCIL MEMBER FELIZ: Perfect. Alright, well,
22 want to thank everyone for supporting the Arthur
23 Avenue proposal. Arthur Avenue is home to the best
24 restaurants in the city of New York. It's also the
25 neighbor of the greatest attractions in the planet,

1 including The Bronx Zoo and also The Bronx
2 Botanical Garden institutions that are heavily
3 visited by people from all over the world. And
4 there is actually a need for hotels in this region,
5 so that we can create the opportunity for people
6 that are visiting, so they could hopefully stay for
7 another day in the neighborhood. And, the more
8 people could stay, the more business can be done.
9 And, also the more the local businesses are helped.
10 This project, the rezoning, is a project that is
11 strongly supported by people in our community
12 including the community board; including The Bronx
13 borough president; including the local businesses;
14 the local bid, all who are very excited about the
15 project. And, also, the local residents, many who
16 are employed by the local businesses. This is a
17 project that is good for Arthur Avenue. It's also
18 good for the 15th council district that I so
19 proudly represent. And the construction of a hotel
20 is a project that will help ensure that Arthur
21 Avenue continues being the vibrant neighborhood
22 that it is for many years and many decades to come.
23 So, thank you all for voting yes. And I wanted to
24 take a second to thank the applicants including
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2 Harry and his team, for being so committed to
3 building and continuing to build a better Bronx.
4 Thank you.

5 CHAIRPERSON SALAMANCA: Thank you. Thank you
6 Council Member Feliz.

7 Alright, so, the clerk, if you can just give us
8 the final roll so that we can gavel out.

9 COMMITTEE CLERK: Sure. The updated vote: All
10 items approved by the vote of 16 in the
11 affirmative, 0 in the negative, and no abstentions,
12 with the exception of LU 777, 778, 785, and 786,
13 which were approved by a vote of 15 in the
14 affirmative, 1 in the negative, and no abstentions.

15 CHAIRPERSON SALAMANCA: Thank you, Clerk. Thank you
16 all. This meeting is hereby 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 JUNE 24, 2021