

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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July 28, 2010  
Start: 10:45am  
Recess: 10:59am

HELD AT: 250 Broadway  
Hearing Room, 16<sup>th</sup> Floor

B E F O R E:  
Leroy Comrie  
Chairperson

COUNCIL MEMBERS:

Maria Del Carmen Arroyo  
Inez E. Dickens  
Daniel R. Garodnick  
Daniel J. Halloran III  
Robert Jackson  
Pete A. Koo  
Brad S. Lander  
Jessica S. Lappin  
Stephen T. Levin  
Rosie Mendez  
Annabel Palma  
James Sanders, Jr.  
Larry B, Seabrook  
James Vacca  
Mark S. Weprin  
Jumaane D. Williams

CHAIRPERSON COMRIE: Good morning.

Today is July 28, 2010. I will be officially married 20 years at 5:00 today. I hope I make it. Yeah, you know we got married at 5:00 on the 28<sup>th</sup> so, thank you. That's true, that's true. Let's stay on topic, let's actually get on topic. We'll see. We are holding a full Land Use committee meeting today. We are joined by council member Halloran, council member Levin, Mendez, Garodnick, Williams, sorry, Reyna, Jackson, Koo, Lander, Palma, Arroyo and Vacca and also the subcommittee Chair Weprin.

We are here to go over a few items. Brad Lander? Oh Seabrook, Larry Seabrook. We are doing a few items on the calendars today. Land Use items number 136 through 145 dealing with Flushing Commons in council member Koo's district. It's dispositions amendment to the zoning maps, special permits, zoning texes [phonetic] and UDAPs for Macedonia Plaza. There are ten related actions to facilitate the proposed construction of a mixed use development on the site of the municipal parking lot in Flushing, Queens. This will include a 1.5 acre publicly accessible open

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2 space, YMCA, parking, small retail, market rate  
3 housing and low income housing.

4 We have Land Use number 148c,  
5 100259HUK, the Bathgate renewal plan in council  
6 member Foster's district, community board 3,  
7 council district 16, there's a proposal amendment  
8 to an urban renewal plan to facilitate the  
9 construction of a nine story building with  
10 supportive housing. We also have Land Use number  
11 149 item number C03023ZMQ, 35<sup>th</sup> Avenue rezoning in  
12 council member Koo's district. Next item number  
13 150C050522ZMK, 94<sup>th</sup> Street Corona Avenue rezoning  
14 in council member Ferrara's district and private  
15 application to allow rezoning to allow  
16 construction of 2 seven story mixed use buildings.  
17 Land Use number 151C100180PCM, in council member  
18 Quinn's district, regarding the site selection  
19 acquisition of the highline related structures  
20 encasement to facilitate the expansion of the  
21 highline public open space.

22 We have Land Use item LU  
23 15320105584HKM, the proposed landmarking of a  
24 building in the speaker's district located at 104  
25 West 40<sup>th</sup> Street. Three sidewalk cafes, Land Use

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2 item 13520085322TCM in council member Jackson's  
3 district. Mamowana? An unenclosed sidewalk café  
4 at 247 Dykman Street. I've got to check that  
5 place out. Land Use item number 154 Picante in  
6 council member Jackson's district. An unenclosed  
7 sidewalk café located at 34-24 Broadway and also a  
8 Land Use item 155 in council member Chin's  
9 district, an unenclosed sidewalk café located at  
10 212 Lafayette Street. We have some UDAPs, Land  
11 Use item number 7120105417HAK, council member  
12 Arroyo's district. This is the motion to file  
13 pursuant to withdrawal. Land Use item number  
14 7220105418HAX, council member Foster. Land Use  
15 item number 7320105419HAX in council member  
16 Viverito's district, motion to file pursuant to  
17 withdrawal. Land Use item number 75201054218HAM  
18 council member Jackson, it's a TIL. Land Use item  
19 number 76201054228HAM, council member Jackson and  
20 it's also a TIL, Land Use item number  
21 10620106624HAK, council member Dilan. And I know  
22 that council member Koo wanted to say a few words  
23 about the Flushing Commons project. I'll say a  
24 few words after we've been joined again by council  
25 member Sanders and council member Dickens has

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arrived also. Council member Koo?

COUNCIL MEMBER KOO: Thank you  
Chairman Leroy. First I have to thank Chairman  
Leroy and committee subchair Mark Weprin for their  
help and their guidance and also I have to thank  
the administration, Robert Goldrich and their help  
and essential staff here, Carol and Gail and Amy.  
And this is a long process and this is my first  
year as a city councilman so I first felt  
intimidated by this big project but as times goes  
on I felt a little more comfortable with the help  
from administration and from our staff and my  
colleagues. I'm a small businessman and I won't  
do anything to hurt fellow business people in my  
district, that's for sure. I have a small  
pharmacy right across the street from the projects  
only a hundred feet away. It's very close and my  
pharmacy is really busy. I don't want to kill my  
business for this project so by the same token I'm  
doing my best to help my fellow business people  
among the area to make sure that business is okay,  
it's vibrant and I'm sure after the project's  
finished our businesses will increase because when  
the tide rise, all the boats rise too. So I don't

1  
2 want to take too much time I just want to thank my  
3 colleagues for supporting this wonderful project.  
4 This will be a win win for everybody for the  
5 community and for the city. Thank you.

6 CHAIRPERSON COMRIE: Yeah, sorry,  
7 again I want to thank all of the people who worked  
8 on this project. This is a project that as I said  
9 earlier that has been worked on for over six  
10 years. It spanned two council terms. It spanned  
11 many involvement of different sets of people. I  
12 want to thank council member Mark Weprin for all  
13 of his work as a subcommittee chair. Yes, he's  
14 over there hiding because he's tired and he wants  
15 to move on from this project. On to the next big  
16 one so and Rob Goldrich, Hayden Maholtiz  
17 [phonetic] and all of the people in the Mayoral  
18 administration that worked on the project. I want  
19 to thank Peter Koo's office again for all the work  
20 that they did to try to bring the project to its  
21 highest level of support for the community and the  
22 small businesses that would be affected.

23 I want to remind people that there  
24 is over a hundred million dollars in amenities  
25 that the developer is adding to the project that

1  
2 will be permanent. Everything from the Y to a  
3 permanent public space that will be usable space.  
4 Not a space that is inaccessible, it will actually  
5 be 24 hour public space that people can walk  
6 through, sit in, relax in and also listen to down  
7 the line concerts and other public events that can  
8 happen in that space. And I think that I am  
9 comfortable with encouraging all of the members to  
10 vote aye on this project. Would any other members  
11 like to speak on projects that are within their  
12 district? Seeing none, I would encourage an aye  
13 vote on all items on today's agenda remembering  
14 that aye vote is also a motion to withdraw on Land  
15 Use items 71 and 73. So proving the motion to  
16 withdraw. With that we'll will ask the committee  
17 clerk to call the roll.

18 WILLIAM MARTIN: William Martin,  
19 committee clerk, roll call on the committee on  
20 Land Use. Council member Comrie.

21 CHAIRPERSON COMRIE: Aye on all.

22 WILLIAM MARTIN: Reyna.

23 COUNCIL MEMBER REYNA: Aye on all.

24 WILLIAM MARTIN: Jackson.

25 COUNCIL MEMBER JACKSON: Aye on

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2 all.

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WILLIAM MARTIN: Sanders.

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COUNCIL MEMBER SANDERS:

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Congratulations to council member Koo.

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Congratulation to all involved. Aye on all.

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WILLIAM MARTIN: Seabrook.

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COUNCIL MEMBER SEABROOK: Aye on

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all.

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WILLIAM MARTIN: Palma.

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COUNCIL MEMBER PALMA: Aye on all.

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WILLIAM MARTIN: Arroyo.

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[no response heard.]

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WILLIAM MARTIN: Gardonick.

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COUNCIL MEMBER GARODNICK: Aye.

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WILLIAM MARTIN: Lappin.

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COUNCIL MEMBER LAPPIN: Aye.

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WILLIAM MARTIN: Mendez.

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COUNCIL MEMBER MENDEZ: Aye.

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WILLIAM MARTIN: Vacca.

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COUNCIL MEMBER VACCA: Aye.

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WILLIAM MARTIN: Lander.

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[no response heard.]

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CHAIRPERSON COMRIE: Keep going.

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WILLIAM MARTIN: Levin.

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COUNCIL MEMBER LEVIN: Aye on all.

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WILLIAM MARTIN: Weprin.

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COUNCIL MEMBER WEPRIN: Aye.

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WILLIAM MARTIN: Williams.

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COUNCIL MEMBER WILLIAMS: I wish to

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explain my vote.

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CHAIRPERSON COMRIE: So ordered.

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COUNCIL MEMBER WILLIAMS: I just

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want to say congratulation to council member Koo

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and also I have been a hearing a lot from the

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advocates down in Flushing and I understand that

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there have been some extra concessions that have

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been made which I want to congratulate on. I know

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that council member Koo is also a business man and

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he had asked for my support and based on that

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request and concessions that were made I am voting

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aye on all.

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WILLIAM MARTIN: Halloran.

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COUNCIL MEMBER HALLORAN: Mr.

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Chair, I would like to be excused to explain my

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vote.

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CHAIRPERSON COMRIE: Yes.

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COUNCIL MEMBER HALLORAN: First let

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me congratulate Peter Koo for going through a very

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1  
2 rigorous process very early in his tenure at city  
3 council. He's worked and his staff have worked  
4 diligently to try to accommodate a very very broad  
5 spectrum of interests. I'm glad to see that the  
6 Mayor's office came to the table to discuss with  
7 the Chair Comrie and Chair Weprin all of the  
8 concerns that have been raised. I look forward to  
9 Peter's continued guiding of this project as it  
10 goes through. I am confident that if anybody can  
11 understand the plight of the small businesses in  
12 the district, it's him. I will be voting aye.

13 WILLIAM MARTIN: Koo.

14 COUNCIL MEMBER KOO: I vote aye on  
15 all.

16 WILLIAM MARTIN: Arroyo.

17 [no response heard.]

18 WILLIAM MARTIN: By a vote of 17 in  
19 the affirmative and zero in the negative and no  
20 abstentions, all items are adopted. Members  
21 please sign the committee reports.

22 CHAIRPERSON COMRIE: I just want to  
23 remind members. We are going to hold the roll  
24 open for ten minutes. Dickens?

25 WILLIAM MARTIN: Council member

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Dickens.

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COUNCIL MEMBER DICKENS:

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Congratulations to my colleague council member Koo

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on the hard and difficult work that he did. He

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persevered, he's worked hard on behalf of his

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community and I salute him. And I vote aye on

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all.

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WILLIAM MARTIN: The vote is at 17

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in the affirmative.

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CHAIRPERSON COMRIE: 18, 18. Oh

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you marked it down. Alright, we'll hold the roll

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open for ten minutes. To remind people the

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subcommittee meets on the 23<sup>rd</sup> and the full

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committee meets on 24<sup>th</sup>. Again, thank you all and

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this hearing is adjourned. Ten minutes. [pause]

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Okay, we can now adjourn the Land

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Use meeting for July 28<sup>th</sup>. You can now read the

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final tally.

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WILLIAM MARTIN: Final vote on the

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committee is 17 in the affirmative, zero in the

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negative and no abstentions.

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CHAIRPERSON COMRIE: Alright, with

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that the committee is adjourned. Thank you all.

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C E R T I F I C A T E

I, Sung Bin Park-Boudreau, certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature



Date

August 18, 2010