

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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December 8, 2010

Start: 10:58am

Recess: 11:08am

HELD AT: Committee Room
250 Broadway, 14th Floor

B E F O R E:
LEROY G. COMRIE, JR.
Chairperson

COUNCIL MEMBERS:
Maria del Carmen Arroyo
Charles Barron
Inez E. Dickens
Daniel R. Garodnick
Sara M. Gonzalez
Robert Jackson
Jessica S. Lappin
Rosie Mendez
Annabel Palma
Diana Reyna
Joel Rivera
James Sanders, Jr.

A P P E A R A N C E S

COUNCIL MEMBERS:

James Vacca
Albert Vann
Brad S. Lander
Stephen T. Levin
Mark S. Weprin
Vincent M. Ignizio
Jumaane D. Williams
Peter A. Koo

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

Warisa Islam
Council Member for the Day

1
2 WARISA ISLAM: Good morning. My
3 name is Warisa Islam [phonetic]. I am a Council
4 Member for the day. The meeting on Zoning has
5 deferred until tomorrow.

6 COUNCIL MEMBER WEPRIN: Great.
7 Okay.

8 [Pause]

9 COUNCIL MEMBER COMRIE: Just FYI
10 the Housing and Buildings is still open and
11 finance is still open. We're going to try to move
12 this meeting along quickly. This is December 8th,
13 full Land Use Committee meeting. We only have
14 four items on the agenda. We are joined today by
15 Council Member Sara Gonzalez, Council Member
16 Vincent Ignizio, Council Member Daniel Garodnick,
17 Council Member Annabel Palma, Council Member Peter
18 Koo, Council Member Maria del Carmen Arroyo,
19 Council Member Diana Reyna, Council Member Joel
20 Rivera, Council Member Rosie Mendez. Who is that
21 talking to Rosie that's interrupting me? Council
22 Member Charles Barron, Council Member for the Day
23 from Council Member Mark Weprin's district, I hope
24 I said--Warisa Islam.

25 [Applause]

1
2 CHAIRPERSON COMRIE: And she's
3 joined by Council Member Mark Weprin.

4 COUNCIL MEMBER WEPRIN: Applause?

5 CHAIRPERSON COMRIE: And we have
6 Council Member Jimmy Vacca and Council Member
7 James Sanders. I think that covers--I started
8 with Council Member Vann, I believe. Yes, Council
9 Member Al Vann gets introduced twice. I mentioned
10 Sara Gonzalez. All right.

11 Today we have four items on the
12 agenda, two Article 5 reorganizations, both in the
13 Bronx, one in Council Member Mark Viverito's
14 district, Land Use item number 268, calendared
15 item 20115303 HAX. It's called Plaza Borinquen,
16 it's the HPD application submitted by HPD for a
17 project summary for real property tax exemption
18 and approval of the regulatory agreement for the
19 property located at blocks 2282/lot 45 and 75,
20 2283/lot 40, in Council District 8.

21 Also, in Council Member Arroyo's
22 District, Land Use Item 269 in Bronx Community
23 Board 12, item number 20--Community Board 2--
24 20115304 HAX. It's also an application for
25 property tax exemptions for a regulatory agreement

1
2 for properties at block 2711/lot 17 and 19,
3 2712/lots 1, 9, 11, 23, 40; block 2714/lots 160,
4 164; block 2723/lot 12 in Council District 17.

5 These are reorganizations pursuant to Article 5 of
6 the Private Housing Finance Law to ensure
7 rehabilitation of the buildings and continued
8 affordability of same.

9 We have two landmark items, one in
10 Council Member Chin's district, landmark item
11 number 270, the 97 Bowery Building, item number
12 20115269 HKM, in Manhattan Community Board 23.

13 It's a landmark designation of the 97 Bowery
14 Building to be deemed a historic landmark. Also
15 Land Use Item number 271, in Council Member
16 Mendez's district, Manhattan Community Board 3
17 also, item number 20115270 HKM. It's to landmark
18 the 11th Street Methodist Episcopal Chapel,
19 located at 545-547 East 11th Street as a historic
20 landmark.

21 We've been joined by Council Member
22 Jumaane Williams and Council Member Robert Jackson
23 and Council Member Jessica Lappin. Sorry. So we
24 have a full committee. These are all our items on
25 the schedule for today. Tomorrow we are--in order

1
2 to accommodate an ongoing project that must go to
3 deadline by tomorrow, which we had a preliminary
4 hearing on the Extell property, they are still
5 negotiating. And hopefully those negotiations
6 could wrap up today. If there's a possibility
7 they wrap up today I want to encourage that we
8 vote today after the Stated Meeting. Hopefully we
9 could vote today. If not, we will have to come
10 back tomorrow morning and both the--both
11 committees, Zoning and the Full Land Use Committee
12 would have to vote tomorrow. So I would encourage
13 you all to talk to the Council Member whose
14 district it's in to try to get her to agreement
15 this morning so we can vote this afternoon. If
16 anybody would like to remember who that is, it's
17 the Council Member on the West Side of Manhattan.
18 So you can encourage her to get to--first name
19 starts with a G, yeah. We could encourage her to
20 get to that. It's a multi-level negotiation but...
21 Yeah, something like that. You know, right now
22 she's operating at zero G, so we've got to get her
23 up to 4G.

24 So with that I would recommend an
25 Aye vote on all four items on today's calendar and

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2

I would ask our esteemed and intuitive and

3

intelligent Carol Shine, patient, kind,

4

informative--that's all the adjectives I'll use

5

right now. Oh, I don't know about that. I never

6

saw the taser, thank god. So, Carol Shine to call

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the roll.

8

CAROL SHINE: Chair Comrie.

9

CHAIRPERSON COMRIE: Aye on all.

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CAROL SHINE: Council Member

11

Sanders.

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COUNCIL MEMBER SANDERS: Aye on

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all.

14

CAROL SHINE: Council Member

15

Rivera.

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COUNCIL MEMBER RIVERA: I vote Aye

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on all.

18

CAROL SHINE: Council Member Reyna.

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COUNCIL MEMBER REYNA: Aye on all.

20

CAROL SHINE: Council Member

21

Barron.

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COUNCIL MEMBER BARRON: Aye on all.

23

CAROL SHINE: Council Member

24

Jackson.

25

COUNCIL MEMBER JACKSON: Well,

1
2 first I'd like to say to our Land Use Chair,
3 please give us notice, as much notice as possible,
4 if we're going to have a meeting afterwards. And
5 you're talking about--we're talking about 3G or 4G
6 is the new G, faster. So, what are we operating
7 on?

8 CHAIRPERSON COMRIE: Right now
9 they're operating on 0G.

10 COUNCIL MEMBER JACKSON: Okay. So
11 also I'd like to congratulate our new Council
12 Member Honorable Islam, for being the second
13 Muslim in the City Council of New York. I
14 appreciate that. We as Muslims, we're trying to
15 ensure that as many--our diversity of our great
16 city is represented in City Council and I
17 appreciate the fact that our Council Member Mark
18 Weprin has put forward a program in order to have
19 young people submit essays to determine whether or
20 not they want to be a member of City Council. And
21 so Mark, thank you for having this program out in
22 Queens. I hope to mirror your program in
23 Manhattan and I congratulating you on selecting
24 Honorable Islam to be Council Member of the 23rd
25 District in Queens as Council Member of the Day.

1

2

And I vote Aye on all.

3

CAROL SHINE: Council Member Vann.

4

COUNCIL MEMBER VANN: Aye. Aye on

5

all.

6

CAROL SHINE: Council Member

7

Gonzalez.

8

COUNCIL MEMBER GONZALEZ: Aye on

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all.

10

CAROL SHINE: Council Member Palma.

11

COUNCIL MEMBER PALMA: Aye.

12

CAROL SHINE: Council Member

13

Arroyo.

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COUNCIL MEMBER ARROYO: Aye.

15

CAROL SHINE: Council Member

16

Garodnick.

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COUNCIL MEMBER GARODNICK: Aye.

18

CAROL SHINE: Council Member

19

Lappin.

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COUNCIL MEMBER LAPPIN: Aye.

21

CAROL SHINE: Council Member

22

Mendez.

23

COUNCIL MEMBER MENDEZ: Aye.

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CAROL SHINE: Council Member Vacca.

25

COUNCIL MEMBER VACCA: Aye.

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2

CAROL SHINE: Council Member

3

Weprin?

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COUNCIL MEMBER WEPRIN: With advice

5

from Council Member Islam, I vote Aye on all.

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CAROL SHINE: Council Member

7

Williams.

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COUNCIL MEMBER WILLIAMS: I too

9

want to give a shout out to the new Council

10

Member, Honorable Warisa Islam. Nice for you to

11

be here. Great working with you. I vote Aye on

12

all.

13

CAROL SHINE: Council Member

14

Ignizio.

15

COUNCIL MEMBER IGNIZIO: No on Land

16

Use 270 and Aye on all others.

17

CAROL SHINE: Council Member Koo.

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COUNCIL MEMBER KOO: I vote Aye on

19

all.

20

CAROL SHINE: By a vote of 18 in

21

the affirmative, none in the negative and no

22

abstentions the aforementioned items are approved,

23

with the exception of LU 270, which is approved by

24

a vote of 17 in the affirmative, 1 in the negative

25

and no abstentions.

1
2 CHAIRPERSON COMRIE: I just want to
3 announce that we should try to get the Council
4 Member to work in 4G as Council Member Jackson
5 said, so hopefully we can vote this evening. It
6 would be a very quick vote if we could get the
7 agreements done today. So if anybody has any
8 ideas on helping out. We want to make sure that
9 every colleague that has a project has a real
10 opportunity to negotiate all aspects of a project.
11 But clearly we want to make sure that she has
12 every opportunity to make that happen. But we
13 also want to make sure that if we have to come
14 back tomorrow then we know as soon as possible
15 too. I want to apologize to members that came
16 yesterday, because they got late notice about the
17 meeting. And also, we should--are you going to
18 let her speak at stated or do you want her to
19 speak now? Are you going to let Ms. Islam say a
20 few words or...? Is she going to speak at Stated?
21 Why don't we hear a few words from our Council
22 Member Elect? All you guys left? Terrible.

23 WARISA ISLAM: Hi.

24 CHAIRPERSON COMRIE: What school do
25 you go to?

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2

WARISA ISLAM: PS 191.

3

CHAIRPERSON COMRIE: And what grade

4

are you in?

5

WARISA ISLAM: Fifth grade.

6

CHAIRPERSON COMRIE: Pardon me?

7

WARISA ISLAM: Fifth grade.

8

CHAIRPERSON COMRIE: Fifth grade.

9

And do you know what you want to be when you grow

10

up?

11

WARISA ISLAM: A singer.

12

CHAIRPERSON COMRIE: Pardon me? A

13

singer?

14

WARISA ISLAM: A singer.

15

CHAIRPERSON COMRIE: Okay.

16

COUNCIL MEMBER WEPRIN: She sang

17

for us before. She's going to be the singer. Her

18

little brother here is going to be the Council

19

Member I think.

20

CHAIRPERSON COMRIE: Oh, okay.

21

COUNCIL MEMBER WEPRIN: He seems to

22

have the knack, the bug, just looking at him.

23

CHAIRPERSON COMRIE: All right.

24

Well, nice to meet you Ms. Islam.

25

Congratulations. And with that, we will close the

1
2 meeting, but we're going to leave the roll open
3 for five minutes. Thank you all. With that the
4 meeting is closed.

5 [Pause]

6 CAROL SHINE: Council Member Levin?

7 COUNCIL MEMBER LEVIN: I vote Aye.

8 CAROL SHINE: The vote stands at 19
9 in the affirmative, none in the negative and no
10 abstentions, with the exception of LU 270, in
11 which the vote is 18 in the affirmative, 1 in the
12 negative and no abstentions.

13 [Pause]

14 CAROL SHINE: Council Member
15 Lander.

16 COUNCIL MEMBER LANDER: Aye.

17 CAROL SHINE: By a vote of 20 in
18 the affirmative, none in the negative and no
19 abstentions, the aforementioned items are approved
20 with the exception of LU 270, which is approved by
21 a vote of 19 in the affirmative, 1 in the negative
22 and no abstentions.

23 COUNCIL MEMBER LANDER: This
24 meeting of the Land Use Committee is adjourned.

25 [Pause]

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CAROL SHINE: Council Member

Dickens.

COUNCIL MEMBER DICKENS: Aye on

all.

CAROL SHINE: By a vote of 21 in the affirmative, none in the negative and no abstentions, the aforementioned items are approved with the exception of LU 270, which is approved by a vote of 20 in the affirmative, 1 in the negative and no abstentions.

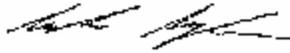
[Pause]

COUNCIL MEMBER DICKENS: The full Land Use Committee is hereby closed of December the 8th, 2010.

CAROL SHINE: Thank you.

C E R T I F I C A T E

I, Erika Swyler, 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 12/29/2010