

CITY COUNCIL
CITY OF NEW YORK

-----X

TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

-----X

May 4, 2011
Start: 10:39 am
Recess: 10:49 am

HELD AT: Committee Room
250 Broadway - 16th Fl.

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

COUNCIL MEMBERS:
Maria del Carmen Arroyo
Charles Barron
Inez Dickens
Daniel R. Garodnick
Sara M. Gonzalez
Robert Jackson
Rosie Mendez
Annabel Palma
Diana Reyna
James Sanders, Jr.
Larry B. Seabrook
Albert Vann
Brad S. Lander

A P P E A R A N C E S

COUNCIL MEMBERS:

Stephen T. Levin
Mark S. Weprin
Jumaane D. Williams
Daniel J. Halloran III
Peter A. Koo

1
2 CHAIRPERSON COMRIE: Okay, we can
3 now start the Land Use Committee meeting for May
4 4th, 2011. Present is Jumaane Williams, Mark
5 Weprin, Al Vann, Peter Koo, Larry Seabrook, Inez
6 Dickens, Brad Lander, Maria del Carmen Arroyo,
7 Sara Gonzalez, Diana Reyna and Charles Barron—
8 number one, Sara Gonzalez number one? Okay.
9 Alright. We are here today to vote out all of the
10 items that were taken care of in the subcommittee
11 meetings that were held in the past week.

12 We have a sidewalk café in Council
13 Member Koppell's district, Land Use Item No. 367,
14 Bronx Community Board 8, Item No. 20115439 TCX.
15 It's a café called Goodfellas. Yeah. We have
16 Land Use Item No. 372. It's an amendment to the
17 Zoning Map--Land Use Item 372, Union Avenue
18 rezoning in Staten Island in Council Member Rose's
19 district-- Item No. C 100118 ZMR. It's a Union
20 Avenue rezoning. We have Land Use Items 373 and
21 374, which are related. They're amendments to the
22 Zoning Map, zoning text and an amendment to the
23 zoning text to allow for the FRESH Resolution to
24 be implemented as part of the South Jamaica
25 rezoning. They're in Council Member Wills,

1
2 Sanders and myself district. It's Item No. C
3 110145 ZMQ and 110146 ZRQ and N 110193 ZRM. We
4 have a few landmark items. I need to read this.
5 Okay. It's an amendment submitted by the
6 Department of City Planning pursuant to Section
7 201 of the City Charter for amendment of the
8 Zoning Resolution of the city of New York. Oh,
9 I'm sorry. I combined it. Sorry. N 100193 ZRM
10 is the lower Manhattan arcades text amendment in
11 Manhattan Community Board 1, which is an amendment
12 to the zoning text to allow for the changes within
13 the arcades area in the Special Lower Manhattan
14 District. Then, we have a landmark item, Landmark
15 Item No. 376, Council Member Ignizio—it's in
16 Staten Island Community Board 3. It's the
17 Reverend Issac and Rebecca Gray Coleman House.
18 It's a historic landmark in Sandy Ground. It's
19 20115464 HKR. Also in part of the Sandy Ground
20 area, the Rossville AME Zion Church, Landmark Item
21 377 in Council Member Ignizio's district, Staten
22 Island Community Board 3. And also the landmark
23 item—the last one in this one—565 and 569
24 Bloomingdale Road Cottages, Landmark Item 378,
25 Item No. 20115466 HKR and that's to landmark the

1
2 cottages in the Sandy Ground area, as well. We
3 have another historic district that it's my
4 district, the Addisleigh Park District, Queens
5 Community Board 12, Item No. 20115467 HKQ. It's
6 to landmark the Addisleigh Park area in Queens.
7 We also have a landmark item in Speaker Quinn's
8 district. The Manufacturer's Trust Company
9 Building in Manhattan Community Board 5, Landmark
10 Item 380, Item No. 20115516 HKM. It's located at
11 510 5th Avenue and 2 West 43rd Street—the interiors
12 of the Manufacturer's Trust Building. A sidewalk
13 café in Speaker Quinn's district—Land Use No. 382,
14 Manhattan Community Board 12, 20115007 TCM. It's
15 the sidewalk café, Empanada Mama, at 763 9th
16 Avenue. Empanada, excuse me. We have third party
17 transfers in Council Member Seabrook, Cabrera,
18 Rivera, Foster, Arroyo and Palma's districts in
19 Bronx Community Boards 2, 3, 4, 5, 6, 7, 9 and 12.
20 Third party transfers under Item No. 20115650 HAK.
21 It's regarding the transfer and disposition of
22 property and tax related exemptions for seven
23 different properties. We also have a sites-school
24 selection for a new school, which will be called
25 P.S. 313 in Queens in Council Member Van Bramer's

1 district within Queens Community Board 2, Land Use
2 No. 384, Item No. 20115274 SCQ. It will be a 379
3 seat primary school facility to be located at 45-
4 46 42nd Street in Queens School District 24. We
5 have a UDAPs which will be listed in a minute—Land
6 Use Nos. 346, 347, 348 and 381. 346 is in Council
7 Member Dickens' district, Item No. 20115546 HAM.
8 Its address is 110 West 114th Street, 241 West 137th
9 Street, 271 West 150th Street, 2049 5th Avenue—it's
10 on a neighborhood redevelopment program in Block
11 Community Boards 10 and 11 in Council Member
12 Jackson's district, Land Use No. 347, Item No.
13 2011547 HAM, 8 St. Nicholas Terrace in Manhattan.
14 It's in Community Board 9 in Council Member
15 Levin's district, Land Use No. 348, Item No.
16 20115548 HAK, 356 Jay Street. It's a Section 577
17 tax exemption and also these are in Council Member
18 Vann's district, Land Use Nos. 381, 20115619 HAK,
19 788 Lafayette Avenue, 788A Lafayette Avenue, 790
20 Lafayette Avenue, 792, 794, 796 Lafayette Avenue
21 and 123 Van Buren Street, all in Brooklyn, all are
22 income rental program, Section 577.
23

24 We've been joined by other members—
25 Council Member Levin, Council Member Mendez,

1
2 Council Member Garodnick and Palma and Council
3 Member Williams. I believe we have everyone
4 accounted for, oh, Annabel Palma. I said Palma.
5 Oh, okay. Alright. So with that, does anyone
6 have any comments on anything on—the running man
7 better stay right here, listen.

8 [laughter]

9 CHAIRPERSON COMRIE: With that,
10 does anybody have any comments on anything on
11 today's items or agenda? Since everything was
12 heard in the subcommittees, the extensive
13 discussions were had. I just want to thank all
14 the subcommittee chairs, as usual, for doing an
15 excellent job. Council Member Vann would like to
16 make a comment.

17 COUNCIL MEMBER VANN: I'm wondering
18 if there was any reason why the Brooklyn project
19 was the last one on the agenda? Any significance
20 to that, or just...

21 CHAIRPERSON COMRIE: No, it's just
22 that there were so many of them that—

23 COUNCIL MEMBER DICKENS: Well,
24 actually the significance is the fact that the
25 Brooklyn project may not be quite as affordable as

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

the Harlem project.

CHAIRPERSON COMRIE: Oh, well,
alright. There we go.

COUNCIL MEMBER VANN: If you read
it, you'd find out that at the end of the rental
period, the tenants can become the owners of this
particular project.

COUNCIL MEMBER DICKENS: If you
read the Harlem, you'll find out the same applies.

CHAIRPERSON COMRIE: Okay.
Alright. Here we go. Yeah, yeah, yeah.

[laughter, background noise]

CHAIRPERSON COMRIE: Okay, we'll
let you guys argue this after the meeting is over,
but I want to thank all the members for making it
today in the inclement weather. The next meetings
will be held later this month. We will also be
having a budget meeting the 24th that members must
attend—although that's the same day they wanted us
to go to Albany, so we may have to adjust that.
They want us to go to Albany for the rent
stabilization issue, so we may have to make an
adjustment on the 24th. With that, I prepare to
encourage the members to vote aye on everything on

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

today's agenda, and if we could ask Carol to call the role.

CAROL SHINE: Carol Shine, counsel to the Committee. Chair Comrie?

CHAIRPERSON COMRIE: Aye on all.

CAROL SHINE: Council Member Reyna?

COUNCIL MEMBER RENYA: Aye on all.

CAROL SHINE: Council Member Barron?

COUNCIL MEMBER BARRON: Aye on all.

CAROL SHINE: Council Member Seabrook?

COUNCIL MEMBER SEABROOK: Aye on all.

CAROL SHINE: Council Member Vann?

COUNCIL MEMBER VANN: Aye on all.

CAROL SHINE: Council Member Gonzalez?

COUNCIL MEMBER GONZALEZ: Aye on all.

CAROL SHINE: Council Member Palma?

COUNCIL MEMBER PALMA: Aye.

CAROL SHINE: Council Member Arroyo?

1

2

COUNCIL MEMBER ARROYO: Yes.

3

CAROL SHINE: Council Member

4

Dickens?

5

COUNCIL MEMBER DICKENS: Aye on

6

all.

7

CAROL SHINE: Council Member

8

Garodnick?

9

COUNCIL MEMBER GARODNICK: Aye.

10

CAROL SHINE: Council Member

11

Mendez?

12

COUNCIL MEMBER MENDEZ: [off mic]

13

CAROL SHINE: Council Member

14

Lander?

15

COUNCIL MEMBER LANDER: Aye.

16

CAROL SHINE: Council Member Levin?

17

COUNCIL MEMBER LEVIN: Aye.

18

CAROL SHINE: Council Member

19

Weprin?

20

COUNCIL MEMBER WEPRIN: Aye.

21

CAROL SHINE: Council Member

22

Williams?

23

COUNCIL MEMBER WILLIAMS: I just

24

want to say there was a few landmark items that

25

really concentrated on African American history

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

that came out of Staten Island. I was very proud to vote on those. I vote aye on all.

CAROL SHINE: Council Member Koo?

COUNCIL MEMBER WILLIAMS: And Queens.

COUNCIL MEMBER KOO: I vote aye on all.

CAROL SHINE: Council Member Jackson?

COUNCIL MEMBER JACKSON: Aye on all.

CAROL SHINE: By a vote of 17 in the affirmative, none in the negative and no abstentions, the aforementioned items are approved and referred to the full Council.

CHAIRPERSON COMRIE: We will hold the roll open until 11 o'clock 'cause we had two members call in and claim they were on their way.

CAROL SHINE: Council Member Halloran?

COUNCIL MEMBER HALLORAN: Aye on all.

CAROL SHINE: The vote stands at 18 in the affirmative, none in the negative and no

1
2
3
4
5
6
7
8
9
10
11
12
13

abstentions.

CAROL SHINE: Council Member

Sanders?

COUNCIL MEMBER SANDERS: I vote

aye.

CAROL SHINE: The vote stands at 19
in the affirmative, none in the negative and no
abstentions. The final vote for the Committee on
Land Use of May 4th, 2011 is 19 in the affirmative,
none in the negative and no abstentions.

COUNCIL MEMBER VANN: Meeting

adjourned.

C E R T I F I C A T E

I, Kimberley Uhlig 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

Kimberley Uhlig

Date

May 9, 2011