

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 24, 2012
Start: 10:36 a.m.
Recess: 11:10 a.m.

HELD AT: Council Chambers
City Hall

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.
Larry B. Seabrook

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
Jumaane D. Williams
Daniel J. Halloran III
Vincent M. Ignizio
Peter A. Koo

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CHAIRPERSON COMRIE: Good morning.
We are going to commence the Land Use Committee meeting for Thursday May 24th, 2012. I'm Leroy Comrie, chair of the Committee. We have Council Member Mark Weprin, Council Member Brad Lander, Council Member Rosie Mendez, Council Member Albert Vann, Council Member Maria del Carmen Arroyo, Council Member Peter Koo, Council Member Daniel Garodnick, Council Member Sara Gonzalez, Council Member Diana Reyna, Council Member Vinny Ignizio and Council Member Larry Seabrook. We have a quorum, so we can commence with the meeting.

We have a sidewalk café in Council Member Jackson's district, Land Use No. 603, Manhattan Community Board 12, Mamajauna Café, Item No. 20125338 TCM. It is to continue to operate an unenclosed sidewalk café at 247 Dyckman Street. Then we have the Eastern Rail Yard text amendment, Land Use No. 604 and 605 related in Speaker Quinn's district, Manhattan Community Board 4, Item Nos. N120176 ZRM and N120171ZRM. They are both to reconfigure the open space at the Eastern Rail Yards to include the extension of the high line and to enhance the open space requirements.

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2 We have also in Council Member Chin's district,
3 Land Use No. 606, the Special Tribeca text
4 amendment in Council Member Chin's district,
5 Manhattan Community Board 1, Item No. N120166
6 ZRM. It's related to the extension of a variance
7 approved by the board of standards and appeals
8 turning the modification of bulk regulations in
9 the Special Tribeca Mixed Use District, primarily
10 dealing with one building in that district. We in
11 Council Member Arroyo's district in the Bronx
12 Community Board 1, known as Land Use Items No.
13 608 and 609. It's known as Crossroads Plaza, Item
14 No. C120164 HAX. It's to facilitate the
15 development of an 8 story building, a 13 story
16 building, and a 15 story building with a total of
17 approximately 428 dwelling units, 20,910 feet of
18 community facility space, 36,770 square feet of
19 commercial space and 155 accessory parking spaces,
20 and that is Crossroads Plaza. It is bounded by
21 East 149th Street, Prospect Avenue, Southern
22 Boulevard, East 147th Street and Union Avenue. We
23 have in Council Member Dickens' district, Land Use
24 Item No. 610 in Community District 9, a multi-
25 family preservation loan dealing with HPD for

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2 properties at 62 to 65 West 37th Street, 132 West
3 33rd Street, 125 West 133rd Street, 123 West 133rd
4 Street, 119 West 133rd Street, 235-37 West 116th
5 Street, 231 West 121st Street and 229 West 121st
6 Street. These are multi-family preservation loans
7 in order for these homes to maintain their status
8 as affordable housing. Does any member have any
9 questions or any comments on this morning's
10 agenda? I'd just remind folk that everything that
11 was on today's agenda has been thoroughly vetted
12 in the subcommittee meetings. Council Member
13 Reyna has a comment.

14 COUNCIL MEMBER REYNA: I just want
15 to take a moment to thank the related companies
16 for this letter highlighting a few of the various
17 projects that they have developed in Manhattan
18 regarding their efforts in minority, small and
19 women owned business enterprise. The letter
20 doesn't specifically mention future projections as
21 far as percentages of goals that they will meet
22 and it does not relate any dollar value with
23 respect to what they've done up until now and so I
24 would appreciate a follow up and we will continue
25 to discuss this particular effort and look forward

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to those discussions. Thank you so much, Chair.

CHAIRPERSON COMRIE: I would appreciate a more detailed letter before the full Council vote - - the specifics on the rail yard's project some detailed information before that. We've been joined by Council Member Jumaane Williams, Steve Levin, Jessica Lappin and Inez Dickens. I just couldn't get the word out.

[background conversation]

CHAIRPERSON COMRIE: Back to the agenda at hand, I would again ask that there would be a more detailed letter to us from the related company about the projects at hand since those are ongoing long term projects with a lot of opportunities, so with that, I would encourage a yes vote on everything on today's agenda, and we would ask Billy Martin, the clerk for the Council, to call the roll. William Martin.

COMMITTEE CLERK: William Martin, Committee Clerk. Roll call vote in the Committee on Land Use. Council Member Comrie?

CHAIRPERSON COMRIE: Aye on all.

COMMITTEE CLERK: Reyna?

COUNCIL MEMBER REYNA: Aye on all.

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COMMITTEE CLERK: Seabrook?

COUNCIL MEMBER SEABROOK: Aye.

COMMITTEE CLERK: Vann?

COUNCIL MEMBER VANN: Aye on all.

COMMITTEE CLERK: Gonzalez?

COUNCIL MEMBER GONZALEZ: Aye on
all.

COMMITTEE CLERK: Arroyo?

COUNCIL MEMBER ARROYO: A moment to
explain. Take a moment to congratulate Community
Board 1 in my district in the Crossroads Plaza
project, a project that that community board has
been working on for nearly 20 years and we are
finally at a point where we can put a shovel in
the ground and I'm very happy to vote yes on this
and all other items on the calendar.

COMMITTEE CLERK: Dickens?

COUNCIL MEMBER DICKENS: Aye.

COMMITTEE CLERK: Garodnick?

COUNCIL MEMBER GARODNICK: Aye.

COMMITTEE CLERK: Lappin?

COUNCIL MEMBER LAPPIN: Aye.

COMMITTEE CLERK: Mendez?

COUNCIL MEMBER MENDEZ: Aye.

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COMMITTEE CLERK: Koo?

COUNCIL MEMBER KOO: Aye on all.

COMMITTEE CLERK: Lander?

COUNCIL MEMBER LANDER: Aye on all.

COMMITTEE CLERK: Levin?

COUNCIL MEMBER LEVIN:

Congratulations to Council Member Arroyo on
Crossroads Plaza. I vote aye on all.

COMMITTEE CLERK: Weprin?

COUNCIL MEMBER WEPRIN: Aye.

COMMITTEE CLERK: Williams?

COUNCIL MEMBER WILLIAMS:

Congratulations, Council Member Arroyo and all
others. I vote aye.

COMMITTEE CLERK: Ignizio?

COUNCIL MEMBER IGNIZIO: Aye.

COMMITTEE CLERK: By vote of 16 in
the affirmative, zero in the negative and no
abstentions, all items have been adopted.
Members, please sign the Committee Report.

CHAIRPERSON COMRIE: I want to
remind members that they need to thank the
subcommittee chairs because we did not have
executive budget hearings for the Land Use

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2 Committee, so you need to thank your subcommittee
3 chairs that you don't have to come to a budget
4 hearing because we vetted everything pretty
5 thoroughly in the preliminary budget and there was
6 no actual change from preliminary to executive, so
7 we did not feel it necessary to bring you down for
8 a hearing.

9 [background conversation]

10 CHAIRPERSON COMRIE: But our next
11 subcommittees will be held on June 5th, so with
12 that, I will hold the meeting open for 15 minutes.
13 I have not heard from any other members, but we
14 will hold the roll open for 15 minutes, but the
15 Committee meeting is adjourned. Thank you.

16 COMMITTEE CLERK: Council Member
17 Barron?

18 COUNCIL MEMBER BARRON: I vote no
19 on L.U. No. 608, no on L.U. No. 609 and no on L.U.
20 No. 610, and aye on all the rest.

21 COMMITTEE CLERK: Council Member
22 Jackson?

23 COUNCIL MEMBER JACKSON: I vote aye
24 on all.

25 COMMITTEE CLERK: Council Member

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Vacca?

COUNCIL MEMBER VACCA: Aye on all.

COMMITTEE CLERK: The final vote in the Committee on Land Use now stands at 19 in the affirmative, zero in the negative and no abstentions with the exceptions of Land Use Items 608, 609 and 610 which are adopted by a vote of 18 in the affirmative, 1 in the negative and no abstentions.

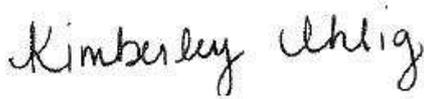
COUNCIL MEMBER JACKSON: This Land Use Committee hearing is now closed at 11:08 am.

[gavel]

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 _____

Date 6/7/12