

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 21, 2015
Start: 11:38 a.m.
Recess: 12:17 p.m.

HELD AT: Committee Room - City Hall

B E F O R E:
DAVID G. GREENFIELD
Chairperson

COUNCIL MEMBERS:
Vincent J. Gentile
Annabel Palma
Maria del Carmen Arroyo
Inez E. Dickens
Daniel R. Garodnick
Darlene Mealy
Rosie Mendez
Ydanis A. Rodriguez
Peter A. Koo
Brad S. Lander
Stephen T. Levin
Jumaane D. Williams
Ruben Wills
Donovan J. Richards
Inez D. Barron
Andrew Cohen
Ben Kallos
Antonio Reynoso

Ritchie J. Torres
Mark Treyger

2 [sound check, pause]

3 CHAIRPERSON GREENFIELD: Good morning,
4 good morning, good morning. My name is David
5 Greenfield. I'm the Councilman from the 44th Council
6 District in Brooklyn. I'm privileged to serve as
7 Chair of the Land Use Committee. I welcome my esteem
8 colleagues who are members of the committee. First,
9 I want to acknowledge the enthusiastic new Chair of
10 the Subcommittee of Zoning is actually the first to
11 arrive today. So congratulations, and Donovan, you
12 get a gold star for that. We certainly appreciate
13 it. I also want to acknowledge Council Members
14 Dickens, Garodnick, Mendez, Koo, Richards, Barron,
15 Cohen, Kallos, Torres and Treyger. I thank all of
16 you for your prompt attendance here, relatively
17 prompt attendance for the summer.

18 You will see on the table before you
19 several items related to the committee. First is the
20 agenda prepared by the committee staff pertaining to
21 those matters. Each of them had a hearing, and have
22 been reviewed and fully vetted by the subcommittees.
23 Those are the matters on which we will be voting on
24 today. I once again, thank the subcommittee Chair
25 Donovan Richards for a fantastic job yesterday in his

2 first chair of the Subcommittee on Zoning and
3 Franchise. I want to thank our friend Peter Koo of
4 Landmarks and, of course, our dear friend Inez
5 Dickens, of Planning Dispositions and Concessions.

6 Also before you are the joint reports of
7 the Land Use Committee and applicable subcommittees
8 for each item we're voting on today with a proposed
9 resolution for each item. What the committee is
10 voting on today is approve the resolutions before you
11 for presentation and vote by the full council. The
12 resolutions reflect the recommendations of the
13 applicable subcommittee.

14 Before we go to the audience, I want to
15 acknowledge that this is a very, very sad day at the
16 Land Use Committee because after over three and a
17 half years of service to the Council our
18 extraordinary general counsel is taking leave for
19 green pastures. I mean that literally. [laughter]
20 I couldn't help myself. I'm sorry. Anne McCaughey
21 has worked on some of the biggest and most
22 challenging projects that have come through the
23 Council in recent years, NYU, Hunts Point, Madison
24 Square Gardens, Domino, and Astoria Cove just to name
25 a few. Those are not easy project, but with her

2 intelligence, hard work and her fierceness helped
3 guide members to positive outcomes for these
4 communities. For those of you who haven't had the
5 privilege with working with Anne, I will tell you
6 that she keeps us honest here in the City Council.
7 I'm a little bit concerned, quite frankly, how this
8 ship is going to run now that she is leaving.
9 Everyone says that it may not run that well [laughs]
10 and it's probably true. But she is as much of a
11 straight shooter and hard worker and person of
12 integrity as you can get in this business. So a
13 couple of things to know. We are going to send Anne
14 off in our usual Council tradition with alcohol on
15 Thursday afternoon at Barleycorn at 5:00 p.m. We
16 encourage you. We encourage you to join us. We
17 think if we drink it will make it less bad, and we
18 are going to have a small party here today. Well, a
19 small party with no alcohol. I see but a lot of
20 coffee. It's a work after all and 5 o'clock is when
21 the workday ends, just for the record. So we're
22 going to have a small...a small going away party. I
23 wouldn't say it's a celebration because it's not a
24 celebration for us. But certainly, we recognize her
25 hard work and her leadership, and she will be sorely

2 missed. And, as I've said before, we're going to
3 hold it against her future employers for taking her.
4 [laughter]

5 Now, onto the business for the day. Two
6 sidewalk cafes, LU 247 and LU 248. They were joined
7 [sic] last week and, therefore, subject to motion to
8 file. Happy day. We have eight items that we're
9 voting on to approve today. LU No. 249 Rin Tin Tin,
10 application for revocable consent to continue and
11 operate an all enclosed sidewalk cafe at 14 Spring
12 Street. This application is located in Council
13 Member Chin's district.

14 LU No. 250, 41 Great Jones Street,
15 application to be granted a special permit to allow
16 the residential use of portions of the cellar, sixth
17 floor of this building on 41 Great Jones Street.
18 This application is also in Council Member Chin's
19 district.

20 The Hospital for Special Surgery, LU No.
21 251, application to permit the modification of the
22 lot coverage requirements in connection with proposed
23 130,000 square enlargement to the hospital on East
24 71st Street. This application is Council Member
25 Kallos' district. How are you, Kallos?

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2 COUNCIL MEMBER KALLOS: [off mic] Very
3 good. [sic]

4 CHAIRPERSON GREENFIELD: All is well? LU
5 No, 252 Special Regulations related to neighborhood
6 recovery. Application submitted by the Mayor's
7 Office of Housing and Recovery, Department of Housing
8 Preservation and Development and the Department of
9 City Planning to simplify the process of elevating
10 and reconstruction single and two-family homes in
11 Hurricane Sandy-impacted areas of Community Districts
12 of 10, 13, 14 in Queens, 13, 15 and 18 in Brooklyn,
13 and 2 and 3 in Staten Island. It is in multiple
14 council members districts.

15 LU No. 253, S&L Aerospace Metals, an
16 application submitted by the Department of Citywide
17 Administrative Services for the disposition of one
18 city-owned property located at 120-22 28th Avenue in
19 Special College Point College Point District. This
20 application is in Council Member Vallone's district.
21 And was have--

22 [background comments]

23 CHAIRPERSON GREENFIELD: It's pretty
24 loud. It's pretty loud. We hear it from here. LU
25 NO. 254 and 255 are related. It's okay to talk, just

2 whisper. Application submitted by the Department of
3 Housing Preservation and Development for the
4 designation of property located at 413 East 120th
5 Street, and an Urban Development Action Area. The
6 disposition of such property to the developer, and an
7 application for the amendment of the zoning map
8 change from an R71 District to an R7X district, and
9 establishing thee proposed R7 district a C1-5
10 overlay. This application is in the Speaker's
11 district.

12 LU 256 Bank of Manhattan Company
13 Building. A proposed resolution the Landmarks
14 Preservation Commission of the Bank of Manhattan
15 Company building located at 29-27 Queens Plaza North
16 Historic District. This application is in CM Van
17 Bramer's district. The subcommittees have all
18 recommended approval of the items. The Chair
19 recommends approvals well. Do any members have any
20 questions or comments? Council Member Kallos. Do you
21 want to speak on your application.

22 COUNCIL MEMBER KALLOS: Yes, please. You
23 know I like to speak. Thank you.

24 CHAIRPERSON GREENFIELD: Council Member
25 Kallos.

2 COUNCIL MEMBER KALLOS: Thank you, Chair
3 Greenfield as well as Chair Richards.
4 Congratulations on one of your first ULURPs coming
5 through your committee. The Hospital for Special
6 Surgery is number one on the United States for
7 orthopedics. It was founded in 1863 and performs
8 25,000 surgical procedures a year, and they need to
9 expand so that they can expand more and help more
10 people. They serve my district. They serve the
11 entire city. They serve the entire United States, and
12 the world. It is the place you want to go if you
13 have an injury regarding...relating to orthopedics
14 or rheumatology. We're proud to have them, and
15 we're proud to have them as a community partner that
16 is investing in the community, and helping to improve
17 the local area, and I urge my colleagues to vote yes
18 because I will be. Thank you.

19 CHAIRPERSON GREENFIELD: Thank you,
20 Council Member Kallos. Any questions or comments
21 from council members? Hearing none, I'll ask the
22 clerk to call the roll.

23 CLERK: William Martin, Committee Clerk.
24 Roll call vote, Committee on Land Use. Chair
25 Greenfield.

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2 CHAIRPERSON GREENFIELD: Aye on all.

3 CLERK: Dickens.

4 COUNCIL MEMBER DICKENS: [off mic] Aye.

5 CLERK: Garodnick.

6 COUNCIL MEMBER GARODNICK: Aye.

7 CLERK: Mendez.

8 COUNCIL MEMBER MENDEZ: [off mic] Aye.

9 CLERK: Koo.

10 COUNCIL MEMBER KOO: Aye.

11 CLERK: Richards.

12 COUNCIL MEMBER RICHARDS:

13 Congratulations, Council Member Kallos and to all of
14 the members in Hurricane Sandy affected areas. Today
15 is a major victory for us. So congratulations.

16 Thank you, Chair Greenfield, and good-bye, Anne. I
17 will miss you. I vote aye on all.

18 CLERK: Barron.

19 COUNCIL MEMBER BARRON: Congratulations
20 to the new Chair Donovan Richards. I vote aye on
21 all.

22 CLERK: Cohen.

23 COUNCIL MEMBER COHEN: Aye.

24 CLERK: Kallos.

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2 COUNCIL MEMBER KALLOS: Permission to
3 explain my vote.

4 CHAIRPERSON GREENFIELD: Council Member
5 Kallos to explain his vote again.

6 COUNCIL MEMBER KALLOS: [laughter] I
7 forgot to thank Anne McCaughey. None of this would
8 have been possible without her guidance and
9 assistance, and perseverance, and just working
10 closely on this and the Rockefeller University, ULURP
11 and so many other land use issues facing my district.
12 So I just wanted to say thank you because without her
13 and the Land Use team, this wouldn't have been
14 possible. I vote aye.

15 CHAIRPERSON GREENFIELD: Is it true,
16 Council Member Kallos, that you're going to be
17 rezoning that section Esplanade and the McCaughey
18 [sic]Esplanade section?

19 COUNCIL MEMBER KALLOS: We will--we will
20 see what we can do.

21 CHAIRPERSON GREENFIELD: Okay. Thank
22 you.

23 CLERK: Reynoso.

24 COUNCIL MEMBER REYNOSO: I just want to
25 congratulate D. Rich from the Rock [sic] for his new

2 appointment to--to the subcommittee, and, of course,
3 I vote aye, and thank you for everything and always
4 having my back out here. Thank you so much.

5 CLERK: Torres.

6 COUNCIL MEMBER TORRES: I, too, want to
7 congratulate Council Member Richards for his
8 ascension. Even though I think it's a huge loss for
9 the other, I have no doubt that Costa will actually
10 fill your shoes because-- And then I also want to
11 say it's been a pleasure working with Anne. I wish
12 you the best. I'm sorry. I know there was a
13 gathering for you last week. I was in Spain or else
14 I would have been there. But I--

15 CHAIRPERSON GREENFIELD: [interposing]
16 This week, this week.

17 COUNCIL MEMBER TORRES: I will be--I will
18 be there.

19 CHAIRPERSON GREENFIELD: Make an attempt.
20 Make it to Barleycorn at 5:00 p.m. Nice try, though,
21 Council Member. We've all used that. We've heard
22 the Spain excuse before.

23 COUNCIL MEMBER TORRES: So looking
24 forward to seeing you this Thursday is it?

2 CHAIRPERSON GREENFIELD: At 5 o'clock at
3 Barleycorn.

4 COUNCIL MEMBER TORRES: I will be there
5 so--

6 CHAIRPERSON GREENFIELD: First round is
7 in Council Member Torres.

8 COUNCIL MEMBER: All right.

9 CHAIRPERSON GREENFIELD: Thank you. For
10 Anne, yes. [applause]

11 CLERK: Treyger.

12 COUNCIL MEMBER TREYGER: With
13 congratulations to Ben Kallos and to Chair Richards
14 as well this--this is an enormous step forward to
15 break and cut the red tape for many of our homes and
16 communities to start building back. And I think that
17 that was a tremendous action yesterday, and we thank
18 you for the leadership of Council Member Richards.
19 As both the chair of the committee and as a Sandy
20 activist and member, you've done a great job. And
21 I...and Anne, I thank you for your helpful and
22 calming presence in the committee. You have
23 certainly calmed and helped clarify many things for
24 us, and you'll be dearly missed, but I wish you

2 continued success in your career. With that, I vote
3 aye on all. Thank you.

4 CLERK: By a vote of 12 in the
5 affirmative, 0 in the negative and no abstentions all
6 items have been adopted.

7 CHAIRPERSON GREENFIELD: Thank you. I
8 will continue to keep the vote open until noon.
9 Meanwhile, please enjoy the cake and the coffee, and
10 join us at Barleycorn at 5:00 p.m. this Thursday.
11 Barleycorn apparently is the unofficial place where
12 council members and staff go to drink. Oh, I see
13 Council Member Steve Levin in the flesh battling the
14 Uber burns. [sic] Has taken a break to come here and
15 join us at the Land Use Committee. We are grateful.
16 Thank you.

17 CLERK: Council Member Levin.

18 COUNCIL MEMBER LEVIN: Aye on all.

19 CLERK: The vote is now 13.

20 [pause]

21 CLERK: Council Member Rodriguez.

22 COUNCIL MEMBER RODRIGUEZ: Aye.

23 CLERK: The vote in Land Use now stands
24 at 14 in the affirmative.

25 [pause]

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2 CLERK: The final vote, Committee on Land
3 Use now stands at 14 in the affirmative, 0 in the
4 negative and no abstentions.

5 CHAIRPERSON GREENFIELD: The Committee on
6 Land Use, the meeting of July 21st, 2015 is hereby
7 adjourned.

8 [gavel]

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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 July 21, 2015