

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

October 9, 2013
Start: 1:40 p.m.
Recess: 2:05 p.m.

HELD AT: Council Chambers
City Hall

B E F O R E: Leroy G. Comrie, Jr.
Chairperson

COUNCIL MEMBERS:

Charles Barron
Daniel R. Garodnick
Maria del Carmen Arroyo
Annabel Palma
Vincent M. Ignizio
Peter A. Koo
Robert Jackson
Albert Vann
Ruben Wills
Steve Levin
Julissa Ferraras
Joel Rivera
Diana Reyna
Rosie Mendez
Inez E. Dickens

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

Council Members:

Mark S. Weprin

Jumaane D. Williams

CHAIRPERSON COMRIE: We're ready to start the Full Committee. If all the members can come back to their seat. The Sergeant of Arms has the tape ready. We can start the Full Committee. I got read each item, okay. Okay, we are going to start the Full Land Use Committee for October 9th, 2013. We are joined by Council Member Ignizio, Council Member Maria del Carmen Arroyo, Council Member Annabel Palma, Robert Jackson, Al Vann, Joel Rivera, Ruben Wills, Diana Reyna, Peter Koo, Steve Levin, Dan Garodnick, Julissa Ferraras, and Charles Barron. We have a few items that I have to read the details into the agenda that we will--due to time, I'll try to move through them quickly. Land Use 876 through 881 which are related dealing with the Specail Willets Point District Amendment and Queens Community Board Seven Item N1330 220 ZRQ, C130 222 ZSQ, C130 223 ZSQ, C130 224 ZSQ, C130 225 ZSQ, M808 221A MMQ are all related to the Willets Point. We have Land Use 902 dealing with 203, 205 East 92nd Street, Manhattan Community Board Eight, Council Member Garodnick's District dealing

1 with the 92nd Street Property, Land Item N130
2 263 ZRM in Council Member Van Bramer's District
3 Land Use 903 2244 Jackson Avenue known as 5
4 Pointz. Queen Community Board 12, two, Item
5 number C130 191 ZSQ, and we have a few items
6 904-909 which are related to Halletts Point in
7 Queens Community Board One, Council Member
8 Vallone's District items numbers N090485 ZRQ,
9 C090484ZMQ, C103244ZSQ, C090486ZSQ and two
10 more, N090487ZSQ, and C130068MMQ dealing with
11 the Halletts Point Project. Since members just
12 spoke in the Subcommittee and everyone was just
13 in the room, we'll ask them to save their
14 comments until the stated meeting, if that's
15 okay for all the members. I'm saying the
16 members with the projects in mind, but just not
17 the members that are going to vote, Mr. Barron.
18 Council Member Mendez would like to en--we're
19 joined by Council Member Rosie Mendez. We are
20 asking for an aye vote on all of the projects.
21 Again, I want to commend all the members and
22 all of the discussion that has been done, the
23 Land Use staff, on the Speaker's staff and all
24 of those that involved, and especially all of
25

1
2 the advocates that came and made sure that the
3 projects were done to their concerns, that
4 their concerns were heard, and that in the
5 melting pot process to make sure that all of
6 the advocates concerns were heard and listened
7 to is part of that process. So, with that, I
8 will as the Clerk to call the roll. I recommend
9 an aye vote on all items. Would anyone want to
10 speak to any item on today's agenda? Alright.
11 Seeing none, we'll call the roll.

12 CLERK MARTIN: William Martin,
13 Committee Clerk, roll call vote Committee on
14 Land Use. Council Member Comrie?

15 CHAIRPERSON COMRIE: Aye on all.

16 CLERK MARTIN: Rivera?

17 COUNCIL MEMBER RIVERA: I vote aye
18 on all.

19 CLERK MARTIN: Reyna?

20 COUNCIL MEMBER REYNA: Aye on all and
21 congratulations to my colleagues, especially
22 Julissa Ferraras who has worked day and night
23 despite being on maternity leave, which we must
24 all respect and honor and just pay kudos to her
25 because we all forget we have families we have

1
2 to take care of, and we have a responsibility
3 to the City, and she put everything ahead,
4 including what would be the needs of her child
5 newborn, to be able to accommodate the most
6 important constituency of her district, and I
7 hope that the public understands how to report
8 the facts as opposed to exaggerated lies and
9 makes sure that this district continues to
10 monitor what was negotiated. The people of her
11 district have to make sure they hold
12 accountable all parties at stake here. So
13 congratulations to you Council Member Ferraras,
14 and I vote aye on all.

15 CLERK MARTIN: Barron?

16 COUNCIL MEMBER BARRON: Thank you
17 very much. I would just like to say to my
18 colleague, you did an excellent job in
19 negotiating. I am voting no on several
20 projects, but I say this in--honesty compels
21 me, I also have to say that the Related Company
22 in East New York did a fantastic job with us in
23 East New York. About 80 percent of our homes
24 there and apartments there was affordable. The
25 jobs came to local residents, and the retail

1
2 even they had people from our district, have
3 some retail space, and they did a good
4 community benefits agreement. So this is not a
5 reflection of Related or Julissa. I think that
6 was a very well negotiated project, but I want
7 to be consistent. When I see housing at 35
8 percent, and when I see eminent domain, even
9 though it wasn't used, but always there as a
10 threat, even though business people make a lot
11 of money when they negotiate their deals, but
12 sometimes the eminent domain threat pushes
13 negotiations far and makes it easier. So I'm
14 going to vote no on the project, but I just
15 wanted--honesty compelled me to say that the
16 Related Company and Julissa, I think they did a
17 good job on this, but I want to be consistent
18 because the housing at 35 percent, I think it
19 should be reversed; 65 percent of the housing
20 should be affordable, 35 percent can be market.
21 I'm also going to vote no on Halletts Point
22 because that's an 80/20 housing formula as
23 well, 80 percent market, 20 percent affordable,
24 and I'm voting no on Land Use Item 902, which
25 is also a 80/20 formula. We will never get to

1
2 have an affordable city for all of us,
3 particularly working class families to live in
4 when the family is going at market rate to the
5 tune of 80 percent. So just to be consistent,
6 and since I'm on my way out anyway, I'm going
7 to vote no on these three items and wish all of
8 you the best.

9 [applause]

10 COUNCIL MEMBER BARRON: Aye on all
11 the rest. On all the rest, aye.

12 CLERK MARTIN: Jackson?

13 COUNCIL MEMBER JACKSON: Aye on all.

14 CLERK MARTIN: Vann?

15 COUNCIL MEMBER VANN: Aye.

16 CLERK MARTIN: Palma?

17 COUNCIL MEMBER PALMA: Aye.

18 CLERK MARTIN: Arroyo?

19 COUNCIL MEMBER ARROYO: Aye.

20 CLERK MARTIN: Garodnick?

21 COUNCIL MEMBER GARODNICK: Aye.

22 CLERK MARTIN: Dickens?

23 COUNCIL MEMBER DICKENS: Aye.

24 CLERK MARTIN: Mendez?

25 COUNCIL MEMBER MENDEZ: Aye on all.

COMMITTEE LAND USE

10

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

CLERK MARTIN: Koo?

COUNCIL MEMBER KOO: Aye.

CLERK MARTIN: Levin?

COUNCIL MEMBER LEVIN: Aye on all.

Congratulations to Council Member Ferraras on a job well done.

CLERK MARTIN: Weprin?

COUNCIL MEMBER WEPRIN: Aye.

CLARK MARTIN: Wills?

COUNCIL MEMBER WILLS:

Congratulations to Council Member Ferraras on your thoughtful procedures in this and the consideration for your district and it's need have been met. I vote aye on all.

CLERK MARTIN: Ignizio?

COUNCIL MEMBER IGNIZIO: Aye.

CLERK MARTIN: By a vote of 16 in the affirmative, zero in the negative, and no abstentions, LU items 903 is approved, and by a vote of 15 in the affirmative, one in the negative and no abstentions LU items 876 through 881, LU 902 and LU 904 through 909 have all been adopted. Members, please sign the Committee reports.

1
2 CHAIRPERSON COMRIE: We ask committee
3 members to sign the reports. We'll hold the
4 roll up for members that are on their way until
5 10 minutes. Please inform. We will be voting
6 on this in the Stated Council Meeting. We will
7 be voting all these items out in Stated Council
8 Meeting today. Again, I want to congratulate
9 Vallone, Van Bramer, Garodnick and Ferraras on
10 doing the extensive work necessary to get to an
11 agreement today. This meeting is adjourned.
12 Please be quiet while members are still signing
13 the roll. If you need to leave the Chambers,
14 please do so as quietly as possible. The
15 meeting for October 9th, 2013 Land Use Committee
16 is hereby adjourned.

17 [gavel]
18
19
20
21
22
23
24
25

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 there is no relation to any of the parties to this action by blood or marriage, and that there is no interest in the outcome of this matter.



Date 10/21/2013