

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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April 24, 2014
Start: 11:42 a.m.
Recess: 2:10 p.m.

HELD AT: Committee Room
City Hall

B E F O R E: Mark S. Weprin
Chairperson

COUNCIL MEMBERS:

Daniel Garodnick
Jumaane D. Williams
Donovan J. Richards
Antonio Reynoso
Ritchie J. Torres
Vincent M. Ignizio
Vincent Gentile
Ruben Wills

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

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SUBCOMMITTEE ON ZONING AND FRANCHISES

CHAIRPERSON WEPRIN: Alright. We're going to get started. My broken glasses, but okay. Okay. Alright, we apologize for the delay, but good morning everyone. I can still say that. I'm Mark Weprin, the Chair of the Zoning and Franchises Subcommittee. I am joined by the following members of the subcommittee, let's see here, Vinnie Gentile is still in the room? Oh, alright. Vinnie Gentile is not in here now? He stepped--oh, he's next door. Alright. Jumaane Williams, Ruben Wills, Donovan Richards, Mr. Reynoso, Council Member Reynoso is here, Council Member Torres is not here anymore. He stepped out, and Council Member Ignizio is here. So we do have a quorum. Vinnie Gentile just walked in as well. So we are going to get started on a number of items that we have had the hearings on and we are now ready to vote, some of which involved detailed negotiations. We're going to start off with the sidewalk cafes that we heard yesterday hearings on, Land Use 39 which was 7A café, Land Use number 40, which was Mama Bar, and Land Use number 44, which was the The Fourth, all in

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2 Council Member Rosie Mendez's district, and I
3 believe Council Member Mendez has a statement
4 she wants to make on at least one of these
5 items. Council Member Mendez?

6 COUNCIL MEMBER MENDEZ: Thank you,
7 Chair Weprin. At yesterday's hearing we went to
8 discuss making modifications and trying to get
9 the Community Board and the applicant, Mama's
10 Café, to come to an agreement and in fact,
11 Mama's Café has agreed to reduce the sidewalk
12 café by two tables and four seats to be a total
13 of 10 tables and 20 seats, and they have agreed
14 to close the sidewalk café at 9:00 p.m. all
15 week long and making some modifications that
16 needed to be done to the awnings. So, thank
17 you, Mr. Chair, for granting us the time to get
18 to a better place with all the parties.

19 CHAIRPERSON WEPRIN: Thank you,
20 Council Member Mendez. And we have now been
21 rejoined by Ritchie Torres who actually was the
22 first one here today, I think got the gold star
23 today. Congratulations, sir. Well, we have
24 them in a box somewhere. Our next item before
25 us are three applications related to 606 West

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2 57th Street in Council Member Rosenthal's
3 district, a zoning text change, a zoning map
4 change and a special permit for parking. These
5 applications are proposed to be modified,
6 reducing the maximum amount of parking to 400
7 spaces, adding text that will require that any
8 proposed hotel would need to obtain a special
9 permit and be reviewed pursuant to ULURP, and
10 importantly, provides for additional middle
11 income housing that would be permanently
12 affordable. I'd like to call on Council Member
13 Rosenthal who has a statement to make. Council
14 Member Rosenthal?

15 COUNCIL MEMBER ROSENTHAL: Thank
16 you, Chair Weprin. Thank you for giving me the
17 opportunity to make a statement about this
18 project. When I was elected to this City
19 Council seat, the wind was already in the sail
20 of the 606 West 57th Street approval process.
21 In 2013, Community Board Four and then
22 Manhattan Borough President Stringer voted to
23 approve the project with stipulations regarding
24 affordable housing and parking spaces. In
25 January 2014 the current Manhattan Borough

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2 President Gale Brewer testified to City
3 Planning asking for an approval with
4 stipulations in line with those of Community
5 Board Four. In March 2014, the City Planning
6 Commission approved the project. For the past
7 month or so I've had the opportunity to work
8 with the developer, TF Cornerstone, to address
9 the concerns and stipulations raised by
10 Community Board Four and the Manhattan Borough
11 President. Our negotiations have respected the
12 wishes of those who voted before me. We made
13 great progress and satisfied the concerns of
14 Community Board Four and the Manhattan Borough
15 President, both the former and the current.
16 There will be inclusionary affordable housing
17 guaranteed into perpetuity. The 20 percent
18 affordable housing square footage will be
19 calculated to include all residential above the
20 first floor. The garage will be smaller with
21 room for only 400 spaces. JITNY [sp?] buses to
22 the subway will be shared with the Durst [sp?]
23 building across the street to minimize the
24 impact on traffic. The affordable units will be
25 distributed throughout 80 percent of the

1 building with amenities the same as those used
2 for market apartments with minor exceptions. In
3 the allocation of affordable housing units of
4 different sizes, studio, one, two, and three
5 bedroom will mirror the market rate apartments.
6 We also addressed the concerns of Labor when TF
7 Cornerstone agreed to build using union labor
8 and staff with 32 BJ employees. TF Cornerstone
9 also agreed to go back to City Planning now
10 asking for a special permit should they decide
11 to build a hotel on their property, which I
12 understand is important to the hotel trades
13 union. At my request, TF Cornerstone also
14 agreed to the following, paying for the build
15 out of a new 1,500 square foot public school
16 pre-k which the Department of Education School
17 Construction Authority has agreed to lease, 17
18 to 20 additional middle income family-sized
19 affordable units, 100,000 dollars to improve
20 the local park, Clinton Cove and participation
21 in a construction advisory committee to work
22 with neighbors to minimize the impact of
23 construction on their quality of life during
24 the project's construction. None the less, I
25

1
2 hear the projects detractors loud and clear. I
3 understand why the residents who live along
4 West 57th Street do not like this development.
5 It takes away their light and air. 57th Street
6 is over-run with overdevelopment. There is no
7 school to accommodate the 143 children from
8 this building on top of the 120 or so kids from
9 the Durst building across the street. There are
10 common sense questions about the wisdom of
11 buildings so close to the water's edge in light
12 of the impact of super storm Sandy and climate
13 change. Moving forward, I will engage the
14 community, especially those here in the room to
15 identify how the city will accommodate these
16 new residents and their needs for local
17 schools, libraries and public transportation. I
18 will also work with my colleagues in the
19 council and across the hall in the Mayor's
20 office about necessary changes to the
21 environmental impact review statement to make
22 them more responsible in addressing legitimate
23 planning concerns. I want to give special
24 thanks to the following individuals who held my
25 hand on more than one occasion over the past

1 month in coming to a positive outcome on this
2 deal, Council Members Weprin and Greenfield,
3 the City Council Land Use Staff, Community
4 Board Four, in particular, the Land Use Co-
5 Chair Joe Restucci [sp?], my staff and the City
6 Council Staff Aday Fox [sp?] without whom there
7 would be no deal. I also want to thank members
8 of the community, especially those living along
9 57th Street for raising serious and correct
10 concerns about density. I urge my colleagues to
11 vote yes.
12

13 CHAIRPERSON WEPRIN: Okay, thank you.

14 Also, other items that we heard on last--
15 yesterday's agenda are the Rockaway Park
16 rezoning in Council Member Barron's district.
17 We had that hearing and I know Council Member
18 Barron is supportive of this item. I don't know
19 if Council Member Barron if you wanted to make
20 a statement? A brief statement from Council
21 Member Barron.

22 COUNCIL MEMBER BARRON: Yes. This is
23 a project that has been supported by the
24 Community Board 17, I believe it is, that's the
25 Community Board that it's located in. it is in

2 my district, Council district, and they want to
3 expand an area that they already own so that
4 they can have another type of facility there.
5 So I am in favor of it.

6 CHAIRPERSON WEPRIN: Thank you,
7 Council Member Barron. Then Land Use Number 46
8 was the Richmond Avenue rezoning in Council
9 Member Matteo's district. He was here yesterday
10 and stated his support for this project, and we
11 had that hearing as well. Next we have Land Use
12 Number 47, the Manhattan West text amendment in
13 Council Member Johnson's district as well as
14 Land Use Number 48, also in Council Member
15 Johnson's district which is 5961 Thompson
16 Street. Is he here, Corey? No, okay. But he
17 is advocating for a yes vote in my last
18 conversation. Okay. I just want to mention that
19 Domino is not on the agenda at the moment.
20 We'll probably be taking up at a recessed
21 meeting after this one. Okay. So now, what I'd
22 like to do is call for a vote on the following
23 times which that we will couple the three
24 cafes, Land Use Number 39, 40 and 44. The Land
25 Use Number 45, Rockaway Park, 46, Richmond

2 Avenue, 47, Manhattan West, 48, the Thompson
3 Street development, also Land Use Numbers 41,
4 42 and 43 in Council Member Rosenthal's
5 district with the modification I have
6 described. Counsel, Ann McCoy, please call the
7 roll.

8 COUNCIL CLERK: Chair Weprin?

9 CHAIRPERSON WEPRIN: I vote aye.

10 COUNCIL CLERK: Council Member
11 Gentile?

12 COUNCIL MEMBER GENTILE: Yes, while I
13 have had some [off mic] for the project in
14 Council Member Rosenthal's district, after
15 discussing with her and knowing the
16 negotiations she has come to, I vote aye on
17 all.

18 COUNCIL CLERK: Council Member
19 Williams?

20 COUNCIL MEMBER WILLIAMS: May I be
21 excused to explain my vote?

22 CHAIRPERSON WEPRIN: Yes, Mr.
23 Williams to explain his vote.

24 COUNCIL MEMBER WILLIAMS: Thank you
25 very much. So I head a lot of things about this

1 particular project and one of them caused me a
2 lot of concern, and I listened to what some of
3 the people who were against it were saying and
4 about the height, which is of concern, but then
5 I learned that that's actually probably won't
6 be the tallest building on that block, but
7 there is something that I think we have to be
8 very concerned about when we are building,
9 we're probably going to do some up-zoning in
10 the city, and that I think is the plight of
11 people. All people's access to affordable
12 housing and I am concerned that the lowest
13 income in New Yorkers are squeezed into certain
14 communities, and sometimes we talk about the
15 achievement gap, but I actually think it's more
16 of a development gap or an access gap because
17 if you squeeze those communities together, they
18 do not have the same social networking, the
19 same access to things that other communities
20 who are more affluent have. And I want to make
21 sure that that is dealt with in a way that
22 makes sense. Now, I think the 80/20 thing needs
23 to be redone. It doesn't work, but even within
24 those confines my hope is that with at least
25

2 the 20 percent we can dig as deep as we can. So
3 I applaud the council member for making sure
4 that a middle income and higher income people
5 have access to housing because they should, so
6 I have no problem with the 175 percent. I have
7 no problem with 230 percent. If those are the
8 people who are there, I want to make sure they
9 can stay in their own communities. I did have
10 an issue that we could--within the 20 percent
11 we could have dug as low as 40 and 50 percent
12 and did not, and jumped to 60 percent. So that
13 gives me a lot of pause for concern which makes
14 me really unable to support this project, and I
15 apologize for that, but out of deference of my
16 colleague I'm simply going to abstain from the
17 vote.

18 CHAIRPERSON WEPRIN: Thank you, Mr.
19 Williams. I'm going to allow Council Member
20 Rosenthal to make just a quick statement in
21 response to that.

22 COUNCIL MEMBER ROSENTHAL: Council
23 Member Williams, I so appreciate what you're
24 saying and I so appreciate the fact that you're
25 a Chair of the Housing and Buildings Committee.

1
2 You keep a vigilant eye on the needs of those
3 who most need affordable housing in this city,
4 and I can't tell you how much I appreciate
5 that, and I appreciate your statement, and I'm
6 honored that you would consider abstaining.
7 That means a lot to me. I just, for the
8 public's knowledge, I want to be clear that I
9 took that concern into consideration in
10 thinking about this deal and I did it with the
11 understanding that three blocks away is the
12 new--will be the new Riverside South Center,
13 which includes all of its affordable housing
14 for people who make between 30, 40, I don't
15 think 50, I think it's just 30 and 40 percent
16 AMI. So given the fact that that entire piece
17 was for people who earn incomes at 30 to 40
18 percent of AMI. My eyes were retrained on this
19 project for those who are closer to upper,
20 lower and middle income families that are not--
21 the affordable housing component for middle
22 income is in no way directed toward higher
23 income people. It was very clear in the
24 conversations and you'll see in the text
25 language that the homes that will be for people

2 at 175 percent, 200 percent and 230 percent AMI
3 are very clearly for families, and what this
4 will allow, the intention of what this will
5 allow is for two public school parents who are
6 married and have two to three children can live
7 on the west side of Manhattan. That's exactly
8 the community my eyes were trained on and so I
9 just wanted to make that clear and also thank
10 you for your statement.

11 CHAIRPERSON WEPRIN: Thank you, Ms.
12 Rosenthal. Mr. Williams, I just want to
13 clarify. So you are going to vote aye on all
14 and abstain on the three items that make up the
15 Helen Rosenthal--

16 COUNCIL MEMBER WILLIAMS:
17 [interposing] Yes.

18 CHAIRPERSON WEPRIN: project. Okay,
19 thank you. Ann?

20 COUNCIL CLERK: Council Member
21 Wills?

22 COUNCIL MEMBER WILLS: Aye on all.
23 Congratulations, Council Member Rosenthal.

24 COUNCIL CLERK: Council Member
25 Richards?

2 COUNCIL MEMBER RICHARDS: I just want
3 to say congratulations, Council Member
4 Rosenthal, and I vote aye on all.

5 COUNCIL CLERK: Council Member
6 Reynoso?

7 COUNCIL MEMBER REYNOSO: Permission
8 to explain my vote?

9 CHAIRPERSON WEPRIN: Yes, to explain
10 his vote, Council Member Reynoso.

11 COUNCIL MEMBER REYNOSO: Thank you. I
12 just wanted to congratulate Council Member
13 Rosenthal for the work that she did on this
14 project and I do want to say when it comes to
15 the affordable housing aspect of the work that
16 we're doing, each of our district has needs
17 that are specific to our districts and for too
18 long our narrow scope when it comes to
19 affordable housing and subsidies and incentives
20 that the city has pushed has left many without
21 an opportunity. In my district specifically
22 we're either extremely poor or extremely rich.
23 There's no middle class. There has been no
24 opportunities for them, and I've been
25 encouraging my not for profit organizations to

1 start focusing on need that is specific to this
2 district. Then I'm encouraging some middle
3 income or middle class affordability as well,
4 and that if we were to do this comprehensively
5 we'll come to a place where this won't be
6 unusual, where it makes sense, but because we
7 don't do it comprehensively and we're spotting
8 it, we come to a loss. So I just want to say
9 that. I do commend you for looking out for the
10 interest of your district, and when my district
11 comes up for any possible votes that we also
12 look at the AMI's that are specific for them.
13 So in some places they might be higher and in
14 other places they should be much lower, and
15 that we should look at that spot, location by
16 location making sure we're doing it right. So,
17 I vote aye on all, and again congratulations
18 Helen on your first Land Use matter.
19

20 CHAIRPERSON WEPRIN: Thank you,
21 Council Member Reynoso.

22 COUNCIL CLERK: Council Member
23 Torres?

24 COUNCIL MEMBER TORRES: Permission
25 to explain my vote?

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2 CHAIRPERSON WEPRIN: Council Member
3 Torres to explain his vote.

4 COUNCIL MEMBER TORRES: I just want
5 to commend my colleague Helen Rosenthal for
6 being a ferocious advocate for the residents of
7 the upper west side. I know she was handed a
8 difficult situation, but she made every effort
9 to make the best of it and I don't think the
10 residents in the upper west side could have a
11 final negotiator. You know, I do have the
12 planning concerns about, you know, the sheer
13 size of the project and the implications it
14 will have, the transit infrastructure and for
15 schooling, but in deference to you, I will vote
16 aye.

17 CHAIRPERSON WEPRIN: Thank you,
18 Council Member. You okay?

19 COUNCIL CLERK: Yeah, sorry. By a
20 vote of seven in the affirmative, zero
21 abstentions and zero negatives, Land Use items
22 39, 40, 41--I'm sorry, 39, 40, 44, 45, 46, 47
23 and 48 are adopted and referred to the Full
24 Land Use Committee, and by a vote of six in the
25 affirmative, zero abstentions--six in the

1 affirmatives, zero negatives and one
2 abstention, Land Use items 41, 42 and 43 are
3 approved with modifications and referred to the
4 full Land Use Committee.
5

6 CHAIRPERSON WEPRIN: Thank you very
7 much, Ann McCoy. Ladies and Gentleman, the Land
8 Use committee will follow this meeting, so
9 please don't go anywhere. We are going to hold
10 the vote open until the Land Use meeting starts
11 today and then we are just going to recess the
12 meeting and at a time to be named later. Okay,
13 well maybe. So we're recessing the Zoning
14 meeting. It may be as soon as an hour from now,
15 so we will let you know as soon as we know when
16 the Zoning Committee will re--will regroup. So
17 in the meantime, the meeting is now recessed
18 and the Land Use meeting will follow. Okay, let
19 me just make a statement. The Land Use
20 Committee meeting will not meet right away.
21 We're going to wait until the agreement is made
22 on one other item on Domino and then we're
23 going to regroup as the Subcommittee, vote on
24 it, and then the Land Use Committee is meeting.
25 I apologize. I did not understand. So this

1 meeting is recessed for the next few minutes,
2 and maybe we'll be convened in a very short
3 order. Thank you. Okay. Ready? Alright we
4 are going to restart the recessed meeting of
5 the Zoning and Franchises Subcommittee. We do
6 have a quorum present. I am the Chair Mark
7 Weprin of the Zoning and Franchises Committee.
8 We're joined by Council Members Gentile,
9 Garodnick, Reynoso, Torres and Ignizio at the
10 moment. We're also joined by the Chair of the
11 Land Use Committee, David Greenfield, and we
12 are now going to deal with the one--well, oh
13 Darlene Mealy is here as well as a couple other
14 guests, but they're not necessarily members of
15 the Committee, so please take no offense.
16 Yeah, Land Use, but not on the Subcommittee.
17 Darlene, you get me in trouble. We're done by
18 Darlene Mealy. And Steve Levin who represents
19 Domino Sugar where we have the remaining item.
20 So that is Land Use Numbers 28 to 33, known as
21 Domino Sugar, and we are going--offering the
22 following modification that's being made. And
23 we will be making the modification by the City
24 Council to the restricted declaration
25

1 concerning the structure authority powers and
2 governance of the review board which is tasked
3 with evaluating making determinations and
4 improving declarant's [sic] proposed public
5 programming for the public access areas and
6 waterfront public access areas on the Domino
7 site. The modifications include the composition
8 of the review board, the ability of local
9 officials and community stakeholders to
10 directly appoint members of that review board,
11 the mechanism by which the developer and the
12 review board will reach consensus and agreement
13 on the public programming on the public access
14 and waterfront access areas including user
15 fees. It will require the review board be
16 formed and empowered in advance of any proposed
17 interim public programming of Domino's Square
18 before the developer seeks a notice of
19 substantial completion in accordance with the
20 development phasing requirements, and finally
21 the annual reporting to the review board of
22 operating costs and information relative to the
23 maintenance and operation of both the public
24 access and the waterfront public access areas.
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And that was a mouthful, but what I'm going to do now--we're also joined by Ruben Wills, by the way. Thank you Ruben. And Donovan Richards and Jumaane Williams who are members of the Subcommittee. I'd like to call on Steve Levin to make a statement on Domino on where we are.

COUNCIL MEMBER LEVIN: Thank you very much, Chair Weprin. I want to thank you Chair as well as Chair Greenfield for your assistance and help in negotiating and shepherding the Domino Sugar rezoning through. I want to especially acknowledge our fantastic Land Use Staff, Gale Benjamin [sp?], Ann McCoy, Amy Levitan, Aday Fox [sp?] who was excellent in this process. I want to thank Robby Medal [sp?], my Chief of Staff. I want to thank Ramon Martinez, Deputy Chief of Staff here at the Council and everybody at the Mayor's office who were helpful, Ashley Thompson, from the Mayor's Office who's here who worked on this project when she worked at the Council in my office, John Paul Lupo [sp?], Emma Wolfe, Deputy Mayor Elicia Glenn [sp?] and her Chief of Staff James Pagett [sp?] as well as everyone at the Parks

1
2 Department. Everyone put a lot of effort into
3 this. I want to also acknowledge the great work
4 of my colleague Antonio Reynoso in this process
5 in doing a fantastic job on negotiating very
6 important parts of this with the developer and
7 with the city as well as was really being a
8 great community leader in responding to the
9 community's concerns and standing up for those
10 concerns, you did a great job, Council Member
11 Reynoso. I want to also acknowledge the
12 developer Two Trees for working with us for a
13 very long period of time in an extensive amount
14 of community outreach during this process. I
15 don't want to get too much into the details
16 here, but it was a lengthy process and we have
17 a deal that will meet the community's needs in
18 terms of affordable housing and deeper
19 affordability, making sure that there's units
20 that are available to people making 40 percent
21 of AMI and 50 percent of AMI and 60 percent of
22 AMI, and as well as a handful of moderate units
23 as well at 125 percent of AMI. In addition,
24 units will--had discussions extensive
25 discussions with the Administration about

1
2 ensuring or working towards getting as many two
3 and three bedroom family sized units as
4 possible as well to meet the extreme need in
5 the Williamsburg/Greenpoint community, north
6 Brooklyn community for family sized affordable
7 units because as many of you know, north
8 Brooklyn is really ground zero for
9 gentrification and all the pressures that that
10 places on destabilizing effects on communities
11 and families. So I think that we can be
12 satisfied that we have a good deal that's in
13 the interest of New Yorkers and I do want to
14 also give a special acknowledgement to Mayor
15 Bill de Blasio for his strong efforts in
16 locking in 537,000 square feet of affordable
17 housing in this project. That is an
18 unprecedented amount in terms of percentage and
19 I think points to a new day here in New York
20 City for affordable housing. Again, I want to
21 acknowledge Two Trees, the developer, for again
22 working with the community a lot and our office
23 on making this happen. With that, I'll turn it
24 back over to the Chair. Thank you for the
25 opportunity to speak.

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2 CHAIRPERSON WEPRIN: Okay. Thank you.
3 I'd like to call our--we're joined by members
4 of the Land Use Committee as well, but Rosie
5 Mendez is here as well. I know Antonio Reynoso
6 has a comment he wants to make. He represents
7 the district directly across the street from
8 the site.

9 COUNCIL MEMBER REYNOSO: Thank you,
10 Chair. I just want to say that over the last at
11 least eight years the burden of the work that
12 has been done on the waterfront has fallen upon
13 Council Member Steve Levin and that he's done
14 an extraordinary job in representing his
15 community and I'm extremely grateful to have
16 the opportunity to have worked with him on this
17 project and I think, you know, some boxers say
18 styles make fights and I think working
19 alongside with Steve and our style has really
20 got us to a point where we pulled as much as we
21 possibly could to make sure that our
22 neighborhoods were okay. So just want to thank
23 you for your leadership and the work you did
24 there. I also want to thank the Land Use Staff
25 as well for always being there with us, you

1
2 guys, filled with patience in these committees.
3 My staff as well, Ava Farkas [sp?] and Lacey
4 Talber [sp?] for the work that they did, the
5 Mayor's Office of course, Steve's staff which
6 was really was working very hard. I want to
7 thank Ramon Martinez, a special thank you. He
8 was someone I went to often and his advice was
9 always helpful, and for my community in being
10 able to show up when I needed them to and
11 actually asking for things that are going to
12 help with the long term sustainability of these
13 organizations that are actually going to
14 prevent further displacement or at least
15 support the sustainability of our history and
16 the culture. So again, grateful to Council
17 Member Steve Levin, and I would recommend that
18 everyone votes aye. Thank you.

19 CHAIRPERSON WEPRIN: Thank you,
20 Council Member. Alright, with that in mind
21 we're going to call on Ann McCoy, the Counsel,
22 to--well, first we're going to couple to vote
23 on these three, these items, Land Use Numbers
24 28 through 33, and approve--couple to vote on
25 approve with modifications that I described

2 earlier, Land Use numbers 28 through 33, the
3 Domino Sugar development project. Ann McCoy,
4 would you please call the roll?

5 COUNCIL CLERK: Chair Weprin?

6 CHAIRPERSON WEPRIN: Aye.

7 COUNCIL CLERK: Council Member

8 Gentile?

9 COUNCIL MEMBER GENTILE: I vote aye.

10 COUNCIL CLERK: Council Member

11 Garodnick?

12 COUNCIL MEMBER GARODNICK: Thank you.

13 Aye.

14 COUNCIL CLERK: And on our previously
15 adopted items?

16 COUNCIL MEMBER GARODNICK: Also aye.

17 Thank you.

18 COUNCIL CLERK: Council Member

19 Williams?

20 COUNCIL MEMBER WILLIAMS: [off mic]

21 COUNCIL CLERK: Council Member Wills?

22 COUNCIL MEMBER WILLS: Aye.

23 COUNCIL CLERK: Council Member

24 Richards?

25 COUNCIL MEMBER RICHARDS: Aye.

1 COMMITTEE ON ZONING AND FRANCHISES 28

2 COUNCIL CLERK: Council Member

3 Reynoso?

4 COUNCIL MEMBER REYNOSO: Aye.

5 COUNCIL CLERK: Council Member

6 Torres?

7 COUNCIL MEMBER TORRES: Aye.

8 COUNCIL CLERK: Council Member

9 Ignizio?

10 COUNCIL MEMBER IGNIZIO: With

11 congratulations to my colleagues, I vote aye.

12 COUNCIL CLERK: And on previously

13 adopted items?

14 COUNCIL MEMBER IGNIZIO: Also with

15 congratulations to my colleagues, I vote aye.

16 COUNCIL CLERK: Council Member

17 Williams?

18 COUNCIL MEMBER WILLIAMS: Excused to

19 explain my vote?

20 CHAIRPERSON WEPRIN: Yes, Council

21 Member Williams to explain his vote.

22 COUNCIL MEMBER WILLIAMS: I have a

23 major concern with Two Trees and their

24 management style, particularly 125 Court

25 Street. There's major problems going in there,

1
2 but I will also say I have been trying to see
3 if there was other management problems in all
4 of their buildings, and I have not been able to
5 find that, and so having being such large land
6 owners, we may have some issues with one or two
7 buildings. So if I get more information, I may
8 change my mind, but as of right now I want to
9 defer to my colleague and say congratulations
10 and vote aye.

11 COUNCIL CLERK: By a vote of nine in
12 the affirmative, zero abstentions and no
13 negatives, Land Use items 28, 29, 30, 31, 32
14 and 33 are approved with modifications and
15 referred to the Full Land Use Committee.

16 CHAIRPERSON WEPRIN: Great. Thank
17 you. I want to thank everyone for their
18 patience today, members of the committee as
19 well as the public and members of the press who
20 are here. I know it's been a little confusing.
21 We are going to have--I think everyone's here
22 so we don't have to leave the rolls open,
23 right? Everyone cast their vote? So we are
24 going to adjourn this meeting and then the Land
25 Use meeting will be meeting as soon as we get a

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COMMITTEE ON ZONING AND FRANCHISES

quorum for that. So with that in mind, the Subcommittee on Zoning and Franchises is now adjourned.

[gavel]

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 05/07/2014