

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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August 12, 2015
Start: 11:55 a.m.
Recess: 12:15 p.m.

HELD AT: Committee Room - City Hall

B E F O R E:

DAVID G. GREENFIELD
Chairperson

COUNCIL MEMBERS:

- ANDREW COHEN
- ANNABEL PALMA
- ANTONIO REYNOSO
- BEN KALLOS
- BRAD S. LANDER
- DANIEL R. GARODNICK
- DARLENE MEALY
- DONOVAN J. RICHARDS
- INEZ D. BARRON
- INEZ E. DICKENS
- JUMAANE D. WILLIAMS
- MARIA DEL CARMEN ARROYO
- MARK TREYGER
- PETER A. KOO
- RITCHIE J. TORRES
- ROSIE MENDEZ

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

COUNCIL MEMBERS: (CONTINUED)

RUBEN WILLS

STEPHEN T. LEVIN

VINCENT J. GENTILE

YDANIS A. RODRIGUEZ

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

[gavel]

CHAIRPERSON GREENFIELD: District... My name is David Greenfield. I'm the councilman for the 44th Councilmatic district of Brooklyn... Chair of the Land Use Committee. I want to welcome my esteemed colleagues who are members of the committee who are with us today; Council Member Arroyo, Council Member Dickens, Council Member Mendez, Council Member Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, and Treyger. I want to thank all of you for your prompt attendance. I want to apologize for the delay this morning. We had some technical issues with the prior subcommittee and thankfully those have been resolved. Speaking of the subcommittees I want to thank my esteemed committee chairs; Chair Donovan Richards, Chair Peter Koo for his incredible patience yesterday in chairing a two hour hearing on sitings, and Chair Inez Dickens. Before you today are... you will see on the table before you several items relating to the committee. First you'll see an agenda prepared by the committee staff containing those matters who have had a hearing and been reviewed before the... vetted

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2 by the subcommittees. Those are the matters in
3 which we will be acting on today. Also before you
4 you have a joint reports and Land Use Committee and
5 applicable subcommittee for each item which we are
6 voting on and proposed resolution for each item.
7 What the committee's voting on today is to approve
8 each of the resolutions before you for presentation
9 and vote by the full council Resolutions reflect
10 the recommendations of the applicable
11 subcommittees. First up LU number 257, Tonic Café,
12 petition to establish a new unenclosed sidewalk
13 café with 13 tables and 29 chairs at 411 Third
14 Avenue, Manhattan CD 6 for a two year term. This
15 application is in Council Member Mendez's district.
16 LU number 258 Banc Café. Petition to renew
17 unenclosed sidewalk café with 22 tables and 44
18 chairs at 431 Third Avenue Manhattan for a four
19 year term. This application is also in Council
20 Member Mendez's district. LU number 259 La
21 Villetta. Petition to establish a new unenclosed
22 sidewalk café with seven tables 14 chairs at 398
23 East 52... second street in Manhattan CD 6 for a two
24 year term. This application is in Council Member
25 Garodnick's district. LU number 207... 260 263... Tres

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2 Puentes, an application submitted by the Westside
3 Federation for senior and supportive housing for a
4 zoning app amendment, zoning text amendment, two
5 special permits... to facilitate a 178 unit of
6 affordable housing within community facility space
7 and commercial space. This application's in the
8 speaker's district. LU numbers 264 265 St.
9 Vincent's Park. Application submitted by West
10 Village Resident LLC for a amendment to a city map
11 and zoning text amendment to facilitate the
12 creation of a new public park. This application is
13 in Council Member Johnson's district. LU number 266
14 Bright Horizons Children's Center. An application
15 submitted by Bright Horizons for a zoning text
16 amendment to allow community facility space on
17 ground floor of an existing building... special Long
18 Island city mixed use district. This application is
19 in Council Member Van Bramer's district. We also
20 have four school sitings on the agenda which were
21 all preconsidered LUs. Getting expanded school
22 capacities in this district has long been part of
23 the council's priority. So I want to congratulate
24 each of the council members in this respectives
25 [phonetic] district for their hard work.

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2 Preconsidered item... uh preconsidered item Curtis
3 High School. Application submitted by the School
4 Construction Authority. Precise selection of block
5 22 a portion of lot 1 for the proposed construction
6 of a new approximately 345 seat annex to Curtis
7 High School at the rear of the existing Curtis High
8 School facility located at 105 Hamilton Avenue in
9 Community School District number 31. This
10 application is in Council Member Rose's district.
11 After a lengthy hearing on this item and with
12 additional information provide... the community and
13 the Landmarks Subcommittee and understanding from
14 the city the city will continue to engage in
15 conversations with Council Member Rose regarding
16 and retaining a historic 150 year old wall. The
17 subcommittee and committee have approved or are
18 recommending approval of this project.

19 Preconsidered item 450... 450-Seat Primary School
20 site selection of block 1242 lot 32 for the
21 proposed construction of a new approximately 450-
22 seat primary school facility located at 6901 34th
23 Avenue. Community School District number 3. This is
24 in Council Member Dromm's district. Preconsidered
25 item 240-Seat Pre-Kindergarten. Site selection of

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2 block 6103 lot 43 for proposed construction of a
3 new approximately 240-Seat Pre-Kindergarten
4 Facility located at 369-381 93rd Street. And
5 Community School District number 20. The site is in
6 Council Member Gentile's district. Preconsidered
7 item 504-Seat Primary School Facility. Site
8 selection of block 11558 portion of lot 1 block
9 11560 portion of lot 1 and the intervening bed of
10 Huron Street for the proposed construction of a new
11 approximately 504 primary school seat facility in
12 Community School District number 27 in Council
13 Member Ulrich's district. And finally we have two
14 planning items; LU number 267 and 268 Melrose
15 Commons North Site B is owning special permit UDAP
16 [sp?] designation and project approval and
17 disposition of a city property to facilitate an
18 affordable housing development in the Bronx. This
19 item is in Council Member Arroyo's district. LU
20 number 269 which is 269 Henry Street Firehouse, a
21 UDAP designation and project approval to facilitate
22 a neighborhood resource center in Council Member
23 Chin's district. The subcommittees have all
24 recommended approval of these items as do I as
25 chair as well. Do any members have any questions,

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2 comments, or remarks? Hearing none I will ask the
3 clerk to call the role.

4 COMMITTEE CLERK MARTIN: William Martin;
5 Committee Clerk. Role call vote; Committee on Land
6 Use. Chair Greenfield.

7 CHAIRPERSON GREENFIELD: Aye on all.

8 COMMITTEE CLERK MARTIN: Kallos.

9 COUNCIL MEMBER KALLOS: Aye.

10 COMMITTEE CLERK MARTIN: Arroyo.

11 COUNCIL MEMBER ARROYO: [off mic] Aye.

12 COMMITTEE CLERK MARTIN: Dickens.

13 COUNCIL MEMBER DICKENS: [off mic] Aye.

14 COMMITTEE CLERK MARTIN: Mendez.

15 COUNCIL MEMBER MENDEZ: Permission to
16 explain my vote?

17 CHAIRPERSON GREENFIELD: Council Member
18 Mendez to explain her vote.

19 COUNCIL MEMBER MENDEZ: I will be voting
20 aye but I will vote no on 20155364SCR which is the
21 siting of a public school in Staten Island for the
22 reasons that the School Construction Authority did
23 not do their due diligence in trying to put a plan
24 that kept the historic wall with the new building.
25 Thank you.

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2 CHAIRPERSON GREENFIELD: Thank you
3 Council Member.

4 COMMITTEE CLERK MARTIN: Koo.

5 COUNCIL MEMBER KOO: Aye.

6 COMMITTEE CLERK MARTIN: Lander.

7 COUNCIL MEMBER LANDER: [off mic] Aye.

8 COMMITTEE CLERK MARTIN: Levin.

9 COUNCIL MEMBER LEVIN: I explained my
10 vote in the Subcommittee hearing and if anyone
11 would like to see my statements on the matter you
12 can refer that. But with that I vote aye on all.

13 COMMITTEE CLERK MARTIN: Williams.

14 COUNCIL MEMBER WILLIAMS: ...I excuse...
15 plain my vote?

16 CHAIRPERSON GREENFIELD: Councilman
17 Williams to explain his vote.

18 COUNCIL MEMBER WILLIAMS: Thank you. I'm
19 voting aye on all. I just wanted to point out that
20 I try to be consistent. I have concerns when
21 there's a project that doesn't have income spreads.
22 And there was one in Speaker Mark-Viverito's
23 district that is all under 60 percent AMI which
24 generally would cause me concern but it is a
25 project that is solely for seniors and that... that

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2 population desperately needs housing. So I am proud
3 to support that. I just wanted to be on the record
4 so I can remain consistent as I go forward. Thank
5 you.

6 COMMITTEE CLERK MARTIN: Wills.

7 COUNCIL MEMBER WILLS: Aye on all.

8 COMMITTEE CLERK MARTIN: Richards.

9 COUNCIL MEMBER RICHARDS: Vote aye on
10 all.

11 COMMITTEE CLERK MARTIN: Cohen.

12 [cross-talk]

13 COMMITTEE CLERK MARTIN: Torres.

14 CHAIRPERSON GREENFIELD: Speech on the
15 100 percent affordable housing project in the
16 speaker's district? Got it. Duly noted. Thank you
17 Council Member Torres.

18 COMMITTEE CLERK MARTIN: Treyger.

19 COUNCIL MEMBER TREYGER: [off mic] Aye.

20 COMMITTEE CLERK MARTIN: All items in
21 today's agenda have been adopted by a vote of 14 in
22 the affirmative, zero in the negative, and no
23 exceptions with the exception of... Excuse me Council
24 Member Reynoso.

25 COUNCIL MEMBER REYNOSO: [off mic] Aye.

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2 COMMITTEE CLERK MARTIN: Still all items
3 on today's agenda are adopted by a vote of 14 in
4 the affirmative, zero in the negative, and no
5 abstentions with the exception of preconsidered
6 Land Use item... number 21... 20155364SCR has been
7 adopted by a vote of 13 in the affirmative, one in
8 the negative, and no abstentions. Thank you.

9 CHAIRPERSON GREENFIELD: Thank you
10 Clerk.

11 [background conversations] [gavel]

12 CHAIRPERSON GREENFIELD: We're going to
13 keep the vote open until 12:15 p.m. at which time
14 we're going to conclude this hearing. Thank you.
15 Sergeant. We're going to ask the clerk to call the
16 final role as we conclude the Land Use Committee
17 hearing.

18 COMMITTEE CLERK MARTIN: Revised vote
19 Committee on Land Use. All items in today's agenda
20 have been adopted by a vote of 15 in the
21 affirmative, zero in the negative, and no
22 abstentions. With the exception of preconsidered
23 Land Use Item application number 20155364SCR has
24 been adopted by a vote of 14 in the affirmative,
25 one in the negative, and no abstentions. Thank you.

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COMMITTEE ON LAND USE

CHAIRPERSON GREENFIELD: Land Use
Committee for August 12th, 2015 is hereby
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 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 August 14, 2015