

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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April 8, 2010  
Start: 10:37am  
Recess: 10:50am

HELD AT: Council Chambers  
City Hall

B E F O R E:  
LEROY G. COMRIE, JR.  
Chairperson

COUNCIL MEMBERS:

- Council Member Inez Dickens
- Council Member Daniel R. Garodnick
- Council Member Sara M. Gonzalez
- Council Member Daniel J. Halloran III
- Council Member Peter A. Koo
- Council Member Brad S. Lander
- Council Member Jessica Lappin
- Council Member Stephen T. Levin
- Council Member Rosie Mendez
- Council Member Annabel Palma
- Council Member Diana Reyna
- Council Member Joel Rivera

## A P P E A R A N C E S

## COUNCIL MEMBERS:

Council Member James Sanders, Jr.  
Council Member Larry B. Seabrook  
Council Member James Vacca  
Council Member Albert Vann  
Council Member Mark S. Weprin  
Council Member Jumaane D. Williams

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

None

1  
2 CHAIRPERSON COMRIE: This s the  
3 Land Use Committee meeting for April 8, 2010. We  
4 are joined today by Council Member Brad Lander,  
5 Dan Garodnick, Steve Levin, James Sanders, Joel  
6 Rivera, Annabel Palma, Diana Reyna, Mark--

7 COUNCIL MEMBER REYNA: [off mic]  
8 Sara Gonzalez.

9 CHAIRPERSON COMRIE: --Mark Weprin,  
10 Sara Gonzalez is going to be here in a minute,  
11 Peter Koo, Jumaane Williams, Al Vann, Larry  
12 Seabrook, Jimmy Vacca, Jessica Lappin, Dan  
13 Halloran, and Rosie Mendez. Am I missing anyone?  
14 So we have a quorum. We have a few items that  
15 will be voted on the calendar, a few items that  
16 are still in subcommittee. I'll go through the  
17 items, if anybody has any questions on the items,  
18 you can let me know. First item is in the  
19 Speaker's district, it's Terrific Tenements,  
20 Manhattan Community Board Four, Item Number  
21 20105425HAM. It's an application to HPD and it,  
22 the New York Private Housing Finance Law, for  
23 approval for the prior exemption and consent for  
24 the voluntary dissolution of redevelopment company  
25 for the property located at block 1076 Lot 15,

1058 Lot 16. Article 5 application to facilitate the housing development. On the second items is a sidewalk café, called Le Basket, in Council Member Chin's district, Item Number 20105189TCM, in Manhattan Community Board Two, and it's an item to continue operating a sidewalk café at 683 Broadway. Rose Plaza is three related actions that are still in the subcommittee that will not be voted on today. That's--so then we go to Land Use Item Number 54, which is in Council Member Halloran's District, it's an amendment to the Zoning text, for the special College Point District in Queens Community Board Seven, Item Number N100124CRQ, is to correct a problem that was done in the College Point zoning text amendment to correct an issue regarding the Skanska property. And Council Member Halloran's in support, correct?

COUNCIL MEMBER HALLORAN: [off mic]

That is correct.

CHAIRPERSON COMRIE: Item Number, Land Use Item Number 55 is in Council Member Rose's District, it's an amendment to the zoning text, it's in Staten Island, Community Board One,

1  
2 Item Number C100120ZMR. It's zoning that was done  
3 by the neighbors of the Grimes Hill Sunnyside  
4 area, it was submitted by the Clove Lake Civic  
5 Association, pursuant to Section 197(c) and 201 of  
6 the City Charter Amendment for the zoning map, to  
7 do some corrective zoning in that area. Land Use  
8 Item Number 56 is in the Speaker's district, it's  
9 an amendment to the zoning text, it's Item Number  
10 9100119ZRM, it's in Manhattan's Community Board  
11 Four and Five, it's the, called the Hudson Yards  
12 Parking, as modified for those of you that may,  
13 are aware, that that area had filed a lawsuit to  
14 change the zoning and to create an opportunity to  
15 modify the zoning and establish a preservation, so  
16 to speak, to ensure that there would only be so  
17 many cars that came into the west side of the  
18 City, along the Hudson Yards area, there's been a  
19 lot of work done over a few years by City  
20 Planning, and that, those communities, and they  
21 have come up with a plan that satisfied those  
22 communities. We are laying over Land Use Item  
23 Number 57, the residential streetscapes  
24 preservation, we're going to lay that over, so we  
25 have till Tuesday, oh layover till 4/13, right in

1 front of me, right. We're laying that over until  
2 Tuesday. There will be another subcommittee  
3 meeting to discuss it then. Land Use Item Number  
4 59 in Council Member Chin's district, is a  
5 landmark 311 Broadway building. Manhattan  
6 Community Board One, Item Number 20105350HKM.  
7 Then we have a landmark in Council Member Reyna's  
8 building, Land Use Item 61, the Ridgewood Theater  
9 building, Manhattan Community Board Five,  
10 20105352HKQ. It's the Ridgewood Theater building.  
11 In Council Member Reyna's district we have a  
12 Public School 62, I mean, Public School 66 Queens,  
13 in Community Board 20, in Community Board Nine.  
14 In Council Member Crowley's district, Land Use  
15 item 20105351HKQ. And we have a Land Use Item in  
16 Staten Island in Council Member Rose district,  
17 Staten Island Community Board One, known as the  
18 Mary and David Burger House, Land Use Item  
19 20105353HKR. And then we have a couple of UDAPs,  
20 one Land Use Item Number 66, in Council Member  
21 Mark-Viverito's district, Community Board Eleven,  
22 it's called the East Harlem Veteran's Initiative,  
23 Land Use Item 201054248HAM. And Land Use Item 40,  
24 which is a UDAP in Council Member Mealy's  
25

1  
2 district, Land Use Item 20105364HAK, 917 Gates  
3 Avenue in Council Member Mealy's district. And I  
4 think that's everything on the agenda. The next  
5 Subcommittee meetings will be held on April 14<sup>th</sup>,  
6 where we'll be finishing the streetscapes. The  
7 next set of subcommittees April 13<sup>th</sup>. April 13<sup>th</sup>.  
8 I'm sorry, we'll be - - the Subcommittee on Zoning  
9 will be finishing up the two items. The next  
10 general meeting will be April 13<sup>th</sup>, Subcommittee on  
11 Zoning will be meeting at 9:45. The Land Use full  
12 Committee will be meeting on April 13<sup>th</sup> at 10:00  
13 a.m. Then the next set of meetings will be on the  
14 April 20<sup>th</sup> for the subcommittees and the full  
15 Committee on April 22<sup>nd</sup>. Does anybody have any  
16 questions on anything on today's items? Did any  
17 member want to make a comment on anything on  
18 today's calendar? Seeing everybody had plenty of  
19 conversation for each other but none for the  
20 Committee, we'll move on. Oh, Council Member  
21 Vann?

22 COUNCIL MEMBER VANN: [off mic] Not  
23 on the substance, but I understand that the full  
24 Land Use is meeting next week before - -

25 CHAIRPERSON COMRIE: No, the



1  
2 subcommittee is going to meet at 9:45 on the 13<sup>th</sup>,  
3 the full Committee at 10:00 on the 13<sup>th</sup>. Ten the  
4 subs meet on the 20<sup>th</sup> and the full Committee on the  
5 22<sup>nd</sup>. Council Member Lander.

6 COUNCIL MEMBER LANDER: [off mic] I  
7 was going to - - 5353 [pause] [on mic] --landmarks  
8 issues, one question that comes before this office  
9 is the question of support of the owner, and the  
10 owner of 63 Williams Street in Staten Island came  
11 forward and testified to us with the most  
12 responsible approach to stewardship and being kind  
13 of a steward of what's great about the City, that  
14 we've seen so far in the Committee, and I just  
15 want to let the Committee know, this is one you  
16 can be really enthusiastic about supporting. It's  
17 a great building worthy of designation, with an  
18 owner who is enthusiastic about it and really sees  
19 herself as a steward of preserving what's great in  
20 the City. So I want to thank the staff and the  
21 Committee for that.

22 CHAIRPERSON COMRIE: Any other  
23 comments, questions from members? With that we'll  
24 ask the Clerk, Billy Martin, to call the roll. I  
25 recommend a aye vote on all items.

1  
2 CLERK: William Martin, Committee  
3 Clerk, roll call on the Committee on Land Use.  
4 Council Member Comrie.

5 COUNCIL MEMBER COMRIE: Aye on all.

6 CLERK: Rivera.

7 COUNCIL MEMBER RIVERA: I vote aye  
8 on all.

9 CLERK: Reyna.

10 COUNCIL MEMBER REYNA: Permission  
11 to explain my vote. Thank you, Mr. Chair, I just  
12 wanted to thank Chair Brad Lander for the very  
13 speedy designation of the Ridgewood Theater  
14 building in my district in Queens. This theater,  
15 its owner and the community have stood on the  
16 forefront of securing an exterior landmarking to  
17 preserve what most theaters, while most theaters  
18 in North Brooklyn and Queens are being destroyed  
19 to, at the very least, preserve its external  
20 façade and we look forward to working with the  
21 owner who is enthusiastic about bringing back  
22 public benefits to the community to see some type  
23 of service that will bring back films into this  
24 theater. So I want to also mention how the  
25 Landmarks Preservation Commission under former

1  
2 Chair Lappin had been so forthcoming in making  
3 sure that this particular theater would be secured  
4 within Landmarks. Thank you so much, I vote aye.

5 CHAIRPERSON COMRIE: We've been  
6 joined by Council Member Inez Dickens.

7 CLERK: Sanders.

8 COUNCIL MEMBER SANDERS: [off mic]

9 Vote aye on all.

10 CLERK: Seabrook.

11 COUNCIL MEMBER SEABROOK: Aye on  
12 all.

13 CLERK: Vann.

14 COUNCIL MEMBER VANN: Aye on all.

15 CLERK: Gonzalez.

16 COUNCIL MEMBER GONZALEZ: [off mic]

17 Aye on all.

18 CLERK: Palma.

19 COUNCIL MEMBER PALMA: [off mic]

20 Aye.

21 CLERK: Dickens.

22 COUNCIL MEMBER DICKENS: [off mic]

23 Aye on all.

24 CLERK: Garodnick.

25 COUNCIL MEMBER GARODNICK: [off

1

2 mic] Aye.

3

CLERK: Lappin.

4

COUNCIL MEMBER LAPPIN: Thank you,

5

Councilwoman Reyna. Aye.

6

CLERK: Mendez.

7

COUNCIL MEMBER MENDEZ: [off mic]

8

Aye.

9

CLERK: Vacca.

10

COUNCIL MEMBER VACCA: Aye.

11

CLERK: Lander.

12

COUNCIL MEMBER LANDER: [off mic]

13

Aye on all.

14

CLERK: Levin.

15

COUNCIL MEMBER LEVIN: [off mic]

16

Aye.

17

CLERK: Weprin.

18

COUNCIL MEMBER WEPRIN: [off mic]

19

Aye on all.

20

CLERK: Williams.

21

COUNCIL MEMBER WILLIAMS: I wanted

22

to thank the Chair and the staff for laying over

23

LU Number 57 to get some more information. Thank

24

you very much, aye on all.

25

CLERK: Halloran.

1  
2 COUNCIL MEMBER HALLORAN: I hope I  
3 speak for the other Republican in the room, aye,  
4 aye for all.

5 CLERK: Koo.

6 COUNCIL MEMBER KOO: [off mic] Aye  
7 on all.

8 CLERK: By a vote of 19 in the  
9 affirmative, zero in the negative, no abstentions,  
10 all items have been adopted, Members please sign  
11 the Committee reports. Thank you.

12 CHAIRPERSON COMRIE: Tuesday, 13<sup>th</sup>,  
13 9:45, Zoning, full Committee at 10:00. Thank you  
14 all. Oh, we, we can--[background noise] No, we  
15 didn't adjourn yet, but I'm just--we're going to  
16 keep the meeting open for ten minutes. With that,  
17 the meeting is finished for today. Enjoy your  
18 day. Meeting's--

19 CLERK: Final vote on the Committee  
20 on Land Use is 19 in the affirmative, zero the  
21 negative, and no abstentions.

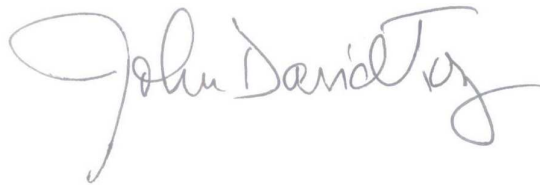
22 [pause, background noise]

23 [gavel]

24

C E R T I F I C A T E

I, JOHN DAVID TONG 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.

A handwritten signature in cursive script that reads "John David Tong". The signature is written in dark ink and is positioned above a horizontal line.

Signature \_\_\_\_\_

Date April 23, 2010