

CITY COUNCIL

CITY OF NEW YORK

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TRANSCRIPT OF

THE COMMITTEE ON LAND USE

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April 3rd, 2014

Start: 11:23 a.m.

Recess: 11:56 a.m.

HELD AT: Committee Room  
City Hall

B E F O R E: David Greenfield  
Chairperson

COUNCIL MEMBERS:

Annabel Palma  
Maria Del Carmen Arroyo  
Inez E. Dickens  
Daniel Garodnick  
Darlene Mealy  
Rosie Mendez  
Ydanis A. Rodriguez  
Peter Koo  
Brad S. Lander  
Mark Levin  
Mark S. Weprin  
Jumanne D. Williams  
Donovan J. Richards  
Inez D. Barron  
Andrew Cohen  
Ben Kallos  
Antonio Reynoso  
Ritchie J. Torres  
Mark Treyger  
Vincent Ignizio  
Vincent J. Gentile

Ruben Willis

A P P E A R A N C E S

Sound check for the committee on Land Use, April 3<sup>rd</sup>, 2014. Being recorded by Isarel Martinez taking place in the Committee Room, City Hall. Scheduled for 10:00 a.m.

DAVID GREENFIELD: Good Morning my name is David Greenfield I'm the council member of the 45th, 44th council on district **of** Brooklyn, Land Use Committee. First we will recognize council member Andy Cohen for the purpose of the vote.

COUNCIL MEMBER COHEN: Thank you chairman Greenfield. If I may be excused to vote yes on today's calendar for the remainder of the meeting.

CHAIRPERSON GREENFIELD: You are excused.

COUNCIL MEMBER COHEN: Thank you. I vote I on today's calendar.

CHAIRPERSON GREENFIELD: Thank you very much. Duly noted. I would like to recognize the college who been here today, we start with our first arrival, council member Mark Treyger. Thank you for your promptness. Council member Gentile, council member Koo, council member Weprin, council member Woods, council member Richards, council member Barron, council member Cohen, who we just acknowledged, council member Kallos, council member

1  
2 Reynoso, council member Torres, and Mark who would be  
3 very happy to know that you actually do have a start  
4 here noted next to your name. And at at the end of  
5 the at the end of the calendar year we will be given  
6 out prizes for good attendance so we certainly  
7 appreciate that.

8 I want to thank you all of course for  
9 your prompt attendance. You will see on the tables  
10 before you several items waiting to be committee.  
11 First is the agenda prepared by the committee staff  
12 containing those manager copies which had a hearing.  
13 And been with you and fully veted by the  
14 subcommittee. Those are the matter in which we will  
15 be acting today. I would also like to thank our  
16 subcommittee chairs, chair Mark Weprin of  
17 Subcommittee and Zoning and Franchise, chair Peter  
18 Koo Subcommittee on Landmark, Public Citing and Air  
19 Time Uses and chair Inez Dickens with Subcommittee on  
20 Planning, Dispositions, and Concessions for all the  
21 work that they put in. Also before you are joint  
22 reports on the land use committee and applicable  
23 subcommittee for each item were voting on today. A  
24 proposed resolution for each item. With the  
25 committee is voting on today is to approve each of

1  
2 the resolutions before you for presentation and vote  
3 by the full counsel. The resolution reflects the  
4 recommendation of the applicable subcommittee. In  
5 addition today you will find a briefing sheet which  
6 gives you additional information about those matters  
7 and other matters which have been scheduled to be  
8 heard by the subcommittee. [PAUSE] Today we have the  
9 following applications on our calendar for our  
10 consideration and application for a special permit in  
11 council member Chen's district to modify the use to  
12 allow for retail use below floor level of the second  
13 story and residential use within the mixed use  
14 development as well as a special permit to modify the  
15 height and set that requirements located at 688  
16 Broadway, in Manhattan, Community, District 2. We  
17 also have an amendment to do zoning maps rezone a  
18 portion of council member Wepers district and Queens  
19 Community is district 13 from \*\*\* R3-2 to a C2-2 and  
20 C4-1 district in Queens Village. An application for  
21 concerning designation by the Landmark Preservation  
22 Commission of the south village historic district of  
23 Borough of Manhattan. Community District 2 in  
24 council member Rick Johnson district is a historic  
25 landmark district. The Subcommittees have

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2 recommended approval of these items as have the  
3 members who districts these projects are located. I  
4 recommend an I vote on all these matters. We also  
5 been joined by council member Vincent Iginizo and by  
6 council member Maria Del Carmen Arroyo. We also  
7 today would like to take the opportunity to thank our  
8 esteemed legal counsel, Lock Rob Milok[PHONEIC].  
9 Council member, Council members Weprins are very  
10 familiar with Rob, he worked for David Weprins the  
11 finance chair and of course Mark Weprins our  
12 subcommittee chair on Zoning and Land Use. He is an  
13 esteemed staff member who is leaving to go into the  
14 private practice of litigation, accidents and  
15 personal injuries. We wish him a lot of success. We  
16 thank him for all of his work and we hope to read  
17 about him in the newspaper on the multi-million  
18 dollar verdicts. Thank you very much. [APPLAUSE]

19 With that I would open it up to questions  
20 or comments and I believe the first question you have  
21 is from council member Baron.

22 COUNCIL MEMBER BARON: Good morning,  
23 thank you Mr. Chair it's not a question but I did in  
24 fact want to comment on the South Village, the Start  
25 District Landmarking. I just wanted the record to

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2 reflect that as we have made as we have put in the  
3 requirement that the contributions of African  
4 Americans be noted when there is a significant  
5 contribution that they made in this district so their  
6 being landmarked. But I wanted to highlight that  
7 going back to about 1640 there were a dozen or so  
8 free and so called half free blacks who were given a  
9 land track in this same district that we are now land  
10 marking. And the land was given to them, they  
11 cleared the land, they farmed the land and then in  
12 1667 the land was taken from them without any  
13 compensation. So going down further as we talk about  
14 reparations this would certainly be on the instances  
15 that we would be able sight. In 1815, 1850's the  
16 area was known as little Africa and it composed the  
17 largest concentration of African Americans living in  
18 the United States at that time. They were targeted  
19 1863 during the draft riots. They were a targeted  
20 area. We want that to be noted as well. And finally  
21 there were significant Africa Americans who lived  
22 there namely Henry Highland Garnett was there and the  
23 church that became known as Mother AME Zion Church  
24 which located in that area as well. So I thank you  
25 the chair for the opportunity to put that in the

1  
2 record so that we would have those contributions  
3 dully noted. And I want to thank the Landmarks  
4 Commissions for including that information in there  
5 full report. Thank you.

6 CHAIRPERSON GREENFIELD: Thank you.

7 Council member Nesberg testify on any issues.

8 COUNCIL MEMBER NESBERG: I just want to  
9 say welcome to you know the second favorite Baron in  
10 the house. I'm a good friend and former colleague of  
11 council member Baron. Although our first favorite  
12 Baron is Inez sorry, that's, it's not even close  
13 [LAUGHTER]. Also recognize council member Vergrotic.  
14 Thank you.

15 CHAIRPERSON GREENFIELD: Can we call the  
16 roll? Any other. [BACKGROUND TALKING] Ok. Mr.  
17 Kallos would like to vote first. Mr. Kallos.

18 COUNCIL MEMBER KALLOS: Thank you. I  
19 would like to vote I on all items before this  
20 committee today. Thank you.

21 CHAIRPERSON GREENFIELD: Dully noted. Ok,  
22 were going to be voting on item 23 In council member  
23 Trent's district and at community board 2. 688  
24 Broadway City of application no. C 1400055 ZSM.  
25 Special permit to modify the use of regulations of a



1  
2 place mixed used or regulations of a proposed mixed  
3 use of addendum located at 688 Broadway within the  
4 Meadows district. As well as all you number 24688  
5 Broadway. Council member Trasisct [PHONEIC] that  
6 community were 12-C 140056 ZSM special permit to  
7 modify the height setback requirements to survey the  
8 development of 12 story mixed used development.  
9 Located at 688 Broadway within the no homes historic  
10 district. Item number 27. Roddick Hill Rezoning in  
11 council member Weapons district. Queens community  
12 board 13-C 140037 ZMQ from a R3-2 and R3-2/C2-2 to a  
13 C4-1 district. Of property, generally bonded by  
14 Hillside Avenue and Bradack Avenue in Queens. All  
15 you number 35 in council member Johnson and Chens  
16 district southwest historic district and latin  
17 community board 20145280 HKM the landmark is Nations  
18 of the South Village Historic district. Will the  
19 clerk please call the roll.

20 CLERK: Chair Greenfield.

21 CHAIR GREENFIELD: I vote I.

22 CLERK: Council member Gentile.

23 COUNCIL MEMBER GENTILE: I.

24 CLERK: Council member Arroyo.

25 COUNCIL MEMBER Arroyo: I.

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CLERK: Council member Garodnick.

COUNCIL MEMBER GARODNICK: I.

CLERK: Council member Koo.

COUNCIL MEMBER KOO: I

CLERK: Chair Weprin.

COUNCIL MEMBER WEPRIN: I.

CLERK: Council member Wills.

COUNCIL MEMBER WILLIS: I

CLERK: Council member Richards.

COUNCIL MEMBER RICHARDS: I

CLERK: Council member Barron.

COUNCIL MEMBER BARRON: I

CLERK: Council member Torres.

COUNCIL MEMBER TORRES: I

CLERK: Council member Treyger.

COUNCIL MEMBER TREYGER: I

CLERK: Council member Ignizio.

COUNCIL MEMBER IGNIZIO: Yes

CLERK: By a vote of 14 the affirmative  
is 0 extensions 0 negatives, all items have been  
adopted. Council members please sign committee  
reports.

[CROSSTALK}

CLERK: Council Member Reynoso.

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2 COUNCIL MEMBER REYNOSO: I, I vote.

3 CLERK: Vote does stand. 15 affirmative,  
4 0 extensions, 0 negatives.

5 CHAIRPERSON GREENFIELD: Thank you, we  
6 will keep the vote open for another 15 minutes until  
7 11:49. [PAUSE]

8 UNIDENTIFIED FEMALE: Chair Dickens

9 COUNCIL MEMBER DICKENS: I apologize to  
10 my colleagues, to my chairperson and to the public  
11 for my lateness but I was in rules.

12 [PAUSE]

13 CLERK: Vote now stands, 16 affirmative,  
14 0 extensions, 0 negatives.

15 [PAUSE]

16 CLERK: Council member Mendez.

17 COUNCIL MEMBER MENDEZ: I vote I on all.

18 CLERK: Vote now stands, 17 affirmative,  
19 0 extensions, 0 negatives.

20 [PAUSE]

21 CLERK: Council member Rodriguez.

22 COUNCIL MEMBER RODRIGUEZ: I.

23 CLERK: Council member MEALY.

24 COUNCIL MEMBER MEALY: I vote I on all.

25 CLERK: Council member Levin.

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COUNCIL MEMBER LEVIN: I on all.

[CROSSTALK]

CLERK: Council member Williams.

COUNCIL MEMBER WILLIAMS: I.

CLERK: Final vote committee on Land Use.  
21 on the affirmative, 0 extensions, 0  
negatives.

[GAVEL]

CHAIRPERSON GREENFIELD: Now this  
committee is now adjourned.

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. 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.



Date April 17, 2014