

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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December 18, 2017  
Start: 11:54 a.m.  
Recess: 12:21 p.m.

HELD AT: Committee Room - City Hall

B E F O R E:  
DAVID G. GREENFIELD  
Chairperson

COUNCIL MEMBERS:  
Vincent J. Gentile  
Annabel Palma  
Daniel R. Garodnick  
Darlene Mealy  
Rosie Mendez  
Ydanis A. Rodriguez  
Peter A. Koo  
Brad S. Lander  
Stephen T. Levin  
Jumaane D. Williams  
Deborah L. Rose  
Donovan J. Richards  
Inez D. Barron  
Andrew Cohen  
Ben Kallos  
Antonio Reynoso  
Ritchie J. Torres

COUNCIL MEMBERS:

Mark Treyger  
Rafael Salamanca, Jr.  
Barry S. Grodenchik

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

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COMMITTEE ON LAND USE

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[sound check]

[pause]

[background comments]

[gavel]

[background comments]

CHAIRPERSON GREENFIELD: Good morning.

My name is David Greenfield; I am the Council Member from the 44th Council District in Brooklyn; I'm privileged to serve as the Chair of the Land Use Committee. I want to welcome my esteemed colleagues who are members of the Committee to our last Land Use Committee of this session. [background comment] I know; I am getting misty-eyed as well, Council Member Cohen. Thank you for that.

I want to first recognize Council Member Gentile, Council Member Palma, Council Member Garodnick, Chair Koo, Council Member Lander, Council Member Levin, Council Member Rose, Council Member Barron, misty-eyed Council Member Cohen, Council Member Kallos, Council Member Treyger, and Council Member Grodenchik.

As always, I would like to thank Chair Salamanca, Chair Richards, and Chair Koo for their outstanding work on our Land Use Subcommittees,

1  
2 especially for the hundreds of hours that they have  
3 put in each and every single year over the last  
4 several years, it's really been a privilege and a  
5 pleasure to partner with the three of them. Thank  
6 you, Chair Koo, thank you, Chair Richards, and thank  
7 you, Chair Salamanca for your outstanding leadership.

8 I also want to recognize that this being  
9 the sixth day of Hanukkah we are joined by my son  
10 Shua [sp?], who has the day off [background comments,  
11 clapping] and he has joined us for our last hearing.  
12 Shua is 8 years old and very excited to be here.  
13 Thank you for joining us, Shua.

14 We have six items on our agenda for our  
15 consideration, five recommendations for our  
16 Subcommittees for approval, and one motion to file an  
17 application has been withdrawn.

18 The first item is LU 831, which is a  
19 designation by LPC of the Salvation Army National and  
20 Territorial Headquarters located at 120-130 West 14th  
21 Street in Council Member Johnson's district in  
22 Manhattan as an exterior landmark; this was built  
23 from 1923-1935. This Art Deco style complex,  
24 including an office building and an adjacent  
25 auditorium structure, with a distinctive recessed

1  
2 entrance portal has served as the headquarters of the  
3 Salvation Army for more than 80 years.

4 Our second item is LU 512, the Queens  
5 Hospital Center T Building lease. This is an  
6 application by the Health and Hospitals Corporation  
7 for approval of a 99-year sublease for a property  
8 located at 82-61 Parsons Boulevard, in Council Member  
9 Lancman's district in Queens. Approval of this lease  
10 would allow for the development of 206 units of  
11 housing, 75 which will be supportive housing for  
12 those at 60% of AMI; of the remaining units, 79 will  
13 be affordable to those at 60% of AMI; 51 will be  
14 available to those at 100% of AMI; the development  
15 will also contain 1,200 square feet of non-  
16 residential space to be used by HHC, and 8,000 square  
17 feet of community facility space, and I know Council  
18 Member Kallos is gonna share some thoughts with us on  
19 this project, hopefully.

20 Our third item is LU 832, the UHAB tax  
21 exemption application for property located at 278  
22 East 7th Street in Council Member Mendez's district  
23 in Manhattan. HPD is the applicant for this tax  
24 exemption under Article XI of the Private Housing  
25 Finance Law. The property contains an existing six-

1 story rental building with 17 units, most of which  
2 are occupied and all which will be converted to  
3 homeownership housing units. The sponsor, UHAB HDFC  
4 will also rehabilitate the property in order to  
5 ensure the continued affordability. The existing  
6 exemption must be terminated and replaced with this  
7 new 40-year Article XI exemption.  
8

9 Our fourth item is LU 833, the Mother  
10 Gaston disposition and tax exemption application for  
11 property located at 249 Mother Gaston Boulevard in  
12 Council Member Espinal's district in Brooklyn. The  
13 property is comprised of two tax lots, one of which  
14 was conveyed in 2006, while the other lot was  
15 erroneously excluded from prior applications and as a  
16 result was never conveyed. I know this is shocking,  
17 but once in a while government makes mistakes. HPD  
18 seeks to rectify this and convey Lot 8 pursuant to  
19 Article 16 of the General Municipal Law to the  
20 current owner and to apply a tax exemption pursuant  
21 to Article XI of the Private Housing Finance Law to  
22 the entire property, Lots 7 and 8.

23 Finally today, we have LU 816, the Lower  
24 East Side Inclusionary Housing tax exemption  
25 application filed by HPD for properties located at

1  
2 377 East 10th Street and 544 East 13th Street in  
3 Council Member Mendez's district in Manhattan which  
4 are comprised of 26 homeownership units. We will be  
5 voting to approve the application to replace existing  
6 J51 tax exemption with an Article XI tax exemption  
7 for 40 years, retroactive December 17, 2015, the date  
8 of construction closing and the date of regulatory  
9 agreement with HPD. The units are targeted to  
10 households at 30% of AMI to 80% of AMI.

11 LU 797, the Archer Green tax exemption  
12 application, has been withdrawn by HPD; we'll vote on  
13 a motion to file it to remove from our calendar.

14 I want to recognize that we've been  
15 joined by Chair Salamanca; as I mentioned before, the  
16 Chair has done extraordinary work in his  
17 Subcommittee; I want to thank him for his leadership  
18 and hard work the time that he's been Chair and the  
19 record amount of housing, affordable housing he's  
20 brought to his district, congratulations on setting  
21 those new standards.

22 I also just want to take the opportunity  
23 to thank several folks, this being the last Land Use  
24 Committee that I am chairing. I want to thank of  
25 course Raju Mann, who is the Director of our Land Use



1  
2 Division. Raju... where is Raju? Raju is hiding in  
3 the corner, as usual. That's for security purposes,  
4 by the way. What happens is; if someone comes in and  
5 they're about to attack one of us, he speaks into a  
6 secret microphone and then all of us are protected.  
7 Raju, I have to say, has shown endless patience  
8 throughout the Land Use processes and I think that we  
9 worked on what, some thousand Land Use applications,  
10 and I have to say that he's actually never gotten  
11 visibly frustrated or angry at any of those times,  
12 which is incredible when you consider the variety of  
13 challenges that we've had and I want to thank you,  
14 Raju, for your outstanding leadership; well, well  
15 deserved, and we're really grateful.

16 I also want to thank Amy Levitan, who is  
17 our Deputy Director; I'm quite convinced that we  
18 would never have quorum, among other things, but for  
19 Amy and we have all made her life very stressful over  
20 the years, and so Amy, we apologize to you for not  
21 following the rules and regulations, but we  
22 appreciate that you've kept us on the straight and  
23 narrow.

24 And speaking of the straight and narrow,  
25 Julie Lubin works hard every single day to make sure

1  
2 -- in fact, people don't realize; one of the reasons  
3 that we always start with full committee hearings is  
4 because Julie makes sure that we've got 11 people in  
5 the room before we actually start the committee,  
6 which is rare for committees, and that's because it's  
7 an old precedent in the Land Use Committee that we  
8 should have the votes before we actually vote, and  
9 Julie, I want to thank you for your -- I know it's a  
10 crazy idea; we should have the votes before we vote,  
11 but it's not super democratic, but there is a method  
12 to our madness, Council Member Garodnick. The point  
13 being that she works very hard; she's an outstanding  
14 counsel and we're very grateful for her work.

15 I want to thank Dylan Casey, who has  
16 worked tirelessly over the years; Jeff Campagna for  
17 his outstanding work; on my own staff, Elena  
18 Sytcheva, my counsel and the point person on Land  
19 Use, and Danny Pearlstein. I also want to give a  
20 shout-out to our phenomenal project managers Brian  
21 Paul, James Lloyd, Liz Lee, Jeff Yuen, John Douglas,  
22 Rosie Perez, who has the unenviable task of doing  
23 sidewalk cafés, which I could have sworn one of the  
24 ideas was we were gonna give it to another committee,  
25 but I don't think we actually pulled it off, Raj; did

1 we? No, we're still stuck with it here at our Land  
2 Use; maybe Council Member Lander will explore that  
3 for some time in the future.  
4

5 Finally, I just did want to note that  
6 over the last four years we've been very busy, we've  
7 done some amazing stuff; we passed Intro 775, which  
8 was a landmarks reform; we instituted deadlines in  
9 the landmarking world for the first time in the  
10 history of New York City; we cleared the backlog of  
11 nearly 100 buildings that were there for over 50  
12 years; we passed Mandatory Inclusionary Housing; for  
13 the first time, you have to mandate that you actually  
14 must build affordable housing in New York City, which  
15 is exciting in the world of zoning and land use; we  
16 passed ZQA (nobody knows what that stands for), but  
17 we know that ZQA actually, the short version is that  
18 it makes it easier to build affordable housing in New  
19 York City, which is exciting.. [background comments]  
20 yes, exactly, exactly. [background comments] Zoning  
21 for all, that's right. That's right. That's gonna  
22 be a new theme of a Mayoral candidate in 2021, zoning  
23 for all. And we passed.. I think originally the  
24 Administration said they were going to do 15  
25 rezonings; is that roughly right, Raju, around 15

1 rezonings in the first four years. Raju and I  
2 laughed; we had a bet over how many rezonings that  
3 they would get through, and quite frankly, we both  
4 lost because the number ended up being far short of  
5 even our expectations, and there were three rezonings  
6 that went through; very excited about these -- of  
7 course, we did East New York, which was amazing  
8 rezoning we did in Council Member Espinal's district;  
9 we did the Far Rockaway rezoning -- is Chair Richards  
10 here? Where is Chair Richards? [background  
11 comments] He's not here, but he did yeoman's work on  
12 that, and then of course, we did the Harlem rezoning  
13 just recently in The Speaker's district; not to  
14 forget, even though technically it's not a  
15 neighborhood rezoning; it took probably a good ten  
16 years off of his life and is responsible for at least  
17 the three gray hairs that you could see, which is the  
18 Midtown East Rezoning in Council Member Garodnick's  
19 district, and we congratulate him on that and that  
20 was a terrific achievement as well. And just this  
21 past month, for the first time in New York City, we  
22 created actual protections for industrial business  
23 zones as well in the form of self-storage  
24 regulations, and that was very exciting; I know very  
25

1 near and dear to Council Member Lander's heart; I  
2 want to thank him for all his work on that, and we  
3 even had a zoning symposium last year at Brooklyn Law  
4 School, the next 100 years of Brooklyn zoning.  
5

6 And so the point of all this is that  
7 we've done some amazing work here together; I'm very  
8 proud of the work that we've done; I'm very grateful  
9 to all of my colleagues for the outstanding work and  
10 leadership that you've shown, and I really have been  
11 honored to chair this Committee. I was joking a  
12 moment before the Committee; someone actually said  
13 you know the powerful Chair of the Land Use Committee  
14 is here, and I said it's not true, I said it is -- I  
15 think it was Council Member Grodenchik who said this  
16 -- and I said it is in fact the Chair of the powerful  
17 Land Use Committee, right, because the Committee  
18 inherently itself has a lot of power and it's one of  
19 the great privileges that we have in the City that we  
20 can and the Council have the final say on all zoning  
21 and land use items and I will say that despite the  
22 occasional criticism from Conor and others at  
23 *Politico* (Conor deserves a shout-out for actually  
24 being the only reporter to show up here today), the  
25 reality is that we get it right nine times out of

1  
2 ten, and folks, if we were basketball players or  
3 football players who actually hit the ball or scored  
4 nine times out of ten; we would be in the Hall of  
5 Fame, and so I like to think that what we've done  
6 here is extraordinary, and even when the media  
7 doesn't think we got it right, there are other issues  
8 in play where we may have actually focused on points  
9 and privileges that we believe were in the best  
10 interest of the City and the City Council, so I'm  
11 certainly proud of the work that we have done here  
12 and I want to thank all of my colleagues and  
13 especially want to thank the outstanding staff,  
14 because but for the staff, none of this would  
15 actually come together.

16 I want to finally now call a vote and, of  
17 course, the recommendations of the Subcommittees and  
18 with the support of the local members, to approve  
19 LUs 512, 816, 831, 832, and 833 and to file LU 797.

20 Once again, I want to thank you all for  
21 your patience, for your collegiality, for your hard  
22 work, and for generally respecting the prerogative of  
23 members and their district. With that, I will turn  
24 it over to the Clerk and ask him to please call the  
25 roll.

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COMMITTEE ON LAND USE

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COMMITTEE CLERK: Committee Clark Matthew DeStefano, Committee on Land Use, roll call vote to approve LUs 512, 816, 831 through 833, and to file LU 797. Chair Greenfield.

CHAIRPERSON GREENFIELD: Shua; do you want to say aye on all?

SHUA: Aye on all.

CHAIRPERSON GREENFIELD: Good job. Thank you. Aye on all.

COMMITTEE CLERK: Gentile.

COUNCIL MEMBER GENTILE: It's a tough act to follow, but may I explain my vote?

CHAIRPERSON GREENFIELD: Council Member Gentile to explain his vote.

COUNCIL MEMBER GENTILE: I too want to congratulate the professionals here at the Land Use staff -- consummate professionals. Probably one of the longest lasting legacies that I leave here came from this committee; although many of you weren't on this committee or staff not here at the time, the contextual downzonings that we did from this committee in Bay Ridge, 349 blocks in Bay Ridge, and then another 200 blocks in Dyker Heights in my district, back in 2005 and 2007 will be a lasting

1  
2 legacy that came from this committee and I'm very,  
3 very grateful for that, and certainly the  
4 professionalism has continued through the years, and  
5 the ultimate consummate professional is our Chairman,  
6 David Greenfield and not only a professional, but a  
7 friend and I thank you for all your leadership and  
8 your friendship over the years, and with that, I vote  
9 aye on all.

10 CHAIRPERSON GREENFIELD: Thank you.

11 COMMITTEE CLERK: Palma. Garodnick.

12 COUNCIL MEMBER GARODNICK: Aye.

13 COMMITTEE CLERK: Koo.

14 COUNCIL MEMBER KOO: I vote aye and I  
15 want to thank Chair Greenfield for his dedication and  
16 his leadership for the last four years in Land Use  
17 matters. Thank you very much.

18 CHAIRPERSON GREENFIELD: Thank you  
19 Mr. Chairman.

20 COMMITTEE CLERK: Lander.

21 COUNCIL MEMBER LANDER: With very real  
22 gratitude to the Chair for a term which has been by  
23 turns entertaining, speed reading, serious, and with  
24 some very, very real accomplishments and good work  
25 bringing a broad and diverse group of people together



1  
2 to do important work for the City and still even have  
3 a little fun too. I thank you and I vote aye on all.

4 CHAIRPERSON GREENFIELD: Thank you.

5 COMMITTEE CLERK: Levin.

6 COUNCIL MEMBER LEVIN: Permission to  
7 explain my vote.

8 CHAIRPERSON GREENFIELD: Council Member  
9 Levin to explain his vote.

10 COUNCIL MEMBER LEVIN: I would like to  
11 vote aye on all, Mr. Chairman, but I would also like  
12 to acknowledge the great work that you have done. I  
13 would also like to acknowledge the great work the  
14 staff has done in this term, but also I want to  
15 acknowledge you, with your leadership and ensuring  
16 that this Council discharges its duty on land use  
17 matters with full professionalism and full  
18 consideration of all parties' concerns; you have done  
19 an excellent job as steward of this very important  
20 committee. And following up on what Council Member  
21 Lander just said, perhaps... I know you're gonna be  
22 busy come January, but if you need to moonlight in  
23 any other profession, perhaps they could have a new  
24 spokesperson for Micro Machines -- if anyone  
25 remembers Micro Machines -- or announcing horse

1 racing or an auctioneer; those are three jobs where  
2 your speed reading could really... they could really  
3 use you and your skills in that, but... [interpose]

4 CHAIRPERSON GREENFIELD: Are you saying  
5 that when you think speed reading, Council Member  
6 doesn't come to mind?  
7

8 COUNCIL MEMBER LEVIN: Speed reading  
9 Council Member as well, yes. But I want to just  
10 thank you for... for everything you did... [crosstalk]

11 CHAIRPERSON GREENFIELD: Thank you very  
12 much, and I do want... I do want you to know, Council  
13 Member that we took a survey before this hearing and  
14 14 out of 16 members approve of your new haircut,  
15 just so that you know.

16 COUNCIL MEMBER LEVIN: But not the staff;  
17 I think there's... [crosstalk]

18 CHAIRPERSON GREENFIELD: There's some...

19 COUNCIL MEMBER LEVIN: one staff member  
20 in particular downstairs...

21 CHAIRPERSON GREENFIELD: Uh-oh.

22 COUNCIL MEMBER LEVIN: who hasn't... has a  
23 real problem with it, but...

24 CHAIRPERSON GREENFIELD: Fair enough;  
25 duly noted.

1  
2 COUNCIL MEMBER LEVIN: Mr. Chairman,  
3 thank you very much for all that you have done..  
4 [crosstalk]

5 CHAIRPERSON GREENFIELD: Thank you.

6 COUNCIL MEMBER LEVIN: I vote aye on all.

7 COMMITTEE CLERK: Rose.

8 COUNCIL MEMBER ROSE: Permission to  
9 explain my vote.

10 CHAIRPERSON GREENFIELD: Council Member  
11 Rose to explain her vote.

12 COUNCIL MEMBER ROSE: Chair, I've really  
13 appreciated how you handled this committee in an  
14 evenhanded and fair manner, and I too am impressed  
15 with your skills to articulate the entire Land Use  
16 calendar in less than half a second. So I'm sure  
17 that that's a skill you'll find useful when you're  
18 dealing with a community-based organization, and I  
19 want to wish you well in your new endeavor. And to  
20 all of the Committee members who will not be here for  
21 the next four years, we're gonna miss your skills and  
22 your tenacity to make sure that land use in New York  
23 City is fair for all, so thank you, and I'm gonna  
24 miss you, and the Land Use staff is gonna be around,  
25 so you guys still have to deal with us.. [crosstalk]

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CHAIRPERSON GREENFIELD: Thank you.

COUNCIL MEMBER ROSE: and I vote aye on  
all.

COMMITTEE CLERK: Barron.

COUNCIL MEMBER BARRON: Permission to  
explain my vote.

CHAIRPERSON GREENFIELD: Council Member  
Barron.

COUNCIL MEMBER BARRON: Thank you. I  
want to vote aye on all, with the exception of Land  
Use Item No. 512, the Queens Hospital Center, and the  
reason that I'm voting no on that one is because I  
wasn't able to get adequate information as to what in  
fact would be the financial benefit to the developer  
over the course of the 99 years that that developer  
would have a lease with the City; my concern is, once  
again, that we're giving away City land to developers  
that in fact remain to be a detriment financially to  
the City, such as what happened with the stadiums  
that were built, when we realized after the fact that  
we weren't getting a fair return, so I vote aye on  
all, with the exception of 512. Thank you.

COMMITTEE CLERK: Cohen.

1  
2 COUNCIL MEMBER COHEN: Permission to  
3 explain my vote.

4 CHAIRPERSON GREENFIELD: Council Member  
5 Cohen to explain his vote.

6 COUNCIL MEMBER COHEN: As usual, I'll be  
7 very brief. But I do want to thank you here in front  
8 of all my colleagues for your leadership; I know I'm  
9 keeping your friendship, but it has been an honor to  
10 serve on this committee with you; you've done an  
11 excellent job; you've been a role model for me, a  
12 mentor; I appreciate it, so thank you very much and  
13 with that, I vote aye.

14 CHAIRPERSON GREENFIELD: Thank you.

15 COMMITTEE CLERK: Kallos.

16 COUNCIL MEMBER KALLOS: Pass.

17 COMMITTEE CLERK: Torre...

18 [laughter] [pause] [background comments]

19 COMMITTEE CLERK: Torres.

20 CHAIRPERSON GREENFIELD: For the record,  
21 so you understand that; there is a brotherly rivalry  
22 between myself and Council Member Kallos, and in  
23 passing, Council Member Cohen recognized that Council  
24 Member Kallos will now in fact have, once again, the  
25

1  
2 last word. We'll go back to... we'll go back to the  
3 roll.

4 COMMITTEE CLERK: Torres.

5 COUNCIL MEMBER TORRES: I vote aye and I  
6 just want to say I'm gonna sorely miss David  
7 Greenfield as a colleague; I consider him one of the  
8 brightest minds in public service, he has a razor-  
9 sharp wit and I enjoy the rhetorical sword fighting  
10 between Ben Kallos and that's gonna be a huge loss  
11 for the City Council, so, but thank you for  
12 everything you've done.

13 CHAIRPERSON GREENFIELD: Thank you.

14 We're thinking of going on tour in the spring; we'll  
15 get those dates out there. Thank you very much.

16 COMMITTEE CLERK: Treyger.

17 COUNCIL MEMBER TREYGER: Permission to  
18 explain my vote.

19 CHAIRPERSON GREENFIELD: Council Member  
20 Treyger to explain his vote.

21 COUNCIL MEMBER TREYGER: Thank you,  
22 Mr. Chairman. I'd like, you know, for the Committee  
23 to know; for the public to know, who's watching, that  
24 during that ZQA process -- Zoning for Quality and  
25 Affordability -- the Chairman personally, not just

1  
2 staff, and the staff has been incredibly helpful; so  
3 responsive and so accessible, but the Chairman  
4 personally sat down with members to go through every  
5 single block that was labeled as a transit zone to  
6 make sure that the members had adequate input and  
7 adequate say in the entire process from beginning to  
8 end, and that is leadership, that is inclusive  
9 leadership, and as a matter of fact, the Chairman  
10 went on to say that if members did not feel satisfied  
11 with the transit zones, which would determine where  
12 parking would be waived in exchange for affordable  
13 housing, that he would push back against the  
14 Administration, and so he had our back, and by  
15 extension, he had our community's back throughout the  
16 entire process and that is just one example of the  
17 type of leadership. He didn't just defer to staff,  
18 which again, has been very helpful; he sat down  
19 himself personally for hours and hours with members  
20 to go over the needs of their district. And so I  
21 cannot thank you enough, Chairman Greenfield, for  
22 your hard work, your honesty, and just really being  
23 with us every step of the way and I think that you  
24 have been a... you have raised the bar for a Land Use  
25 Chair in the City Council.

1  
2 And I also just want to commend my  
3 Subcommittee Chair, Chairman Salamanca, who just in a  
4 short time as Subcommittee Chair has really  
5 championed so many units of affordable housing, also  
6 having members' backs throughout the entire process;  
7 he had some contentious hearings, but always was with  
8 us every step of the way, supporting us and our  
9 communities, so I just want to commend both Chairmen,  
10 and again, you will be missed but you will not be  
11 far. So with that, I vote aye on all.

12 CHAIRPERSON GREENFIELD: Thank you.

13 COMMITTEE CLERK: Grodenchik.

14 COUNCIL MEMBER GRODENCHIK: I'm gonna  
15 pass. [background comments] Alright, I withdraw my  
16 pass.

17 My weeks of experience on this committee  
18 has led me to believe that you have indeed been an  
19 outstanding Chairman and I want to congratulate you,  
20 and will miss working with you on an almost daily  
21 basis, but I do look forward to working with you on  
22 an almost daily basis in your new venture. And I  
23 also, at this time, want to congratulate my colleague  
24 to the west who's not here, Mr. Lancman, for his work  
25 on the T Building, which has been a bone of



1  
2 contention in Central Queens for more than a decade  
3 -- Amy Levitan is shaking her head; she knows -- it  
4 was originally a tuberculosis hospital, with  
5 beautiful, absolutely beautiful balconies, built  
6 during, I think during the 1930s as probably a WPA  
7 project, but hopefully this will take and it will be  
8 a great addition to the Jamaica Hills/Kew  
9 Gardens/Briarwood/Hillcrest communities, 'cause it's  
10 right in the middle of everything. With that, I vote  
11 aye on all.

12 CHAIRPERSON GREENFIELD: Thank you.

13 COMMITTEE CLERK: Salamanca.

14 COUNCIL MEMBER SALAMANCA: Permission to  
15 explain my vote.

16 CHAIRPERSON GREENFIELD: Chair Salamanca  
17 to explain his vote.

18 COUNCIL MEMBER SALAMANCA: First I want  
19 to thank you, Chair Greenfield; in my short time in  
20 the Council you've been a friend and you've guided me  
21 through some of these land use matters that I may  
22 have questions on, and as Chair of the Subcommittee,  
23 we work closely to ensure that we get members to a  
24 good place so that we can move these projects forward  
25 and bring true affordable housing to the City of New

1  
2 York, and with that I congratulate you and I vote aye  
3 on all. Thank you.

4 CHAIRPERSON GREENFIELD: Thank you.

5 COMMITTEE CLERK: Kallos.

6 CHAIRPERSON GREENFIELD: We saved the  
7 best for last.

8 COUNCIL MEMBER KALLOS: So I do in fact  
9 now get the last word, as you and Council Member  
10 Cohen so aptly noticed. I'm not sure if you remember  
11 when we first met at a December holiday party in some  
12 basement -- thanks to Jenny Berger -- probably  
13 something like ten years ago, but it has been a  
14 pleasure to serve with you. I think that it is clear  
15 that you have empowered members in their ULURP  
16 negotiations and that this has been an incredibly  
17 democratic committee.

18 You made Mandatory Inclusionary Housing  
19 and Zoning and Quality for All happen; you amended it  
20 in a way that made enough members happy with it that  
21 it was a different proposal than what the Mayor put  
22 forth and I believe will benefit the City, at least I  
23 know that it will be benefiting my district.

24 On Introduction 755, you brought  
25 meaningful reforms to Landmarks Preservation

1  
2 Commission and even with advocates, where you weren't  
3 able to make all of them happy, and some people, even  
4 perhaps myself, voted no, you still made reforms to  
5 the original bill that you didn't necessarily have to  
6 make that made the bill better.

7           When we were dealing with the  
8 proliferation of buildings for billionaires, you've  
9 actually protected my district from getting, at least  
10 in the East 50s, buildings taller than 1,000 feet,  
11 and that is huge.

12           The Land Use Committee hasn't been known  
13 for doing legislation, and in addition to  
14 Introduction 755, you also took on the issue of  
15 privately owned public spaces; really shined a light  
16 on it and President Trump, and really helped reform  
17 and I appreciate the partnership.

18           In what probably made the *Politico's*  
19 Gloria Pazmino and Sally Goldenberg a little bit  
20 unhappy, we've been kinder and gentler with another  
21 as each Yom Kippur comes around and we apologize and  
22 seek forgiveness for one another, and I think that  
23 this year has probably been less entertaining than  
24 usual, but it is rarely boring and I guess I will  
25

1 hold my vote; I just need to know whether or not you  
2 will continue your radio show.

3  
4 CHAIRPERSON GREENFIELD: Hm, it's  
5 currently under advisement, but in the short-term,  
6 we're gonna keep it going.

7 COUNCIL MEMBER KALLOS: If you will keep  
8 the radio show, and if I can come on the radio show,  
9 I will vote aye on all.

10 CHAIRPERSON GREENFIELD: Okay, seems  
11 fair.

12 COUNCIL MEMBER KALLOS: And thank you for  
13 your great work.

14 CHAIRPERSON GREENFIELD: Thank you very  
15 much.

16 COMMITTEE CLERK: Today's Land Use  
17 Committee vote breakdown: LUs 816, 831-833 were  
18 adopted by a vote of 15 in the affirmative, 0 in the  
19 negative and no abstentions. LU 512 was adopted by a  
20 vote of 14 in the affirmative, 1 negative; no  
21 abstentions and LU 797 was filed by a vote of 15 in  
22 the affirmative, 0 in the negative and no  
23 abstentions. Thank you.

24 CHAIRPERSON GREENFIELD: Thank you very  
25 much. I just want to thank the very patient clerk

1  
2 for his outstanding work; we're very grateful. Once  
3 again, I want to thank the outstanding staff of the  
4 Land Use Committee for making us all look good. I  
5 also want to recognize that there are two chairs who  
6 are not here with us; they are in the world but not  
7 here in this room anymore, and that of course is  
8 Chair Dickens and Chair Weprin, both of whom did  
9 outstanding work as well and I was privileged to  
10 serve with them as well. And once again, really just  
11 want to thank our colleagues, I want to thank the  
12 staff -- people do not realize how hard the staff  
13 works -- how many hours they put in, many of them are  
14 working on weekends and evenings and unfortunately,  
15 Council rules do not allow for overtime, but they're  
16 here anyway and they are absolutely dedicated in a  
17 way that very few people are dedicated to their jobs,  
18 because they care about the mission of the work that  
19 we do.

20 With that, it's been a privilege to serve  
21 as the Chair of the Land Use Committee for the last  
22 four years here in the New York City Council. Final  
23 Land Use Committee for the term, the meeting of  
24 December 18, 2017, is hereby adjourned.

25 [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 January 11, 2018