

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND
MARITIME USES

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September 5, 2012

Start: 1:15 p.m.

Recess: 1:27 p.m.

HELD AT: Committee Room - 16th Floor
250 Broadway

B E F O R E:

BRAD S. LANDER
Chairperson

COUNCIL MEMBERS:

Maria Del Carmen Arroyo
Daniel J. Halloran III
James Sanders, Jr.

A P P E A R A N C E S

Jenny Fernandez
Director of Intergovernmental & Community Relations
NYC Landmarks Preservation Commission

Enesto Padron
Vice President Real Estate Transactions
NYC Economic Development Corporation

2 CHAIRPERSON LANDER: Good

3 afternoon, I'm New York City Council Member Brad
4 Lander, Chair of the City Council's Land Use
5 Subcommittee on Landmarks, Public Sitings &
6 Maritime Uses, pleased to be joined by my
7 colleagues, Maria Del Carmen Arroyo from the
8 Bronx, James Sanders of Queens and Dan Halloran
9 from Queens. I appreciate everyone's patience in
10 getting this hearing underway a bit late, and we
11 are going to give due but as rapid consideration
12 to these items as we can. So with that we have a
13 landmarks on and one public siting on, I guess
14 we'll start with the landmarks issue, so let me
15 ask Jenny Fernandez from the LPC to come present
16 them to us, and we'll start with Land Use #666,
17 application 20125792, Firehouse Engine Company 83,
18 Hook and Ladder Company 29, in Council Member
19 Mark-Viverito's district.

20 MS. FERNANDEZ: Thank you, Chair
21 Lander and members of the Subcommittee, my name is
22 Jenny Fernandez, Director of Intergovernmental and
23 Community Relations for Landmarks Preservation
24 Commission. I'm here today to testify on the
25 Commission's designation of Firehouse Engine

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2 Company 83, Hook and Ladder Company 29 in the
3 Bronx. Of course, the Commission is in support,
4 and I'm here to answer any questions that you may
5 have.

6 CHAIRPERSON LANDER: Thank you, we
7 have the designation report, a really very nice-
8 looking firehouse in Council Member Mark-
9 Viverito's district. Any questions from the
10 Committee? This was approved unanimously by the
11 CPC and there were speakers in favor of
12 designation and no speakers in opposition, and the
13 Fire Department, which owns the building, supports
14 designation. Seeing no one here to testify, we'll
15 close the public hearing on this item, and move to
16 the next one, Land Use #667 in Council Member
17 Arroyo's district, 20125793 HKX, also a firehouse,
18 Engine Company 41.

19 MS. FERNANDEZ: Okay, thank you,
20 Chair Lander and members of the Subcommittee. My
21 name is Jenny Fernandez, Director of
22 Intergovernmental and Community Relations for
23 Landmarks Preservation Commission, I'm here today
24 to testify on the Commission's designation of
25 Firehouse Engine Company 41, now Engine Company

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2 Squad 41, in the Bronx. On May 15th the Landmarks
3 Commission held a public hearing and there were
4 two speakers in favor of designation, there were
5 no speakers in opposition, the Fire Department
6 sent correspondence indicating their support for
7 designation, and we designated on June 12th, and I
8 am ready to answer any questions you may have.

9 CHAIRPERSON LANDER: Thank you very
10 much. Council Member Arroyo, are you supportive
11 of this designation of this also? This very nice
12 historic firehouse.

13 COUNCIL MEMBER ARROYO: I am.

14 CHAIRPERSON LANDER: Outstanding.
15 Any other members have questions? Seeing none,
16 there's no members of the public who have signed
17 up to testify, with that we'll close the public
18 hearing on this item and move to our next, which
19 is Land Use #668, application 20125790, the Hotel
20 Mansfield in Speaker Quinn's district at 12 West
21 44th Street.

22 MS. FERNANDEZ: Thank you, Chair
23 Lander. Jenny Fernandez, Director of
24 Intergovernmental and Community Relations for
25 Landmarks Preservation Commission here to testify

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2 on the Commission's designation of the Hotel
3 Mansfield, now the Mansfield Hotel, in Manhattan.
4 On March 27th, 2012, the Landmarks Preservation
5 Commission held a public hearing on the proposed
6 designation, one witness testified in favor of
7 designation, and on June 12th, the Commission voted
8 to designate the building a New York City
9 Individual Landmark. I'll be happy to answer any
10 questions you may have.

11 CHAIRPERSON LANDER: Thanks so
12 much, if we had more time I'd ask about why they
13 changed it from the Hotel Mansfield to the
14 Mansfield Hotel, but for today I'll just note that
15 as folks can see from the designation report,
16 clearly worthy of designation and preservation,
17 Speaker Quinn supports it, as do members of the
18 community. Any questions? No one has signed up
19 to testify, so we'll close the public hearing on
20 this item and move on to Land Use #669, 20125791 ...
21 excuse me, all right, so let me ... yes, so we're
22 actually laying that item over, to folks who are
23 following along on the agenda, Land Use #669,
24 20125791, the Yorkville Bank Building in Council
25 Member Lappin's district is being laid over to our

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2 next meeting, which is September 19th, thank you.
3 And we will move to Land Use #670, application
4 20125795, the Martha Washington Hotel at 30 East
5 30th Street in Council Member Mendez's district.

6 MS. FERNANDEZ: Thank you, Chair
7 Lander and members of the Committee, my name is
8 Jenny Fernandez, Director of Intergovernmental and
9 Community Relations for Landmarks Preservation
10 Commission, here to testify on the Commission's
11 designation of the Martha Washington Hotel in
12 Manhattan. On July 12th, 2011, the Landmarks
13 Preservation Commission held a public hearing on
14 the proposed designation. There were two speakers
15 in favor of designation, including the owner and a
16 representative of the Historic Districts Council,
17 no speakers in opposition. I don't know if you
18 want me to go through the differences when we de-
19 calendared a part of the site? Okay. On June
20 12th, 2012, the Landmarks Preservation Commission
21 voted to designate the entire lot 26, the
22 Landmarks site was amended on June 19th, 2012 to
23 include only the land on which the described
24 building is located. On June 12th, 2012 the
25 Commission voted to designate the building a New

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2 York City Individual Landmark.

3 CHAIRPERSON LANDER: Thank you. As
4 you know, we're always very encouraged when the
5 owner comes to the Commission and speaks in favor,
6 and acts as a good steward of outstanding
7 (inaudible). Any questions? Seeing none, and
8 noting that the owner spoke at the LPC in favor,
9 along with other supporters and we have no one
10 here today, I will close our public hearing on
11 this item, and we'll move on to our final landmark
12 item on the calendar, which is Land Use #671,
13 application 20125794, also a firehouse, Firehouse
14 Engine Company 305 and Ladder Company 151 at 111-
15 02 Queens Blvd. in Council Member Koslowitz's
16 district.

17 MS. FERNANDEZ: MS. FERNANDEZ:
18 Thank you, Chair Lander and members of the
19 Committee, my name is Jenny Fernandez, Director of
20 Intergovernmental and Community Relations for
21 Landmarks Preservation Commission, here to testify
22 on the Commission's designation of Firehouse
23 Engine Company 305, Hook and Ladder Company 151 in
24 Queens. On May 15th, 2012 the Landmarks
25 Preservation Commission held a public hearing on

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2 the proposed designation as a landmark of the
3 firehouse. There were five speakers in favor of
4 designation, correspondence in support of
5 designation was received from the Fire Department,
6 the City of New York, and from Queens Borough
7 President Helen Marshall. There were no speakers
8 in opposition to designation, and on June 12th, the
9 Commission voted to designate the building a New
10 York City Individual Landmark, I'll be happy to
11 answer any questions you may have.

12 CHAIRPERSON LANDER: Thank you. In
13 deference to our two Queens members, I will note
14 that I think this may be the nicest of the three
15 firehouses that we're designating today. All
16 right, I take it back. Any questions? No, and we
17 have no one from the public signed up to testify,
18 again note that the Fire Department as well as
19 multiple other Queens advocacy and civic groups
20 spoke in favor. Seeing no one, we will close the
21 public hearing on this item as well, and thank Ms.
22 Fernandez for her testimony and her patience. And
23 we'll move to our final item on the calendar for
24 today, those were all Landmarks items, this is a
25 public siting. This is Land Use #682, application

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2 20135039, the Sea Traveler's Marina in Council
3 Member Fidler's district. We'll from the New York
4 City Economic Development Corporation, who are
5 renewing and extending an existing lease for the
6 Sea Traveler's Marina with a few things they'll
7 tell us about, I'm pleased to invite Ernesto
8 Padron from New York City EDC to present it to us.

9 MR. PADRON: Thank you, Chairman
10 Lander and members of the Subcommittee, my name is
11 Ernesto Padron, I'm a Vice President in New York
12 City Economic Development Corporation's Real
13 Estate Transaction Services Group. I'm pleased to
14 be here to provide background on the proposed
15 lease amendment for a maritime use, EDC is seeking
16 a lease amendment on behalf of the Department of
17 Small Business Services that would allow for the
18 extension of an existing lease with Sea Traveler's
19 Marina for two additional ten-year terms. The
20 site is located at 2875 Flatbush Avenue boat
21 basin, no new structures or uses are proposed at
22 this site and the original lease with Sea
23 Traveler's was approved by the Council in 1996. A
24 portion of the area currently leased by Sea
25 Traveler's is contemplated to be surrendered back

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2 to the city upon EDC's closing of the sale to
3 Baikal Development, and that portion will be
4 conveyed to Baikal, the disposition of Baikal
5 Development which will provide for the
6 construction of the new home of Crystal Autumn
7 while it was approved by the Council in May of
8 this year. Thank you for your time and I'm happy
9 to answer any questions you may have.

10 CHAIRPERSON LANDER: Great, thank
11 you very much, I'll note for the record that
12 Council Member Fidler is in support of this
13 action, and as you noted that the sort of
14 corresponding disposition has already been
15 reviewed and approved separately by the Council
16 earlier this year. Any questions? Folks looking
17 for a marina berth? All right, that's great, and
18 most of the ... this sort of furnishes boats that
19 are in Jamaica Bay and the environs.

20 MR. PADRON: Correct.

21 CHAIRPERSON LANDER: Very good, all
22 right, well, seeing no questions and also seeing
23 as no one has signed up to testify at the public
24 session, we appreciate EDC's maintaining our
25 waterfront maritime infrastructure and bringing us

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2 this action and we'll close the public hearing on
3 this item. Thank you.

4 MR. PADRON: Thank you.

5 CHAIRPERSON LANDER: All right, the
6 public hearing on all items on today's calendar is
7 closed, and we'll proceed to vote on all of the
8 items on today's calendar, Land Use numbers 666,
9 667, 668, 670, 671 and 682, as noted 669 is being
10 laid over to the 19th of September. I recommend a
11 vote of aye on all items, and appreciate our
12 counsel calling the roll.

13 COMMITTEE COUNSEL: Chair Lander.

14 CHAIRPERSON LANDER: Aye on all.

15 COMMITTEE COUNSEL: Council Member
16 Sanders.

17 COUNCIL MEMBER SANDERS, JR.: Since
18 the Chair is in favor, I'm in favor. Aye on all.

19 COMMITTEE COUNSEL: Council Member
20 Arroyo.

21 COUNCIL MEMBER ARROYO: Yes.

22 COMMITTEE COUNSEL: Council Member
23 Halloran.

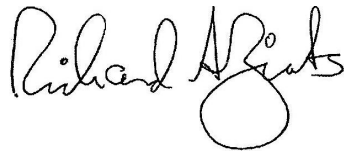
24 COUNCIL MEMBER HALLORAN III: Who
25 am I to disagree? Aye on all.

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2 COMMITTEE COUNSEL: By a vote of
3 four in the affirmative, none in the negative,
4 with no abstentions, Land Use items 666, 667, 668,
5 670, 671 and 682 are approved and referred to the
6 full Land Use Committee.

7 CHAIRPERSON LANDER: With
8 appreciation to the other members, to the staff,
9 and to the agencies who presented to us today,
10 this hearing is adjourned.

C E R T I F I C A T E

I, Richard A. Ziats, 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.



Signature _____

Date September 11, 2012