

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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September 7, 2011
Start: 10:54 am
Recess: 11:35 am

HELD AT: Council Chambers
City Hall

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

COUNCIL MEMBERS:
Maria del Carmen Arroyo
Charles Barron
Inez E. Dickens
Daniel R. Garodnick
Robert Jackson
Jessica S. Lappin
Rosie Mendez
Diana Reyna
Joel Rivera
James Sanders, Jr.
Larry B. Seabrook
Albert Vann
Brad S. Lander
Stephen T. Levin
Mark S. Weprin
Jumaane D. Williams
Daniel J. Halloran

A P P E A R A N C E S

COUNCIL MEMBERS:

Vincent M. Ignizio

Peter A. Koo

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2 CHAIRPERSON COMRIE: Okay. Excuse
3 the delay. Please everyone show their ID before
4 they can come into the meeting. This is the Land
5 Use Committee for September 7th, 2011. We're going
6 to consider the few items. I want to introduce
7 the members that are here: Council Members Jumaane
8 Williams, Dan Garodnick, Maria del Carmen Arroyo,
9 Rosie Mendez, Dan Halloran, Vinny Ignizio, Diana
10 Reyna—now that doesn't work; anybody could show
11 that—Peter Koo, Al Vann, Larry Seabrook, Charles
12 Barron, Inez Dickens and James Sanders.

13 We are going to consider the
14 following items. First is a disposition of city-
15 owned property, the HHC. It's in Council Member
16 Dickens' district in Manhattan Community Board 10,
17 and the item number is 20125029 HHM. It's to
18 transfer of property located at 264-272 West 118th
19 Street for use by Harlem Hospital Center. We also
20 have an amendment to a previously approved UDAP.
21 We've been joined by Council Members Lappin,
22 Lander and Jackson. To a previously approved UDAP
23 to create housing for low-income artists in
24 Council Member Mark-Viverito's district. It's
25 called the El Barrio Artspace, Manhattan Community

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2 Board 11, item number 20125031 HAM. We're going
3 to--there's a modification for a project located
4 213 East 99th Street. And we have a third party
5 transfer of residential buildings in Council
6 Members Reyna, Vann, Eugene and Mealy's district,
7 Brooklyn Community Boards 3, 4, 8, 12 and 16,
8 20125041 HAK. We also have a third party transfer
9 of vacant land in the districts of Council Members
10 Dilan, Eugene, Fidler, Nelson, Brooklyn Community
11 Board 12, 14, 16, 18, item number 20125042 HAK.

12 We have two sidewalk cafes--one in
13 Council Member Reyna's district called Lodge,
14 Brooklyn Community Board 1. It's a sidewalk café
15 at 318 Grand Street, item number 20115678 TCK, and
16 a restaurant known as the Old Town Hot Pot in
17 Manhattan Community Board 4 in the Speaker's
18 district, item number 20115769 TCM. It's a
19 sidewalk café at 70 7th Avenue.

20 Then we have one last item, which
21 is the item in Council Member Recchia's district.
22 It's an amendment to the zoning map in Brooklyn
23 Community Board 13, Land Use item number 451, item
24 number C110058 ZMK. It's known as Ocean Dreams.
25 It's an amendment to the zoning map and four

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2 special permits to facilitate a mixed use
3 development at the western end of the Coney Island
4 Boardwalk, and that's item number 451 through 455,
5 which are related. One other one--sorry--the
6 Century 21 text amendment, which is an amendment
7 to the zoning text to facilitate the expansion of
8 Century 21 in Council Member Chin's district,
9 Manhattan Community Board 1, item number N100307
10 ZRM. This is to create a waiver of accessory off-
11 street loading berths within a special Manhattan
12 district--the Century 21, which we know has been a
13 major retailer and a major support to the lower
14 Manhattan area, especially after what happened in
15 9/11.

16 I have three more landmarks.
17 Interior landmark for the City Service Building,
18 the first floor interior, in Council Member Chin's
19 district, Land Use number 458, item number
20 20125023 HKM. It's to designate the interior
21 first floor of the City Service Building located
22 at 70 Pine Street. And then there is the land
23 marking of the City Service Building at 70 Pine
24 Street--the outside of the building. That item
25 number is 20125204 HKM, and then finally, there's

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2 a special permit to allow retail use of a building
3 at 38-40 Grand Street in Council Member Chin's
4 district, Land Use item number 460. Council
5 Member Chin again has been working with them to
6 make this happen. That item number is C110235
7 ZZM, and again, that's for a modified use and
8 regulations to allow a ground floor retail use in
9 the cellar of an existing five-story building.
10 Would any member like to speak on any of the items
11 on today's agenda, knowing that they've been well-
12 discussed in the Subcommittees? Council Member
13 Dickens?

14 COUNCIL MEMBER DICKENS: Thank you
15 so much, Mr. Chair, and this is mainly because I
16 want to antagonize my colleague from Brooklyn,
17 Council Member Barron and—do I hear a hand clap
18 for that?

19 [laughter]

20 [background conversation]

21 COUNCIL MEMBER DICKENS: I want to
22 thank my colleagues at Zoning and the chair of
23 Zoning, Chair Weprin, for supporting this effort.
24 This is a very important transfer of property to
25 Harlem Hospital because the lease that Harlem

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2 Hospital had at the Sydenham Clinic on 125th Street
3 was not renewed and so those clinics, which
4 includes pre-natal healthcare as well as
5 mammograms, et cetera would be forced to go into
6 already small quarters at Harlem Hospital proper,
7 so this will allow for that clinic to relocate
8 just a mere few blocks away. It's a wonderful
9 building. I went through the building. Harlem
10 Hospital has been renting that space and paying
11 rent all of this time, and had some mental health
12 clinics there, and I wanted them protected as
13 well. And so this will allow Harlem Hospital to
14 be able to be effective for the community. I want
15 to thank all my colleagues for voting for this.
16 Thank you.

17 CHAIRPERSON COMRIE: Any other
18 members or any other comments on today's agenda?
19 We've been joined by Council Member Joel Rivera,
20 Council Member Brad Lander—I think I got
21 everybody. I said Jessica earlier. She popped in
22 and popped out--Jessica Lappin--Council Member
23 Steve Levin. So with that, I want to remind
24 members that the next Subcommittee is September
25 15th with the full Committee on September 19th and

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2 thank you. With that, I would recommend an aye
3 vote on all items on today's agenda. I want to
4 thank again all the Subcommittee chairs. Mark
5 Weprin is on his way; he had a conflict this
6 morning. I know that he's trying his best to be
7 here, but we can understand, so we'll give him
8 until 4 o'clock to close—just kidding.

9 [background conversation]

10 CHAIRPERSON COMRIE: Carol just
11 burned me. I don't have any eyes left in my head.
12 Alright, we'll ask the clerk to call the roll, and
13 I recommend an aye vote on everything on today's
14 item calendar.

15 COMMITTEE CLERK: William Martin,
16 Committee Clerk, roll call vote in the Committee
17 on Land Use, Council Member Comrie?

18 CHAIRPERSON COMRIE: Aye on all.

19 COMMITTEE CLERK: Williams?

20 COUNCIL MEMBER WILLIAMS: With all
21 my credentials, aye on all.

22 COMMITTEE CLERK: Rivera?

23 COUNCIL MEMBER RIVERA: Aye on all.

24 COMMITTEE CLERK: Reyna?

25 COUNCIL MEMBER REYNA: Aye on all.

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COMMITTEE CLERK: Barron?

COUNCIL MEMBER BARRON: Aye on all,
and I'd just like to say that the move in Harlem
was excellent because the historical struggle
around Sydenham Hospital and healthcare delivery
to Harlem, so it pains me—deeply pains me to
congratulate the Council Member from Harlem on a
job well done.

COUNCIL MEMBER DICKENS:

[Interposing] But do so.

[laughter]

COUNCIL MEMBER BARRON:

Congratulations. Aye on all.

COMMITTEE CLERK: Jackson?

COUNCIL MEMBER JACKSON: Aye on
all.

COMMITTEE CLERK: Sanders?

COUNCIL MEMBER SANDERS: Aye on
all.

COMMITTEE CLERK: Seabrook?

COUNCIL MEMBER SEABROOK: Aye on
all.

COMMITTEE CLERK: Vann?

COUNCIL MEMBER VANN: Aye.

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COMMITTEE CLERK: Arroyo?

COUNCIL MEMBER ARROYO: Aye.

COMMITTEE CLERK: Dickens?

COUNCIL MEMBER DICKENS: Aye.

COMMITTEE CLERK: Garodnick?

COUNCIL MEMBER GARODNICK: Aye.

COMMITTEE CLERK: Lappin?

COUNCIL MEMBER LAPPIN: Aye.

COMMITTEE CLERK: Mendez?

COUNCIL MEMBER MENDEZ: Aye.

COMMITTEE CLERK: Lander?

COUNCIL MEMBER LANDER: Aye.

COMMITTEE CLERK: Levin?

COUNCIL MEMBER LEVIN: Aye.

COMMITTEE CLERK: Ignizio?

COUNCIL MEMBER IGNIZIO: Yes.

COMMITTEE CLERK: Halloran?

COUNCIL MEMBER HALLORAN: Aye.

COMMITTEE CLERK: Koo?

COUNCIL MEMBER KOO: Aye.

COMMITTEE CLERK: By a vote of 19

in the affirmative, 0 in the negative and no

abstentions, all items have been adopted.

Members, please sign the Committee reports. Thank

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you.

CHAIRPERSON COMRIE: Thank you.

With that, the hearing is adjourned with a 20 minute window for Mark Weprin, the chair of the Committee. Just want to let the former Land Use Committee Chairman know that she got lucky this time. We didn't give her a hard time, but don't come back again.

[laughter]

COMMITTEE CLERK: Council Member Weprin?

COUNCIL MEMBER WEPRIN: Aye on all.

COMMITTEE CLERK: Final vote in the Committee on Land Use is now 20 in the affirmative, 0 in the negative and no abstentions.

COUNCIL MEMBER WEPRIN: The Land Use meeting is now adjourned.

[gavel]

C E R T I F I C A T E

I, Kimberley Uhlig 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 Kimberley Uhlig

Date September 19, 2011