

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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July 26, 2011  
Start: 10:32am  
Recess: 11:00am

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  
Sara M. Gonzalez  
Robert Jackson  
Jessica S. Lappin  
Rosie Mendez  
Annabel Palma  
Diana Reyna  
Joel Rivera  
James Sanders, Jr.  
Larry B. Seabrook

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

## COUNCIL MEMBERS:

James Vacca  
Albert Vann  
Brad S. Lander  
Stephen T. Levin  
Mark S. Weprin  
Jumaane D. Williams  
Daniel J. Halloran III  
Vincent M. Ignizio  
Peter A. Koo

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2 CHAIRPERSON COMRIE: Good morning,  
3 everyone. We can start the Committee, if everyone  
4 grabs a spot. Today is July 26, 2011. I'm Leroy  
5 Comrie, chairing the Land Use Committee. We are  
6 joined by Council Member James Sanders, Stephen  
7 Levin, Mark Weprin, Brad Lander, Jimmy Vacca,  
8 Robert Jackson, Diana Reyna, Jumaane Williams,  
9 Peter Koo, Inez Dickens, Larry Seabrook and  
10 Charles Barron.

11 We have a few items on today's  
12 calendar. The first are three school sitings, one  
13 in Council Member Ferreras' district; it's I.S.  
14 311 Queens in Queens Community Board 4, Item No.  
15 20105361 SCQ. It's to build an 800 seat  
16 intermediate school at 97-36 43<sup>rd</sup> Avenue in  
17 Community School District 24.

18 The next one is in Council Member  
19 Chin's district. It's to build a primary school.  
20 It's going to be called the Peck Slip School.  
21 This is Manhattan Community Board 1, Item No.  
22 20115806 SCM, and that's to be a school located at  
23 1 Peck Slip in the borough of Manhattan, Community  
24 School District 2.

25 The next one is in Speaker Quinn's

1  
2 district. It's going to be called the West 43<sup>rd</sup>  
3 High School at this time; Manhattan Community  
4 Board 4, Item No. 20125005 SCM. It's going to be  
5 the Beacon School replacement to be located at 530  
6 West 44<sup>th</sup> Street in Manhattan Community District 2.

7 We also have one other school  
8 siting in Council Member Ferreras' district. It's  
9 going to be a 1100 seat primary school facility—  
10 it's a big school—Item No. 20125006 SCQ. It will  
11 be located at 96-18 43<sup>rd</sup> Avenue, also in Community  
12 School District 24.

13 We have a couple of items from  
14 planning. It's an amendment to the Zoning Map,  
15 Land Use Item 429, known as Teddy's Bar and Grill,  
16 Item No. C080491 ZMK, in Council Member Levin's  
17 district, Brooklyn Community Board 1. It is to  
18 establish an amendment to the Zoning Maps No. 12c  
19 by establishing an existing R6-B district within a  
20 C2-4 district, and it's going to be modified to  
21 move the boundary from midway between North 9<sup>th</sup> and  
22 North 10<sup>th</sup> to midway between North 8<sup>th</sup> and North 9<sup>th</sup>  
23 Streets, and those details will be shown in the  
24 resolution text.

25 Our next item is Land Use Item No.

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2 430 in Council Member Halloran's district. It's  
3 also an amendment to the Zoning Map in Queens  
4 Community Board 7, Item No. C100175 ZMQ. This is  
5 an application to establish a TD Bank, which will  
6 be located on the Cross Island Parkway service  
7 road just north of 15<sup>th</sup> Avenue and 148<sup>th</sup> Street.

8           The next item we have are Landmarks  
9 items; Land Use No. 431 in Council Member Reyna's  
10 district, St. Paul's Evangelical Lutheran Church  
11 in Brooklyn Community Board 1, Item No. 20115689  
12 HKK. It's to landmark the St. Paul's Church,  
13 Sunday School and Parsonage located at 334 South  
14 5<sup>th</sup> Street and 306-312 Rodney Street. It's to  
15 become a historic landmark.

16           The next item is a Landmark in  
17 Council Member Levin's district. It's Land Use  
18 Item No. 432, 20115756 HKK. It's to landmark the  
19 property that was Brooklyn Union Gas' headquarters  
20 located at 176 Remsen Street as a historic  
21 landmark in Brooklyn Community Board 2.

22           Then we have the last item on  
23 today's agenda, which is a Landmark in Council  
24 Member Lappin's District, Land Use Item No. 433 in  
25 Manhattan Community Board 6, Item No. 20115757

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2 HKM. It's to landmark the free public baths of  
3 the city of New York located at East 54<sup>th</sup> Street  
4 and including a gymnasium located at 342 and 348  
5 East 54<sup>th</sup> Street.

6 We are also joined by Council  
7 Member Joel Rivera and Council Member Jessica  
8 Lappin. I just want to remind people that today's  
9 meeting will not be adjourned; it will be  
10 recessed. We have to come back on Thursday at  
11 9:30. The Full Committee will reconvene on  
12 Thursday at 9:30. Planning will reconvene at  
13 9:15. We have an item from Council Member Van  
14 Bramer's district that has to be resolved and  
15 voted out on Thursday that they are still working  
16 on. The meeting will be quick, and we will not be  
17 able to hold a vote for an extended period as  
18 other meetings will be happening as that is the  
19 Stated day, so please be reminded that the full  
20 meeting will convene at 9:30am on Thursday. With  
21 that, I will recommend a yes vote on all items on  
22 today's calendar. I want to thank the  
23 Subcommittee chairs for their excellent work in  
24 the Subcommittee meetings. Would anyone like to  
25 comment on any item on today's agenda? Going once,

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2 going twice—seeing none, I would ask our counsel,  
3 Carol... Yes, I know Carol. I was just making sure.  
4 I know your last name, Carol. You're always  
5 shining, so it's easy to remember your last name.  
6 That was a bad joke. I was just making sure none  
7 of the folks from downstairs were here. Carol  
8 Shine, to call the roll. I recommend an aye vote  
9 on all.

10 COUNSEL: Chair Comrie?

11 CHAIRPERSON COMRIE: Aye.

12 COUNSEL: Council Member Rivera?

13 COUNCIL MEMBER RIVERA: I vote aye.

14 COUNSEL: Council Member Reyna?

15 COUNCIL MEMBER REYNA: Aye.

16 COUNSEL: Council Member Barron?

17 COUNCIL MEMBER BARRON: I have to  
18 think it over. I was wondering about the meeting  
19 Thursday. That's really going to be a hardship  
20 for me to make the meeting Thursday, Mr. Chair.  
21 Could we do it tomorrow morning?

22 CHAIRPERSON COMRIE: Mr. Chair, I  
23 just want to let you know that Thursday is my 28<sup>th</sup>  
24 wedding anniversary, so it's going to be a major  
25 hardship for me to be here on Thursday.

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2 COUNCIL MEMBER BARRON: All the  
3 more reason you should be on my side. Matter of  
4 fact, I need to speak to your wife about that  
5 later with you.

6 [crosstalk]

7 COUNCIL MEMBER BARRON: Aye on all.

8 CHAIRPERSON COMRIE: Aye on all,  
9 but we're trying to help out Council Member Van  
10 Bramer with the major project [inaudible].

11 COUNSEL: Council Member Jackson?

12 COUNCIL MEMBER JACKSON: Aye on  
13 all.

14 COUNSEL: Council Member Sanders?

15 COUNCIL MEMBER SANDERS: Aye on  
16 all.

17 [background conversation]

18 COUNSEL: Council Member Seabrook?

19 COUNCIL MEMBER SEABROOK: Aye on  
20 all.

21 COUNSEL: Council Member Dickens?

22 COUNCIL MEMBER DICKENS: Aye on  
23 all.

24 COUNSEL: Council Member Lappin?

25 COUNCIL MEMBER LAPPIN: Aye.



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COUNSEL: Council Member Vacca?

COUNCIL MEMBER VACCA: Aye.

COUNSEL: Council Member Lander?

COUNCIL MEMBER LANDER: Aye.

COUNSEL: Council Member Levin?

COUNCIL MEMBER LEVIN: Aye on all.

COUNSEL: Council Member Weprin?

COUNCIL MEMBER WEPRIN: Aye on all.

COUNSEL: Council Member Williams?

COUNCIL MEMBER WILLIAMS:

Congratulations to the Chair. Aye on all.

COUNSEL: Council Member Koo?

COUNCIL MEMBER KOO: Aye on all.

COUNSEL: By a vote of 15 in the affirmative, none in the negative and no abstentions, the aforementioned items are approved and referred to the full Council.

CHAIRPERSON COMRIE: Thursday, 9:15 to 9:30. Today's meeting is recessed. We will stay for 15 minutes for anyone that is expected, but today's meeting is recessed.

[gavel]

CHAIRPERSON COMRIE: Thank you.

COUNSEL: Council Member Garodnick?

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COUNCIL MEMBER GARODNICK: Thank  
you. I vote aye.

COUNSEL: The vote stands at 16 in  
the affirmative, none in the negative and no  
abstentions. Council Member Halloran?

COUNCIL MEMBER HALLORAN: Aye on  
all.

COUNSEL: The vote stands at 17 in  
the affirmative, none in the negative and no  
abstentions.

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

August 4, 2011