

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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October 7, 2010
Start: 10:25am
Recess: 11:30am

HELD AT: Committee Room - 16th Floor
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
Daniel J. Halloran III
Vincent Ignizio
Robert Jackson
Peter Koo
Brad Lander
Jessica S. Lappin
Stephen Levin
Rosie Mendez

A P P E A R A N C E S

COUNCIL MEMBERS:

Annabel Palma
Diana Reyna
Joel Rivera
James Sanders, Jr.
James Vacca
Mark S. Weprin
Jumaane D. Williams

CHAIRPERSON COMRIE, JR.: Good

morning, this is the Land Use Committee meeting hearing, being held on Thursday, October 7th, 2010.

Present is Robert Jackson, Mark Weprin, Rosie Mendez, Joel Rivera, Dan Garodnick, James Sanders, Brad Lander, Annabel Palma, Charles Barron, happy birthday, Vincent Ignizio, Peter Koo, and Jimmy Vacca, and myself. We are informing you that the Landmarks Committee meeting scheduled for today has to be deferred until next Wednesday, we'll announce the time. And also, Council Member Jackson has a pressing appointment, so if we can just run through these really quick, he can vote and leave. We have land use items #177 through #193, which are related, pertaining to the Culver El rezoning in Council Member Lander's district, item #C100345 ZMK, it's the 17 related applications, amendments to the zoning map, text amendment, ULURP, UDAP, 14 special permits to reorganize the mix of uses, allow for expansion and create 68 units of affordable housing, that is modified the Pergoment site property, bounded by 36th Street, Old New Utrecht Road, 37th Street and 13th Avenue will be changed to a C82. Block 5300,

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2 lot 45 and block 5299, lot 37, generally located I
3 the southeastern portion of the proposed rezoning
4 shall be deleted from the mixed use district, and
5 shall be zoned M1-2. Okay, I just want to make
6 sure. All right, now we have our land use items
7 #194 through #196, which are related to the Sugar
8 Hill disposition in Council Member Jackson's
9 district. These three related actions to
10 facilitate the development of a mixed-use facility
11 for affordable housing. These items are C100274
12 PPM, C100275 PQM, which is acquisition, and
13 C100277 ZMM, which is an amendment to the zoning
14 map. We also have another zoning map amendment in
15 Council Member Rivera's district, dealing with a
16 single property, the High Hawk rezoning, which
17 will create affordable housing, we also have in
18 Council Member Lappin's district a motion to file
19 pursuant to withdrawal for the land use item #216
20 East End Bar and Grill, item #20115161 TCM, that
21 was an unenclosed sidewalk café that's giving a
22 lot of problems and Council Member Lappin, to her
23 credit, is working to make sure that they do not
24 open until they ... do not operate a sidewalk café
25 until they have done it properly. Also the next

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2 item in Council Member Foster's district, land use
3 item #219, 3500 Park Avenue, it's a zoning map
4 change to facilitate a mixed-use building, item
5 #C080129 ZMK, it's a property in East 168th Street
6 and Park Avenue. Also, the next item in Council
7 Member Arroyo's district, which is a zoning map
8 amendment, land use item #220, the Crossing at
9 Southern Blvd., it's item #C10036 ZMK, that's a
10 zoning map amendment to allow for the construction
11 of a multi-use property. Then we have the two
12 items, land use items #221 and #222, in Council
13 Member Chin's district, it's a zoning map
14 amendment and a zoning text amendment, related to
15 North Tribeca rezoning, item #C100369 ZMM, and
16 N100370A ZRM, the two related applications are to
17 encourage appropriate development and preserve the
18 neighborhood character of the North Tribeca area.
19 And then we have Council Member Rivera, again, an
20 amendment to the zoning map, and an amendment to
21 the community for Tremont Avenue rezoning and
22 Third Avenue rezoning, land use items #223
23 and #224, item numbers C100407 ZMK, the two related
24 applications encourage appropriate development to
25 reflect and preserve the Third Avenue, Tremont

1 Avenue area, along with a text amendment ... no,
2 that's 224, I'm sorry. Then we have land use
3 items #209, #210, and #218, proposals subject to
4 Council review, at the request of HPD, pursuant to
5 Urban Development Action Area article 16 of the
6 New York General Municipal Law, which requested
7 that the Council find that the present status of
8 the listed area tends to impair or arrest the
9 sound growth and development of the municipality
10 and that the proposed urban development action
11 project is consistent with the policy and purposes
12 of section 691 of the General Municipal Law, and
13 those items are one in Council Member Dickens
14 district, land use item #209, ULURP numbers
15 20115157 HAM, it's 2053 7th Avenue, it's a tenant
16 interim lease in Community Board #12, it's ...
17 another item is in Council Member Dickens'
18 district, item 210, 20115158 HAM, 108 West 114th
19 Street, it's also a tenant interim lease in
20 Community Board #10, and in Council Member
21 Arroyo's district, land use item #208, 20115199
22 HAX, it's 100 West 163rd Street and 954 Anderson
23 Avenue in the Bronx, neighborhood redevelopment
24 program in Community Board #4. All of these items
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2 have been vetted thoroughly in the subcommittee
3 meetings by the subcommittee Chairs. I'll ask now
4 if any of the Chairs or any members want to speak
5 to any specific items? Did Council Member Jackson
6 ... Council Member Jackson should vote first, since
7 we've now introduced all of the items, so he can
8 go to his important critical- -

9 COUNCIL MEMBER JACKSON:

10 (Interposing) I'm going to court.

11 CHAIRPERSON COMRIE, JR.: I'm not
12 going to tell your business.

13 COUNCIL MEMBER JACKSON: Thank you,
14 Mr. Chair. I vote aye on all, and I make a
15 recommendation concerning the Sugar Hill project
16 in my district that everyone vote aye. Thank you.

17 MALE VOICE: It was with great
18 speed.

19 CHAIRPERSON COMRIE, JR.: Does
20 anyone want to speak to any of the items that were
21 listed on today's calendar? All right, thank you
22 all very much, now let's move to the vote. I
23 recommend a yes vote to all items on today's
24 calendar. And I want to thank the Land Use staff
25 and Carol Shine for making sure I was prepared

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COMMITTEE CLERK MARTIN: William Martin, Committee Clerk, roll call vote on the Committee on Land Use. Council Member Comrie.

CHAIRPERSON COMRIE, JR.: Aye on all.

COMMITTEE CLERK MARTIN: Rivera.

COUNCIL MEMBER RIVERA: I vote aye on all.

COMMITTEE CLERK MARTIN: Barron.

COUNCIL MEMBER BARRON: Aye on all.

COMMITTEE CLERK MARTIN: Palma.

COUNCIL MEMBER PALMA: Aye.

COMMITTEE CLERK MARTIN: Garodnick.

COUNCIL MEMBER GARODNICK: Thank you, aye.

COMMITTEE CLERK MARTIN: Mendez.

COUNCIL MEMBER MENDEZ: Aye.

COMMITTEE CLERK MARTIN: Vacca.

COUNCIL MEMBER VACCA: Aye.

COMMITTEE CLERK MARTIN: Lander.

COUNCIL MEMBER LANDER: I'll save them for the stated that we do, which won't be this coming stated, but two stateds from now, for

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2 today I'll just thank the Chair of the Committee
3 and subcommittee and the members because you had
4 to sign a lot of pieces of paper this morning.
5 All the other people who worked very hard to help
6 make this happen, I'll thank at the stated, and I
7 vote aye on all.

8 COMMITTEE CLERK MARTIN: Weprin.

9 COUNCIL MEMBER WEPRIN: Aye.

10 COMMITTEE CLERK MARTIN: Ignizio.

11 COUNCIL MEMBER IGNIZIO: Yes.

12 COMMITTEE CLERK MARTIN: Halloran.

13 COUNCIL MEMBER HALLORAN III: Aye.

14 COMMITTEE CLERK MARTIN: Koo.

15 COUNCIL MEMBER KOO: Aye.

16 COMMITTEE CLERK MARTIN: By a vote
17 of thirteen in the affirmative, zero in the
18 negative and no abstentions, all items have been
19 adopted, members, please sign the Committee
20 reports if you haven't.

21 COUNCIL MEMBER SANDERS, JR.:

22 Sanders wants to vote.

23 COUNCIL MEMBER LANDER: Council

24 Member Sanders.

25 CHAIRPERSON COMRIE, JR.: Sorry,

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2 Council Member.

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COUNCIL MEMBER SANDERS, JR.:

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That's all right. A special vote is always

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necessary for me. I vote aye on all.

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CHAIRPERSON COMRIE, JR.: Landmarks

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subcommittee next, this October 13th, October 13th

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on the 14th at 9:45, and the Land Use Committee

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will meet on the 14th floor on October 13th as well,

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at 10:00. It's a new meeting, these are newly-

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scheduled meetings. Yes, and then we have an open

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window, because we have members that were at

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meetings this morning, and they're on their way

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here, so we're going to hold the role open till

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11:15. Paperwork.

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COMMITTEE CLERK MARTIN: Council

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Member Gonzalez.

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COUNCIL MEMBER GONZALEZ: (no

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response)

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COMMITTEE CLERK MARTIN: Lappin.

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COUNCIL MEMBER LAPPIN: Aye.

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COMMITTEE CLERK MARTIN: Levin.

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COUNCIL MEMBER LEVIN: Aye.

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COMMITTEE CLERK MARTIN: The vote

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now currently stands at 17. Council Member

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2 Williams.

3 COUNCIL MEMBER WILLIAMS: I vote

4 aye on all.

5 COMMITTEE CLERK MARTIN: Council

6 Member Reyna.

7 COUNCIL MEMBER REYNA: I vote aye

8 on all.

9 COMMITTEE CLERK MARTIN: Council

10 Member Dickens.

11 COUNCIL MEMBER DICKENS: Aye on

12 all.

13 COMMITTEE CLERK MARTIN: Council

14 Member Arroyo.

15 COUNCIL MEMBER ARROYO: Aye on all.

16 COMMITTEE CLERK MARTIN: The final
17 vote on the Committee on Land Use is now 21 in the
18 affirmative, zero in the negative and no
19 abstentions.

20 COUNCIL MEMBER DICKENS: The Land

21 Use Committee of October 7th, 2010 is hereby

22 adjourned.

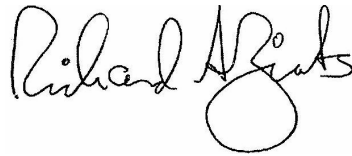
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C E R T I F I C A T E

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 _____ October 26, 2010 _____