

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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January 30, 2014
Start: 10:12 a.m.
Recess: 10:51 a.m.

HELD AT: Committee Room
City Hall

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

COUNCIL MEMBERS:

- Inez E. Dickens
- Daniel R. Garodnick
- Ydanis A. Rodriguez
- Peter A. Koo
- Brad Lander
- Mark Weprin
- Donovan Richards
- Andrew Cohen
- Ritchie Torres
- Mark Treyger
- Vincent Ignizio
- Ben Kallos
- Inez Barron
- Antonio Reynoso
- Jumaane D. Williams

CHAIRPERSON GREENFIELD: Good morning.

Good morning. Good morning, Jeffrey. How we doing, Ritchie? [background noise] Excellent, nice tie. Tie very nice. Good morning. My name is David Greenfield. I am the council member from the 44th Council District of Brooklyn and I'm privileged to serve as the chair of the Land Use Committee. I'd like to welcome all of you to the first meeting of the new council's Land Use Committee and then to introduce the other members of the committee and to discuss several organizational matters in the manner in which we, the committee, will handle our responsibilities. First, I want to welcome my esteemed colleagues, who are members of the committee and who are present: Council Member Dickens, Council Member Garodnick; Council Member Rodriguez; Council Member Koo; Council Member Lander; Council Member Weprin; Council Member Richards; Council Member Cohen; Council Member Torres; Council Member Treyger and of course, our minority leader, Council Member Ignizio.

We have a quorum and I want to thank each of you for your prompt attendance. We will

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2 start all of our meetings on time. Out of respect
3 to your schedules, if you will be late or will not
4 be able to make a meeting, if you can do me a favor
5 and let me or the Land Use Division know so that we
6 can make appropriate plans, we would certainly
7 appreciate that. And welcome Council Member Ben
8 Kallos as well. To those of you in the audience,
9 the quorum is critical to the public hearing
10 process. Please do not call out, applaud, hiss or
11 boo. Especially do not boo. We council members
12 don't like the booing. We ask that you show others
13 the same respect that you would want. Should you
14 need to use your cell phone, please go out of the
15 hearing room to do so. You will see on the table
16 before you several items relating to the committee.
17 First is the agenda, premiered by our outstanding
18 committee staff, containing those matters which we
19 have had a hearing and have been reviewed and fully
20 vetted by the subcommittees. These are the matters
21 in which we will be acting today. I'd also like to
22 take the opportunity to thank the Land Use
23 Subcommittee Chairs. I want to thank Mark Weprin,
24 the chair of the Subcommittee on Zoning and
25 Franchises; Peter Koo, the chair of the

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2 Subcommittee on Landmarks, Public Siting and
3 Maritime Uses and of course, Council Member Inez
4 Dickens, the chair of the Subcommittee on Planning,
5 Dispositions and Concessions. Also before you
6 today are the joint reports of the Land Use
7 Committee and applicable subcommittees for each
8 item we are voting on today with the proposed
9 resolution for each item. What the committee is
10 voting on today is to approve each of the
11 resolutions before you for presentation and vote by
12 the full council. A resolution reflects the
13 recommendation of the applicable subcommittee. In
14 addition, today you will also a briefing sheet,
15 which gives you additional information about those
16 matters and other matters, which have been
17 scheduled to be heard by the subcommittee. Each
18 member receives the briefing sheet by email several
19 days before the subcommittee meeting and before the
20 committee meetings; however, you will first receive
21 copies of the reports by snail mail and by email
22 when they are received by the staff. We will make
23 every effort to accommodate you, so if there is a
24 particular email or a staff person to whom you want
25 the materials addressed, you should please let one

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2 of the Land Use staff know. Lastly... oh, we are
3 also joined by Council Members Barron and Reynoso.
4 Thank you for joining us.

5 Lastly, there is a schedule of the
6 proposed meetings of the subcommittees and the
7 committee through August that many of you or all of
8 you should hopefully have in front of you. We hope
9 that this will allow you to plan more effectively
10 since the Land Use meetings are frequent, and
11 please be advised that as chair, I will not... I
12 want to repeat this. I will not be scheduling
13 additional meetings in order to conduct the
14 committee's business except in truly extraordinary
15 circumstances. After four years on the council, it
16 has become quite apparent that the constant
17 addition of meetings led to delays in the stated
18 meetings, confusion to the public and quite
19 frankly, scheduling nightmares for the members. By
20 sticking to the schedule, we will ensure that this
21 committee will no longer cause stated meetings to
22 start late, which I'm sure all of you will
23 appreciate; that the public and the press will be
24 fully aware of what we are doing and when we are
25 doing it and finally, will prevent the challenges

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2 of last minute meetings that throw members'
3 schedules out of whack. And so, I ask that my
4 colleagues and all that have business before this
5 committee respect the time and professionalism of
6 this committee, which is so critical to the future
7 growth of our city and because this is new, I'm
8 going to repeat it one final time, which is we will
9 not be scheduling additional meetings in order to
10 conduct the committee's business.

11 Today, we have four landmark
12 designations in Manhattan on our calendar, three of
13 which are in Council Member Margaret Chin's
14 district; one of which is in Council Member Rosie
15 Mendez's district. We also have a proposed project
16 at 300 Lafayette Street in SoHo, also in Council
17 Member Chin's district, which will result in the
18 development of a proposed seven-story commercial
19 building with a sustainable design and two
20 affordable housing developments, one in Brooklyn in
21 Council Member Darlene Mealy's district and one in
22 the Bronx in Council Member Vanessa Gibson's
23 district. The subcommittees have recommended
24 approval of these items, as have all of the council
25 members in whose districts these projects are

1 located. I recommend a yes vote on all of these
2 matters. The matters are 300 Lafayette Street in
3 Manhattan's Community Board 2, 140092ZRM, which is
4 an amendment of the zoning resolution modifying
5 Section 74-712 concerning a special permit for
6 development in historic districts in M1-5A, M1-5B
7 districts. Additionally, 300 Lafayette Street,
8 also in Manhattan Community Board 2, 140093ZSM for
9 the grant of a special permit to modify the height
10 and setback requirements to facilitate the
11 development of a seven-story commercial building on
12 a zoning lot with street frontages on two wide
13 streets and has not more than 40 percent of its lot
14 yet occupied by existing buildings. 300 Lafayette
15 Street in Manhattan Community Board 2, 140095ZSM
16 for the grant of a special permit of the zoning
17 resolution to allow large retail establishments
18 with no limitation on floor area for establishment
19 on the cellar, ground floor and second floor of a
20 proposed seven-story commercial development. 300
21 Lafayette Street in Manhattan Community Board 2,
22 140096ZSM for the grant of a special permit of the
23 zoning resolution to modify the use of regulations
24 to allow Use Group 6 uses; retail and office uses
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2 below the floor level of the second story proposed
3 seven-story commercial building. 39 Worth Street
4 in Manhattan Community Board 1, 20145191HKM
5 regarding the landmark designation of the 39 Worth
6 Street building located, of course, at 39 Worth
7 Street, as an historic landmark. 41 Worth Street
8 building in Manhattan Community Board 1,
9 20145186HKM regarding the landmark designation of
10 the 41 Worth Street, of course, located at 41 Worth
11 Street as an historic landmark. 339 Grand Street
12 House in Manhattan Community Board 3, 21045189
13 regarding the landmark designation of the 339 Grand
14 Street House located at 339 Grand Street as an
15 historic landmark. Tammany Hall in Manhattan's
16 Community Board 5, 20145176HKM regarding the
17 landmark designation of Tammany Hall, which is
18 located at 100 East 17th Street, also known as 100
19 to 102 East 17th Street as a historic landmark.
20 Artsbridge, Bronx Community Board 4, C 140045,
21 designation of a property located at 1446 to 1458
22 Plimpton Avenue as an Urban Development Action Area
23 project and for the disposition of property (Block
24 2874, Lots 3, 6, 8, 27 and part of 10) to a
25 developer to be selected by HPD to facilitate the

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2 construction of a seven-story senior residence with
3 approximately 61 dwelling units and 22,557 square
4 feet of community facility space. Bergen Saratoga,
5 Brooklyn Community Board 16, C 140115HAK, an
6 application submitted by HPD, a property located at
7 317/335 Saratoga Avenue and 1943/1963 Bergen Avenue
8 as an Urban Development Action Area project and
9 disposition of such property to a developer to be
10 selected by HPD to facilitate the development of a
11 five-story building with approximately 80
12 residential units of affordable and supportive
13 housing.

14 I also want to recognize Council Member
15 Jumaane Williams, who has joined us, and with that,
16 I will ask if any members have any questions or
17 remarks. Seeing none, I will ask the clerk to read
18 the roll and once again, the chair recommends a yes
19 vote.

20 COMMITTEE CLERK: William Martin,
21 Committee Clerk. Roll call vote Committee on Land
22 Use. Council Member Greenfield.

23 CHAIRPERSON GREENFIELD: Yes.

24 COMMITTEE CLERK: Dickens.
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COMMITTEE ON LAND USE

COUNCIL MEMBER DICKENS: [Response not heard]

COMMITTEE CLERK: Garodnick.

COUNCIL MEMBER GARODNICK: Aye.

COMMITTEE CLERK: Rodriguez.

COUNCIL MEMBER RODRIGUEZ: Yes.

COMMITTEE CLERK: Koo.

COUNCIL MEMBER KOO: [Response not heard]

COMMITTEE CLERK: Lander.

COUNCIL MEMBER LANDER: Request permission to explain my vote.

CHAIRPERSON GREENFIELD: Of course.

COUNCIL MEMBER LANDER: Mr. Chairman, I do hope that we are not landmarking the practices that took place at Tammany Hall. With that, I vote aye on all.

COMMITTEE CLERK: Weprin.

COUNCIL MEMBER WEPRIN: Aye.

COMMITTEE CLERK: Williams.

COUNCIL MEMBER WILLIAMS: [Response not heard]

COMMITTEE CLERK: Thank you. Richards.

COUNCIL MEMBER RICHARDS:

Congratulations. Aye.

COMMITTEE CLERK: Barron.

COUNCIL MEMBER BARRON: Permission to explain my vote.

CHAIRPERSON GREENFIELD: Of course.

COUNCIL MEMBER BARRON: Thank you.

Take a breath. I feel like I was at an auction.

In terms of the landmarking for the property on Worth Street at our subcommittee I indicated that I would be very concerned to make sure that this property, which was a part of the area that was inhabited by African Americans who had been enslaved, does in fact have that kind of designation and history recorded. The LPC did say that they would do further investigation and on my own I did some reading and I found out that the property; that the rear property was in fact inhabited by African Americans during that time, so I would hope that as we go forward we make sure that we include the contributions of African Americans in these historic landmarks and I vote aye.

CHAIRPERSON GREENFIELD: Thank you.

COMMITTEE CLERK: Cohen.

COUNCIL MEMBER COHEN: Aye.

COMMITTEE CLERK: Kallos.

COUNCIL MEMBER KALLOS: Permission to explain my vote.

CHAIRPERSON GREENFIELD: Of course.

COUNCIL MEMBER KALLOS: Just to follow my colleague, Council Member Lander on commenting on Tammany Hall, I think by landmarking it and making sure it stands there as part of our cultural and architectural history, it is a stark reminder of where democratic politics come from and how far we have come and how much further we have to go and I vote aye.

COMMITTEE CLERK: Reynoso.

COUNCIL MEMBER REYNOSO: Aye.

COMMITTEE CLERK: Torres.

COUNCIL MEMBER TORRES: [Response not heard]

COMMITTEE CLERK: Treyger.

COUNCIL MEMBER TREYGER: Aye.

COMMITTEE CLERK: Ignizio.

COUNCIL MEMBER IGNIZIO: In accordance with my longstanding position of voting no on

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2 landmarks in which the owner opposes it, I vote no
3 on Land Use 20145191, 20145186 and 20145189. All
4 others I vote aye. Thank you.

5 COMMITTEE CLERK: By a vote of 16 in
6 the affirmative, zero in the negative and no
7 abstentions, all Items have been adopted with the
8 exception of the following Land Use Items in regard
9 to 41 Worth, 39 Worth and 339 Grand have been
10 adopted by a vote of 15 in the affirmative, one in
11 the negative and no abstentions. Members, please
12 sign the committee reports. Thank you.

13 CHAIRPERSON GREENFIELD: Thank you.
14 We're going to keep the roll open for the next 15
15 minutes and have a nice day.

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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. 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.



Date: 01/31/2014