

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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June 9, 2014
Start: 11:27 a.m.
Recess: 11:53 a.m.

HELD AT: Council Chambers
City Hall

B E F O R E: David G. Greenfield
Chairperson

COUNCIL MEMBERS:

Annabel Palma
Maria Del Carmen Arroyo
Inez Dickens
Daniel R. Garodnick
Darlene Mealy
Rosie Mendez
Ydanis Rodriguez
Peter A. Koo
Brad S. Lander
Stephen T. Levin
Mark S. Weprin
Jumaane D. Williams
Donovan Richards

A P P E A R A N C E S (CONTINUED)

Council Members:

Inez D. Barron
Andrew Cohen
Ben Kallos
Antonio Reynoso
Ritchie J. Torres
Mark Treyger
Vincent M. Ignizio
Vincent J. Gentile
Ruben Wills

CHAIRPERSON GREENFIELD: Good

morning, my name is David Greenfield. I'm the councilman from the 44th, council of my district in Brooklyn and privileged to serve as the Chair of the Land Use Committee. I want to welcome my esteemed colleagues who are members of the committee and are present with us today. First, Council Member Palma gets the gold star for early attendance today. Thank you very much. I also want to recognize our Chair Council Member Dickens, Council Member Garodnick, Chair Koo, Council Member Lander, Council Member Levin, Chair Weprin, Council Member Richards, Council Member Barron, Council Member Cohen, Council Member Reynoso, Council Member Torres and Council Member Treyger. Treyger was leading with the gold stars up until today. We're going to have to inquire as to what's been going on over there. Council Member Palma, pretty impressive, I know. I also want to thank the Chairs of the Subcommittee, Subcommittee Chair Mark Weprin, Subcommittee Chair Peter Koo, and Subcommittee Chair Inez Dickens for their hard work in vetting all of

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2 the items here today. You will see on the table
3 before you several items relating to the
4 committee. First is ugenevic [sic] read by the
5 committee staff containing those matters which
6 have had a hearing and have been reviewed in
7 fully vetted by those subcommittees. Those were
8 the matters in which we will be acting on
9 today. Also, before you have joint reports of
10 the Land Use Committee and applicable
11 subcommittees for each item we are voting on
12 today with proposed resolution for each item.
13 What the committee is voting on today is two
14 approve each of the resolutions before you for
15 presentation of vote by the full council. The
16 resolutions reflect the recommendation of the
17 applicable subcommittee. So then we have the
18 following applications of our calendar for our
19 consideration. Two sidewalk cafes, Xai Xai wine
20 bar at 369 West 51st Street, seven table, 14
21 chairs in Council Member Johnson's District.
22 And the second item is Maison Kayser Bakery at
23 1800 Broadway with seven tables and 27 seats in
24 Council Member Garodnick's district. We have
25 three UDAP's in Council Member Inez Dickens'

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2 district for a modification to allow tax
3 exemption for 127th Street cluster, and also in
4 Council Member Dickens' district for a tax
5 exemption for 2150 Frederick Douglas Boulevard,
6 201 West 144th Street, 234 Bradhurst Avenue and
7 377 Edgecombe Avenue. And finally, in Council
8 Member Barron's District for a project approval
9 of 611 Pennsylvania Avenue pursuant to the
10 LIHTC. Be advised these items have been fully
11 vetted by the two subcommittees which have
12 recommended approval of these items as had
13 members of whose districts the projects are
14 located. I will now read the items into the
15 record. In Council Member Johnson's District,
16 Land Use number 61, Xai Xai 20085578TCM
17 Manhattan Community Board Four for revocable
18 consent to establish, maintain and operate and
19 unenclosed sidewalk café located at 369 West
20 51st Street. In Council Member Garodnick's
21 District, Land Use number 79, Maison Kayser
22 Bakery, 20145428TCM, Manhattan Community Board
23 Five for revocable consent to establish,
24 maintain and operate a small unenclosed
25 sidewalk café located at 1800 Broadway. In

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2 Council Member Dickens' district, Land Use
3 number 81, FS [sic] development 20145604HAM,
4 Manhattan Community Board 12, a real property
5 tax exemption pursuant to section 577 of the
6 Private Housing Finance Law for property
7 located at 2394 Adam Clayton Powell Boulevard
8 and 244-228 West 140th Street. In Council
9 Member Dickens' District, Land Use number 82,
10 Central Harlem, MHA20145590HAM Manhattan
11 Community Boards Nine and Ten, a real property
12 tax exemption pursuant to section 577, the
13 Private Housing Finance Law for property
14 located at 2150 Frederick Douglas Boulevard 201
15 West 144th Street, 234 Bradhurst Avenue, 377
16 Edegecombe Avenue. In Council Member Barron's
17 District, Land Use number 5720145480HAK for a
18 urban development project that's 611
19 Pennsylvania Avenue. And with that, I'd also
20 like to recognize that we've been joined by
21 Council Member Vincent Gentile. We also like to
22 welcome--we have several new folks who are
23 joining today the staff of the Land Use
24 Committee, we're very excited about. At first,
25 we want to introduce Graju Mann [sp?]. Graju

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2 please stand up and take a bow. Thank you.
3 Graju has the unenviable task of replacing Gale
4 Benjamin when she leaves at the end of this
5 month, and so he has in fact started today to
6 help with this transition. We're very excited
7 about that and we wish him the best of success
8 and we welcome him on board. Thank you very
9 much. And I just want to also recognize that
10 with two new project managers, Brian Paul.
11 Brian, where are you? Stand up and take a bow,
12 please. Thank you very much. And Tracy
13 Sanders, Tracy, thank you very much. With that,
14 I will open it up if any questions have any
15 remarks or questions. We will take them now.
16 Hearing none, I will ask the counsel to call
17 the roll.

18 COUNCIL CLERK: Chair Greenfield?

19 CHAIRPERSON GREENFIELD: I vote aye.

20 COUNCIL CLERK: Council Member

21 Gentile?

22 COUNCIL MEMBER GENTILE: I vote aye.

23 COUNCIL CLERK: Council Member Palma?

24 COUNCIL MEMBER PALMA: I vote aye.

25 COUNCIL CLERK: Chair Dickens?

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COMMITTEE ON LAND USE

COUNCIL MEMBER DICKENS: Aye.
COUNCIL CLERK: Council Member

Garodnick?

COUNCIL MEMBER GARODNICK: Aye.
COUNCIL CLERK: Chair Koo?

COUNCIL MEMBER KOO: I vote aye.

COUNCIL CLERK: Council Member

Lander?

COUNCIL MEMBER LANDER: Aye.
COUNCIL CLERK: Council Member Levin?

COUNCIL MEMBER LEVIN: Aye.

COUNCIL CLERK: Chair Weprin?

COUNCIL MEMBER WEPRIN: Aye.

COUNCIL CLERK: Council Member

Richards?

COUNCIL MEMBER RICHARDS: Aye.

COUNCIL CLERK: Council Member

Barron?

COUNCIL MEMBER BARRON: Aye.

COUNCIL CLERK: Council Member

Cohhen?

COUNCIL MEMBER COHEN: Aye.

COUNCIL CLERK: Council Member

Reynoso?

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COUNCIL MEMBER REYNOSO: Aye.
COUNCIL CLERK: Council Member
Torres?

COUNCIL MEMBER TORRES: Aye.
COUNCIL CLERK: Council Member
Treyger?

COUNCIL MEMBER TREYGER: Aye.
COUNCIL CLERK: Council Member
Ignizio?

COUNCIL MEMBER IGNIZIO: Aye.
COUNCIL CLERK: Did I get everybody?
By a vote of 16 in the affirmative, zero
abstentions and no negatives, all items have
been adopted. Committee members please sign
committee reports.

CHAIRPERSON GREENFIELD: Thank you.
As is our practice, we will keep the roll open
for 15 minutes until 11:48 a.m. Thank you.

COUNCIL MEMBER WILLIAMS: Mr. Chair,
may I amend my vote?

CHAIRPERSON GREENFIELD: Well that
depends on what your vote's going to be.

COUNCIL MEMBER WILLIAMS: It's not--
it's probably not legal actually.

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2 CHAIRPERSON GREENFIELD: Well, you
3 know, as the Chair I have wide latitude in
4 terms of what I can do. Yes, you may amend your
5 vote.

6 COUNCIL CLERK: Council Member
7 Williams to amend his prior vote.

8 COUNCIL MEMBER WILLIAMS: Thank you
9 very much. Thank you, Madam, Mr. Chair. I'd
10 like to vote aye on all but with the exception
11 of LU number 81, which I still abstain.

12 CHAIRPERSON GREENFIELD: Thank you,
13 Mr. Williams. Do come again.

14 CHAIRPERSON GREENFIELD: Will the
15 council please call the final roll?

16 COUNCIL CLERK: Final vote Committee
17 on Land Use, all items are adopted by a vote of
18 19 in the affirmative, zero abstentions, zero
19 negatives with the exception of LU 81 which is
20 adopted by a vote of 18 in the affirmative, no
21 negatives and one abstention.

22 CHAIRPERSON GREENFIELD: Land Use
23 Committee meeting for the meeting of June 9th,
24 2014 is hereby adjourned.

25 [gavel]

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COMMITTEE ON LAND USE

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. We further certify there is no relation to any of the parties to this action by blood or marriage, and that there is no interest in the outcome of this matter.



Date 06/16/2014