

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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December 4, 2014
Start: 11:45 a.m.
Recess: 11:54 a.m.

HELD AT: Committee Room - City Hall

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

COUNCIL MEMBERS:

- Vincent J. Gentile
- Annabel Palma
- Maria Del Carmen Arroyo
- Inez E. 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
- Ruben Wills
- Donovan J. Richards
- Inez D. Barron
- Andrew Cohen
- Ben Kallos
- Antonio Reynoso

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

Council Members:

Ritchie J. Torres

Mark Treyger

Vincent M. Ignizio

CHAIRPERSON GREENFIELD: Good morning.

My name is David Greenfield. I'm the Councilman of the 44th Councilmatic [sic] District of Brooklyn and privileged to serve as the Chair of the Land Use Committee. I welcome my esteemed colleagues and members of the committee. First we give our gold star today to Council Member Peter Koo, who of course, also chairs the subcommittee that happened to be having the meeting right before us. But regardless, you still get the credit.

Congratulations. I want to also welcome Council Member Gentile, Council Member Mendez, Council Member Rodriguez, Council Member Lander, Council Member Levin, Council Member Weprin, Council Member Barron, Council Member Cohen, who's speaking very loudly, Council Member Kallos, Council Member Reynoso, Council Member Torres, Council Member Treyger, and Council Member Ignizio. Thank you all for joining us today and thank you for your prompt attendance. You will see on the table before several items relating to the committee. First, is the agenda prepared by the committee staff containing those matters which have had a hearing and have been reviewed and fully vetted by the subcommittees. Those are the matters

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2 in which we'll be acting today. I'd like to take the
3 opportunity to thank our subcommittee Chairs, Chair
4 Koo, of course, Subcommittee and Landmarks, Chair
5 Dickens, Subcommittee on Planning, and Chair Weprin
6 who held a really engaging hearing this week for some
7 six hours nonstop and looked more like a referee than
8 a Chair, but did a fine job. So, thank you so much
9 for that as well. Also, before you, you have the
10 joint importance [sic] of the Land Use Committee and
11 the applicable subcommittee for each item we are
12 voting today with appointed resolution for each item.
13 What the committee is voting on today is to approve
14 each of the resolutions before you for presentation
15 of vote by the full Council, the resolution to affect
16 [sic] sheets [sic] of the applicable subcommittee,
17 and then we have the following application on our
18 calendar for our consideration, the LU Number 135,
19 Brownsville Community Justice Center application
20 submitted by the Mayor's Office of the Criminal
21 Justice Coordinator and the Department of Citywide
22 Services with the site selection aquisition of
23 property located at 444 Thomas S. Boyland Street in
24 Community District 16 in Council Member Mealy's
25 district. The application withdrew this application

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2 November 13th, 2014. Therefore this is a real matter
3 before us for a motion to file pursuant to withdraw
4 by the applicant to remove it from the Council
5 Calendar pursuant to Council rules. LU Number 138,
6 Draper Hall, an application submitted by the New York
7 City Health and Hospitals Corporation for approval to
8 lease 105,682 square feet of land on the campus of
9 the Metropolitan Hospital Center located 1918 First
10 Avenue, Borough of Manhattan, for development of low
11 income housing. The project in Community Board 11 and
12 in Speaker Melissa Mark-Viverito's district. Land Use
13 Number 152-695, Grand Street application submitted by
14 HPD for the designation of property at 695 Grand
15 Street is an Urban Development Action Area for the
16 disposition of that property to an affordable housing
17 developer to facilitate development of an eight story
18 mixed use building for 200 residential dwelling
19 units, including 41 units of affordable housing and
20 ground floor commercial space. The project is in
21 Community Board One in Council Member Reynoso's
22 district. The subcommittees are recommending approval
23 of these items as have the members of the districts
24 the projects were located. The Chair recommends an
25 aye vote on all of these matters. Do we have any

1 questions or comments on any of these applications?

2 Hearing none, I will ask the clerk to call the role.

3 COUNCIL CLERK: William Martin, Committee
4 Clerk, Roll Call Vote Committee on Land Use. Chair
5 Greenfield?
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7 CHAIRPERSON GREENFIELD: Aye on all.

8 COUNCIL CLERK: Gentile?

9 COUNCIL MEMBER GENTILE: Aye.

10 COUNCIL CLERK: Mendez?

11 COUNCIL MEMBER MENDEZ: I'm not quite
12 sure what he said, but I vote an aye on all.

13 CHAIRPERSON GREENFIELD: That's the most
14 important part.

15 COUNCIL CLERK: Rodriguez?

16 COUNCIL MEMBER RODRIGUEZ: Aye.

17 COUNCIL CLERK: Koo?

18 COUNCIL MEMBER KOO: Aye.

19 COUNCIL CLERK: Lander?

20 COUNCIL MEMBER LANDER: [off mic] With
21 thanks to the Chair for his excellent improvement of
22 speed reading and the Chair of the Subcommittee also
23 for a really good job for refereeing for a long time
24 the other day. Aye on all.

25 COUNCIL CLERK: Levin?

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COUNCIL MEMBER LEVIN: Aye on all.

COUNCIL CLERK: Weprin?

COUNCIL MEMBER WEPRIN: Aye.

COUNCIL CLERK: Barron?

COUNCIL MEMBER BARRON: No, I won't
[sic]. Permission to explain my vote?

CHAIRPERSON GREENFIELD: Of course,
Council Member Barron.

COUNCIL MEMBER BARRON: Thank you. I
vote aye on all, but I'm concerned that the developer
who is doing Draper Hall has done some development in
my community, and the project itself is fine, but
when the lottery process went forward there was a
specific targeted population other than the immediate
population that live there that was solicited to
apply on MOS [sic], and it's been brought to my
attention by my community that they feel that's
incorrect. There may be some portion that's set
aside for other groups, but that there certainly
needs to be equity in terms of putting the notice
out. So as we're going forward, I would hope that
that does not occur here, and this may not be the
actual body to do that, but I want it on the record

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2 so that we can monitor that as it goes forward. And
3 I vote aye on all.

4 CHAIRPERSON GREENFIELD: Thank you.

5 COUNCIL CLERK: Cohen?

6 COUNCIL MEMBER COHEN: Aye on all.

7 COUNCIL CLERK: Kallos?

8 COUNCIL MEMBER KALLOS: Aye on all.

9 COUNCIL CLERK: Reynoso?

10 COUNCIL MEMBER REYNOSO: Permission to
11 explain my vote?

12 CHAIRPERSON GREENFIELD: Council Member
13 Reynoso to explain his vote.

14 COUNCIL MEMBER REYNOSO: I just want to
15 thank the subcommittee on planning dispositions and
16 concessions regarding the CB1 disposition of property
17 on Grand Street, specifically because an organization
18 for the last 20 years that has been managing it is
19 going to be received in that and then be able to
20 build affordable housing on that property. What
21 exactly that looks like, we'll probably be back to
22 see, but I just want to thank the subcommittee for
23 the work that they did there, and I vote aye on all.

24 CHAIRPERSON GREENFIELD: Congratulations.

25 COUNCIL CLERK: Torres?

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2 COUNCIL MEMBER TORRES: Aye on all. And
3 I have a question for the subcommittee Chair. Can we
4 ban Randy Mastro [sp?] from future City Council
5 hearings, or?

6 COUNCIL CLERK: Treyger?

7 COUNCIL MEMBER TREYGER: Aye.

8 COUNCIL CLERK: Ignizio?

9 COUNCIL MEMBER IGNIZIO: Aye.

10 COUNCIL CLERK: By a vote of 15 in the
11 affirmative, 0 in the negative and no abstentions,
12 all items have been adopted. Members do not have to
13 sign committee reports.

14 CHAIRPERSON GREENFIELD: Thank you. We're
15 actually going to leave the vote open for another 20
16 minutes because there is another hearing going on
17 across the street, and in case you're wondering about
18 the speed reading, we have a commitment to members of
19 this committee that if they show up on time, we'll
20 get them out of here by noon. So, we take our
21 commitments very seriously. Thank you, and have a
22 great day. [gavel] We can now call this committee to
23 order. Chair recommends an aye vote. Clerk, call
24 the roll.

25 COUNCIL CLERK: Council Member Dickens?

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COMMITTEE ON LAND USE

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COUNCIL MEMBER DICKENS: Aye.

COUNCIL CLERK: Council Member Mealy?

COUNCIL MEMBER MEALY: Aye on all.

COUNCIL CLERK: Council Member Wills?

COUNCIL MEMBER WILLS: Aye on all.

COUNCIL CLERK: Vote now currently stands
at 18 in the affirmative. Council Member Williams?

COUNCIL MEMBER WILLIAMS: Aye.

COUNCIL CLERK: Final vote in Committee
on Land Use now stands at 19 in the affirmative, 0 in
the negative and no abstentions.

CHAIRPERSON GREENFIELD: The Land Use
Committee for December 4th, 2014 is hereby adjourned.

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



Date December 8, 2014