

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 26, 2015  
Start: 1:39 a.m.  
Recess: 2:10 p.m.

HELD AT: 250 Broadway - Committee Room  
16th Floor

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 A. 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  
Ritchie J. Torres  
Mark Treyger  
Vincent M. Ignizio

2 [sound check, pause, background  
3 conversation]

4 CHAIRPERSON GREENFIELD: Mr. Sergeant-at-  
5 Arms, can we begin?

6 [background comments]

7 CHAIRPERSON GREENFIELD: Thank you, sir.  
8 Shh, [shushing] Folks, please take your  
9 conversations outside. Thank you very much. Good  
10 morning. My name is David Greenfield. I'm the  
11 Council Member from the 44th Council Member District  
12 of Brooklyn and I serve as the Chair of the Land Use  
13 Committee. I want to welcome my esteemed colleagues  
14 who are members of the committee. First, I want to  
15 recognize the Minority Leader who gets the told star  
16 for attendance. Thank you, Council Member Vincent  
17 Ignizio. I would also like to recognize Council  
18 Members Treyger, Torres, Reynoso, Kallos, Richards,  
19 Wills, Williams, Weprin, Mendez, Mealy, Palma and  
20 Council Member Gentile. I want to thank all of you  
21 for your relatively prompt attendance considering  
22 that we have to move our location today.

23 You will see on the table before you  
24 several items relating to the committee. First is  
25 the Agenda prepared by the committee staff containing

2 to those items, which have had a hearing and have  
3 been reviewed, and fully vetted by the subcommittees.  
4 Those are the matters on which we will be acting on  
5 today. I would first like to thank our subcommittee  
6 chairs, Chair Mark Weprin, Chair Peter Koo, and Chair  
7 Inez Dickens.

8 Also before you are the Joint Reports on  
9 the Land Use Committee, and the applicable  
10 subcommittee for each item we are voting on today  
11 with the proposed Resolution for each item. What the  
12 committee is voting on today is to approve each of  
13 the Resolutions before you for presentation and for a  
14 vote by the Council. The Resolutions reflect the  
15 recommendations of the applicable Subcommittee.  
16 Today, we have the following applications on our  
17 calendar for our consideration:

18 Land Use No. 188: 1371-61 Northern  
19 Boulevard an application submitted by CG&J Realty LLC  
20 to rezone a portion of a block on Northern Boulevard  
21 between London Place and Leavitt Street from an R6  
22 C2-2 District to a C4-3 District. The proposed  
23 zoning change will facilitate the development of an  
24 11-story approximately 152,000 square feet mixed-use  
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2 building. The application is in Queens Community  
3 Board 7 in Council Member Koo's District.

4 Land Use No. 192 Hunters Point Cluster,  
5 an application submitted by HPD for a grant of a  
6 property tax exemption to facilitate the preservation  
7 of approximately 96 units of affordable housing.  
8 This application is in Bronx Community Board 2 and in  
9 Council Member Arroyo's district.

10 The Subcommittees have recommended  
11 approval of these items as have the members in whose  
12 districts these projects are located. The Chair  
13 recommends an aye vote on all these matters. Do any  
14 members have any questions or remarks they would like  
15 to make for the record? Hearing none, I will ask the  
16 clerk to call the roll.

17 CLERK: William Martin, Committee Clerk.  
18 Roll call vote Committee on Land Use. Chair  
19 Greenfield.

20 CHAIRPERSON GREENFIELD: I vote aye on  
21 all.

22 CLERK: Torres.

23 COUNCIL MEMBER TORRES: [off mic] I vote  
24 aye.

25 CLERK: Gentile.

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2 COUNCIL MEMBER GENTILE: I vote aye on  
3 all.

4 CLERK: Palma.

5 COUNCIL MEMBER PALMA: [off mic] Aye on  
6 all.

7 CLERK: Mealy.

8 COUNCIL MEMBER MEALY: Aye on all.

9 CLERK: Mendez.

10 COUNCIL MEMBER MENDEZ: [off mic] Aye on  
11 all.

12 CLERK: Levin. Weprin.

13 COUNCIL MEMBER WEPRIN: Aye on all.

14 CLERK: Williams.

15 COUNCIL MEMBER WILLIAMS: Abstain on 188.  
16 Aye on all the rest.

17 CLERK: Wills.

18 COUNCIL MEMBER WILLS: Aye on all.

19 CLERK: Richards.

20 COUNCIL MEMBER RICHARDS: Aye on all.

21 CLERK: Kallos.

22 COUNCIL MEMBER KALLOS: Aye on all.

23 CLERK: Reynoso.

24 COUNCIL MEMBER REYNOSO: Aye on all.

25 CLERK: Treyger.

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2 COUNCIL MEMBER TREYGER: Aye.

3 CLERK: Ignizio.

4 COUNCIL MEMBER IGNIZIO: Aye.

5 CLERK: By a vote of 14 in the  
6 affirmative, 0 in the negative and no abstentions,  
7 Land Use Item No. 192 has been adopted. And by a  
8 vote of 13 in the affirmative, 0 in the negative, and  
9 1 abstention, LU 188 has been adopted.

10 CHAIRPERSON GREENFIELD: Thank you,  
11 Clerk. As is our practice, we're going to keep the  
12 vote open for 15 more minutes until 11:58 a.m.

13 [pause]

14 CLERK: Council Member Garodnick.

15 COUNCIL MEMBER GARODNICK: Thank you. I  
16 vote aye.

17 CLERK: Rodriguez.

18 COUNCIL MEMBER RODRIGUEZ: Aye.

19 CLERK: Levin.

20 COUNCIL MEMBER LEVIN: Aye.

21 [background comments, pause]

22 COUNCIL MEMBER DICKENS: Hang on.

23 CLERK: Council Member Dickens.

24 COUNCIL MEMBER DICKENS: Aye.

25

2 CLERK: The final vote Committee on Land  
3 use, Land Use Item LU 188 has been adopted by a vote  
4 of 18 in the--excuse me, 17 in the affirmative, 0 in  
5 the negative, and 1 abstention. And Land Use Item  
6 192 is now finally adopted by a vote of 18 in the  
7 affirmative, 0 in the negative and no abstentions.

8 [pause]

9 CHAIRPERSON GREENFIELD: The Land Use  
10 Committee for the meeting of March 26, 2015 is hereby  
11 adjourned.

12 [gavel]

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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. 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 March 30, 2015