

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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May 21, 2015
Start: 11:34 a.m.
Recess: 11:58 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 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]

3 CHAIRPERSON GREENFIELD: Weprin, Weprin,
4 you're still working the Council. [laughter] We're
5 expecting you on time.

6 [pause]

7 CHAIRPERSON GREENFIELD: Good morning.
8 My name is David Greenfield. Quiet on the set,
9 please. Quiet. Please take your conversations
10 outside.

11 [gavel]

12 [background comments]

13 CHAIRPERSON GREENFIELD: [shushing the
14 Council] Thank you. My name is David Greenfield.
15 I'm the Councilman for the 44th Council District in
16 Brooklyn, and privileged as the Chair of Land Use
17 Committee. I want to welcome my esteemed colleagues
18 who are joining us here today. Council Member
19 Dickens, Council Member Garodnick, Council Member
20 Mendez, Council Member Rodriguez, Council Member Koo,
21 Council Member Weprin, Council Member Williams,
22 Council Member Richards, Council Member Kallos,
23 Council Member Torres, Council Member Ignizio and
24 Council Member Andy Cohen gets the gold star [cheers]
25 for on-time attendance today. Thank you very much.

2 [background comments] Folks, folks, we want to get
3 you to get you out of here, but we can't continue
4 until we have some quiet please.

5 [background comments, pause]

6 CHAIRPERSON GREENFIELD: You will see on
7 the table before you several items relating to the
8 committee. First is the Agenda prepared by the
9 committee staff--thank you, staff--containing those
10 matters, which have had a hearing and have been
11 reviewed and fully vetted by the subcommittees.
12 Those are the matters on which we will be acting on
13 today. I'd like to take the opportunity to thank our
14 Subcommittee Chairs, Chair Mark Weprin, who only has
15 days left with us here in the New York City Council.
16 Chair Peter Koo and Chair Inez Dickens.

17 Also, before you, you have the joint
18 reports from the Land Use Committee and applicable
19 subcommittee for each item we are voting on today
20 with a presentation [sic] for each item. What the
21 committee is voting on today is to approve each of
22 the resolutions before you for presentation and vote
23 by the full Council. [background comments] We'll--
24 we'll wait for the staff to quiet down a bit before
25 we continue. The committee is voting today to

2 approve each of the resolutions before for
3 presentation of vote by the full Council. The
4 resolutions reflect the recommendations by the full
5 subcommittee. Today, we have the following
6 applications on our calendar for our consideration:

7 LU No. 223, 505 to 512 West 23rd Street,
8 West Chelsea Text Amendment, an application for a
9 Zoning Text Amendment concerning the transfer and
10 development rights from the High Line Transfer
11 Corridor. I'm advised that Council Member Johnson
12 supports this application on condition that the
13 committee approved a modification to oppose text.
14 Which limits the amount of floor transferrable from
15 granting site to receiving site to the greater of a
16 maximum commercial or residential floor area
17 permitted on the affected parcels at the time of the
18 Special West Chelsea District, which was originally
19 enacted. This modification is consistent with the
20 conditions requested of both the Community Board and
21 the Manhattan Borough President and their approvals
22 of this application.

23 LU No. 224 South Brooklyn Marine
24 Terminal. Application for maritime lease between the
25 New York City Department of Small Business Services

2 and the New York Economic Development Corporation for
3 approximately 72 acres of city-owned land for 39
4 years located along the Sunset Park Waterfront in
5 Council Member Menchaca's district.

6 We also have four applications from HPD
7 to facilitate new affordable housing projects and--
8 and preserve existing affordable housing.

9 Land Use No. 225, PRC Andrew Avenue, an
10 application submitted by HPD for a collection of
11 properties located in Council Member Cabrera's and
12 Council Member Arroyo's district.

13 LU No. 226, 911 Longwood Portfolio, an
14 application submitted by HPD for a grant of the
15 property tax exemption for two buildings located in
16 Council Member Arroyo's district.

17 LU No. 227, Compass Residence 2A, an
18 application submitted by HPD for the grant of the
19 property tax exemption for another site at 1524 Boone
20 Avenue in Council Member Arroyo's district.

21 LU No. 228, Beach Green North, an
22 application submitted by HPD for the grant of
23 property tax exemptions for the property located at
24 45-05 Rockaway Beach Boulevard in Council Member
25 Richard's district. How are you Council Member

2 Richards? Great to see you today. The subcommittees
3 have recommended approval of these items, as have the
4 members in these districts where these projects are
5 located.

6 As Chair, I recommend an aye vote on all
7 these matters. Are there any questions or comments
8 on any of the applications before us here today? Any
9 other questions or comments on the applications
10 before us today? Seeing no others, Council Member
11 Dan Garodnick.

12 COUNCIL MEMBER GARODNICK: Thank you.
13 I'm glad I take such high priority. I appreciate
14 that, Mr. Chairman. I just want to take a moment to
15 congratulate Council Member Menchaca on the Master
16 Lease in Sunset Park and the South Brooklyn Marine
17 Terminal. This was a project, as you all know, he
18 worked very hard on. It--it was an issue of great
19 importance to his community. He stood up and
20 delivered I think what was a very responsible and
21 very positive outcome, and it was not an easy
22 process. And I just wanted to congratulate him
23 because I think that the end result is quite good.
24 So thank you for the opportunity.

2 CHAIRPERSON GREENFIELD: Thank you,
3 Council Member. We thank you for assisting young
4 Council Member Menchaca in the process. There
5 certainly have been significant improvements
6 including a shorter lease term, a task force. Five
7 percent of the revenue will be set aside for his
8 constituency, and certainly it is a big win for his
9 community. And we appreciate your assistance of
10 Chair of the Economic Development Committee. Any
11 other questions or comments from members? Hearing
12 none, we will ask the clerk to call the roll.

13 CLERK: William Martin, Committee Clerk.
14 Roll call vote Committee on Land Use. Chair
15 Greenfield.

16 CHAIRPERSON GREENFIELD: Aye on all.

17 CLERK: Palma.

18 COUNCIL MEMBER PALMA: [off mic] Aye.

19 CLERK: Arroyo.

20 COUNCIL MEMBER ARROYO: [off mic] Aye.

21 CLERK: Dickens.

22 COUNCIL MEMBER DICKENS: [off mic] Aye.

23 CLERK: Garodnick.

24 COUNCIL MEMBER GARODNICK: Aye.

25 CLERK: Mealy.

2 COUNCIL MEMBER MEALY: [off mic] May I
3 explain my vote?

4 CHAIRPERSON GREENFIELD: Council Member
5 Mealy to explain her vote.

6 COUNCIL MEMBER MEALY: I just want to
7 thank Council Member Richardson on his parcel of
8 land. I talk to the developers a lot, and he got a
9 lot for Rockaway. So, congrats on that and I vote
10 aye on all.

11 CHAIRPERSON GREENFIELD: Thank you and
12 Council Member Richards thank you again for your
13 strong leadership.

14 CLERK: Mendez.

15 COUNCIL MEMBER MENDEZ: I vote aye.

16 CLERK: Rodriguez.

17 COUNCIL MEMBER RODRIGUEZ: [off mic]
18 Aye.

19 CLERK: Koo. Weprin.

20 COUNCIL MEMBER WEPRIN: Aye.

21 CLERK: Williams.

22 COUNCIL MEMBER WILLIAMS: With
23 congratulations to Carlos Menchaca, I vote aye.

24 CLERK: Richards.

25

2 COUNCIL MEMBER RICHARDS: Permission to
3 explain my vote.

4 CHAIRPERSON GREENFIELD: Council Member
5 Richards to explain his vote.

6 COUNCIL MEMBER RICHARDS: All rightee, I
7 just want to thank the Land Use staff Amy. I want to
8 thank especially Madam Chairwoman, Inez Dickens, for
9 certainly be a--being a friend during this whole
10 process and, of course you. This particular--
11 particular parcel of land has been vacant for
12 probably over 50 years. So, it's very--this is an
13 historic moment for the Rockaways where it's finally
14 getting some movement on this site in an area that
15 certainly needs it, and needs more affordable housing
16 for residents in the community. And it's the first
17 passive house building standard coming into the
18 Rockaways post-Sandy. So, with that being said, I
19 would like to thank you, and I vote aye on this
20 development. Thank you.

21 CHAIRPERSON GREENFIELD: And let the
22 record reflect that many have tried and failed, and
23 it took Council Member Donovan Richards to get it
24 done. Thank you, Council Member.

25 CLERK: Cohen.

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2 COUNCIL MEMBER COHEN: [off mic] Aye.

3 CLERK: Kallos.

4 COUNCIL MEMBER KALLOS: Permission to
5 explain my vote.

6 CHAIRPERSON GREENFIELD: So long as it
7 has nothing to do with landmarks absolutely.

8 [laughter] Council Member Kallos to explain his
9 vote.

10 COUNCIL MEMBER KALLOS: I--I--I was
11 curious if we could landmark the new SBMT, but I did
12 want to congratulate Council Member Menchaca on
13 standing his ground on the initial deal, and really
14 winning for his community and getting investments in
15 the community. And, standing through and making sure
16 that he did bring things back for his district and
17 the city at larger, and I proudly vote aye.

18 CHAIRPERSON GREENFIELD: Thank you.

19 CLERK: Torres.

20 COUNCIL MEMBER TORRES: I vote aye.

21 CLERK: Treyger.

22 COUNCIL MEMBER TREYGER: Permission to
23 briefly explain my vote.

24 CHAIRPERSON GREENFIELD: Yes, Council
25 Member Treyger--

2 COUNCIL MEMBER TREYGER: [interposing]
3 Thank you.

4 CHAIRPERSON GREENFIELD: Twelve--twelve
5 seconds to explain your vote.

6 COUNCIL MEMBER TREYGER: Yes, thank you,
7 Chair. I just want to--I want to just--I have
8 further greater appreciation for this body, for this
9 institution because this Council continues to have
10 each other's backs when it comes to these contentious
11 issues. So, I thank the Chair of Land Use. I thank
12 the Chair of the Subcommittee on Zoning. I thank
13 Chair Dickens for always being so supportive of the
14 members and issues in their districts. I also want
15 to give much kudos to my colleague, Councilman
16 Richards, who really has been a champion for his
17 district as well. With that, I vote aye. Thank you.

18 CLERK: By a vote of 16 in the
19 affirmative, 0 in the negative and no abstentions,
20 all items have been adopted.

21 CHAIRPERSON GREENFIELD: Thank you, as
22 proc [sic] we're going to keep the vote open for 15
23 more minutes to make sure that Council Member Ruben
24 Wills has the opportunity to vote. And we will close
25 this at 11:57 a.m.

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2 CLERK: Council Member Wills.

3 COUNCIL MEMBER WILLS: Aye on all.

4 CLERK: The vote now 17 in the

5 affirmative.

6 [pause]

7 CLERK: Council Member Gentile.

8 COUNCIL MEMBER GENTILE: I vote aye on

9 all.

10 CLERK: The current vote in Committee on

11 Land Use is now 18 in the affirmative.

12 [pause]

13 CLERK: Council Member Lander.

14 COUNCIL MEMBER LANDER: I vote aye on

15 all.

16 CLERK: The vote in the Committee on Land

17 Use is 19 in the affirmative.

18 [background comments]

19 [pause]

20 SERGEANT-A-ARMS: Quiet, please.

21 CLERK: Council Member Barron.

22 [background comments]

23 COUNCIL MEMBER BARRON: Thank you. I vote

24 aye.

25

2 CLERK: The current vote now in the
3 Committee on Land Use is now 20 in the affirmative, 0
4 in the negative and no abstentions.

5 [background comments]

6 CLERK: Council Member Ignizio.

7 COUNCIL MEMBER IGNIZIO: I vote aye.

8 CHAIRPERSON GREENFIELD: Thank you,
9 Council Member Ignizio and kudos for your fine summer
10 look that you are rocking here in the New York City
11 Council.

12 [pause]

13 [banging noise]

14 CLERK: Council Member Levin.

15 COUNCIL MEMBER LEVIN: Aye on all.

16 CLERK: The final vote Committee on Land
17 Use is now 22 in the affirmative, 0 in the negative
18 and no abstentions.

19 CHAIRPERSON GREENFIELD: Thank you to the
20 Committee on Land Use. The meeting of May 21st, 2015
21 is hereby adjourned.

22 [gavel]

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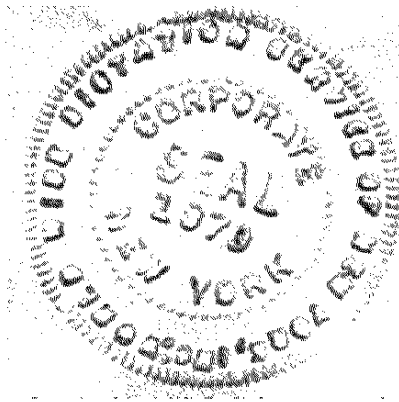
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COMMITTEE ON LAND USE

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 May 27, 2015