

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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April 19, 2016
Start Time: 11:44 a.m.
End Time: 12:03 p.m.

HELD AT: City Hall.

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

COUNCIL MEMBERS:

- GREENFIELD
- PALMA
- DICKENS
- GARODNICK
- MEALY
- MENDEZ
- RODRIGUEZ
- KOO
- LANDER
- LEVIN
- WEPRIN
- WILLIAMS
- RICHARDS
- BARRON
- COHEN
- KALLOS
- REYNOSO

TORRES
TREYGER

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

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[gavel]

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CHAIRPERSON DAVID G. GREENFIELD: Good

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morning. My name is David Greenfield and I am

5

council member from the 44th Council District

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Brooklyn for the concerns to share for the Land Use

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Committee. Today is primary day April 19, 2016 and

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if you are watching it at home, please go out and

9

vote today. Sadly, you cannot vote for your council

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members but you can vote presidential candidates.

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Joining us today, Vincent J. Gentile, who

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gets the gold star for on time attendance, go walk

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home. Council member Palmer, council member Dickens,

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council member Garodnick, council member Mendez,

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council member Rodriguez, council member Lander,

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council member Barron, council member Cohen, council

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member Kallos, and council member Treyger.

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I want to thank my colleagues for

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lowering their voices just a tab, while we try to

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conduct our hearing and Chair Richards and Chair

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Dickens for their work on the zoning and planning

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subcommittees. The zoning committee is voting on

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today is to approve each of the resolutions before

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you for presentation of vote by the full council.

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2 The resolutions were brought with recommendations of
3 all the applicable subcommittees.

4 Today, the land use committee have 6
5 items for our considerations of the subcommittees to
6 recommend approval of all items.

7 Item No. 1, Land Use No.354 regarding
8 sidewalk café. This application was for the sidewalk
9 café with 3 tables and 6 chairs café. The café will
10 be located on Bleecker Street and council member
11 Johnson's supports. Council member Johnson has get
12 approves this application, as the opportunity to size
13 of size of café and response community board concern.

14 Land use item No. 355, would land
15 rezoning. This is an application by department of
16 city planning to amend zoning map of Woodlawn area of
17 the Bronx, this would change a currently zone of 7A2
18 and R4A district. The change will have to preserve
19 the character of the areas primarily one or two
20 families homes. This is regarding to council member
21 Cohen district and he supports approval.

22 Land Use No. 348, TWA Flight Center.
23 This is an application by the Department of Small
24 Business Services and Economic Development
25 Cooperation for the lease disposition of

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2 approximately 6 acres in JFK airport to a private
3 developer. This approval would authorize extension,
4 existing guarantees that may expire in 2050. The
5 lease was facilitate the restoration of TWA Flight
6 Center and historic building designed by Eero
7 Saarinen, originally developed in 1962, by Howard
8 Hughes, interesting factoid.

9 The building will be restored into
10 developed into an Hotel and conference center
11 applications in Council member Wills district and he
12 in fact is in favor. Council member Wills is out on
13 medical leave and has asked therefore for me to read
14 his statement of support into the record. So, if you
15 please indulge me.

16 COUNCIL COMMITTEE CLERK: Statement from
17 council member Wills regarding Land Use No. 348 TWA
18 Flight Center Hotel take your part.

19 CHAIRPERSON DAVID G. GREENFIELD: Good
20 morning; Chairman Greenfield, Chairwoman Dickens and
21 members of the committee.

22 COUNCIL COMMITTEE CLERK: Good morning,
23 council member Wills.

24 CHAIRPERSON DAVID GREENFIELD: Today, you
25 will be voting to permit the sublease of a property

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2 at JFK airport to MCR Development LLC to enable the
3 construction of an onsite hotel that will be setback
4 against the iconic TWA Flight Center. This project
5 would cost an estimated 265 million dollars and
6 generate over 3500 permanent and temporary union
7 jobs. As with the regard of the central terminal
8 building project, the economic opportunity to TWA
9 Flight Center Hotel presents to our City's
10 historically disadvantage MWBEs cannot be overstated.
11 MWBEs are economic engines for prosperity and
12 community of color and JFK airport is a largest
13 single employer of the constituents living in my
14 district, rights council member Rubin Wills. As
15 council member Rubin's district is racially,
16 ethnically and economically diverse district, who
17 himself is a person of color, I had a responsibility
18 to examine this proposal in order to ensure
19 insufficiencies with dually witnessed in the public
20 procurement processes for MWBEs, are not replicated
21 by a private entities.

22 I called MCR for having the foresight to
23 design an MWBE plan prior to beginning of this
24 review. Over the past several weeks, I raised
25 concerns to the developer about the need for

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2 additional provisions that would save to enhance its
3 original plans by promoting local hiring and
4 encouraging maximum MWBEs participation.

5 Yesterday, an agreement on a revised plan
6 that would benefit many entrepreneurs, laborers,
7 specialists and job seeker of the color, who reside
8 in South East Queens was reached. In short the new
9 plan includes a contract utilization target of 20%
10 MBE participation in construction including minority
11 woman on the enterprises and WBE certification
12 assistance and education for companies as well as the
13 local town hall meetings in Queens Community Board
14 10, 12 and 13 on job opportunities, workforce
15 development partnership with the Queens and Workforce
16 One Career Centers, the council of airport
17 opportunity and the association for Minority
18 Enterprise of New York AMENY among other provisions.

19 I vote, Chair Greenfield for the support
20 throughout this endeavor. You are welcome. I also
21 want to give special thanks for Chairwoman Iniz
22 Dickens and her dedicated staff, her office's chief
23 of staff I would like to say Director Leslie Paterson
24 and Brandon Clark, Mr. Ramon Martinez, the counsel of
25

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2 Land Use Division, assembly woman Vivian Cook and
3 Congressmen Gregory Meeks.

4 I look forward to aiding MCR and Total
5 Reconstructions MWBE manager Stephanie Burns in the
6 weeks amongst ahead as they work vigorously to reach
7 these benchmarks. I encourage all of the members to
8 vote in favor of this item.

9 Thank you for your consideration
10 sincerely, Rubin Wills, New York City, Council member
11 28th District Queens dated April 19, 2016.

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13 CHAIRPERSON DAVID GREENFIELD: Thank you
14 council member Wills for your letter and I will like
15 to once again thank to Chair Dickens for really
16 hooking me in work that she put into this
17 particularly application. I know there were a lot of
18 issues needed to be resolved and she spent literally
19 dozens of hours on this project. I want to thank you
20 Chair Dickenson for your leadership.

21 We continue now with Items on the
22 calendar, Land Use No. 349 Timpson Place associates.
23 This is an application by department housing
24 preservation development for the approval of our new
25 tax exemption projects and dissolution of the corner

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2 owners and commencing the corner owners with a new
3 owner. The property is located in the speaker
4 district in Bronx. Speaker supports approval of this
5 application. Land Use Item No. 356, applicant
6 deposits an application by the Department Of Housing
7 Preservation Development to amend the previously
8 approved tax exemption to correct typographical error
9 for property located in council member Gibson in
10 Brooklyn. Council member supports approval to amends
11 to tax exemption.

12 Land Use Item No. 353 Bronx Shepherds.
13 This is an application by the Department Of The
14 Housing conservation department to amend and approve
15 the approved tax exemption. To correct a
16 typographical error for the property located in
17 several counsels, 6 in the Bronx. Council members
18 all support approval of this amendment of tax
19 exemption. The subcommittee recommended approval of
20 these items without modification. Do any member have
21 any question or remarks if they would like to make.

22 Hearing none, I will ask clerk to call
23 the roll.

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2 COUNCIL COMMITTEE CLERK: I saw that Guy
3 in the commercials that speech passes on the fine
4 print.

5 CHAIRPERSON DAVID GREENFIELD: Yes. I am
6 available for Pro Bono nonprofit commercial work.
7 You can contact my office a little bit later or you
8 can tweet at me @nycgreenfield. Clerk please call
9 the roll.

10 COUNCIL COMMITTEE CLERK: Kevin Ben
11 community clerk roll call on the community on the
12 land use council member Greenfield.

13 CHAIRPERSON GREENFIELD: I vote, aye.

14 COUNCIL MEMBER GENTILE: I vote, aye.

15 COUNCIL MEMBER PALMA: I vote, aye.

16 COUNCIL MEMBER DICKENS: I vote, aye.

17 COUNCIL MEMBER GARODNICK: I vote, aye.

18 COUNCIL MEMBER MENDEZ: I vote, aye.

19 COUNCIL MEMBER RODRIGUEZ: I vote, aye.

20 COUNCIL MEMBER LEVIN: I vote, aye.

21 COUNCIL MEMBER ROSE: I vote, aye.

22 COUNCIL MEMBER WILLIAMS: I vote, aye.

23 COUNCIL MEMBER RICHARDS: I vote, aye.

24 COUNCIL MEMBER BARRON: I vote, aye.

25 COUNCIL MEMBER COHEN: I vote, aye.

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2 COUNCIL MEMBER KALLOS: Permission to
3 explain my vote. I vote, aye.

4 COUNCIL MEMBER TREYGER: I am vote, aye.

5 COMMITTEE COUNSEL: By a vote of 14 votes
6 in the affirmative, 0 in the negative and no
7 abstentions. All items have been adopted.

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9 CHAIRPERSON DAVID GREENFIELD: Thank you.
10 I specially would like to congratulate council member
11 Cohen, who worked diligently since he was elected in
12 the New York City Council to do something that is
13 rather unique in the city of New York and that is to
14 down zone in area and his district to preserve the
15 character of that neighborhood. I want to
16 congratulate him. It's a traffic achievement and I
17 am very proud to have helped you reach that
18 milestone. Congratulation to you and to your
19 constituents.

20 Cohen: Thank you chair Greenfield. I
21 did not want to explain my vote to express my
22 gratitude but I am very grateful for the all support
23 I got of my colleagues. So, thank you.

24 CHAIRPERSON DAVID GREENFIELD: Thank you
25 very much. As it's our practice, we are going to

1
2 keep the vote open for 15 minutes and since 12:05 pm.
3 Have a wonderful presidential primary day for those
4 of you who are celebrating Hakishut service and happy
5 Passover and enjoy and we will see you tonight.

6
7 [PAUSE]

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9 COUNCIL MEMBER MANDEZ: I vote, aye.

10 COMMITTEE COUNSEL: Vote stands of 15
11 votes in the affirmative.

12 COUNCIL MEMBER REYNOSO: I vote, aye.

13 COMMITTEE COUNSEL: Vote stands 16 votes
14 in the affirmative.

15 CHAIRPERSON DAVID GREENFIELD: Community
16 clerk, call the final vote, please.

17 COMMITTEE COUNSEL CLERK: Final vote on
18 Queens on Land Use 16 in the affirmative, 0 in the
19 negative and no abstentions.

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21 CHAIRPERSON DAVID GREENFIELD: Land Use
22 committee for implementing April 19, 2016, is hereby
23 adjourned.

24 [gravel]

COMMITTEE ON LAND USE

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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 April 21, 2016