

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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July 12, 2016  
Start: 12:16 p.m.  
Recess: 12:36 p.m.

HELD AT: Committee Room - City Hall

B E F O R E: DAVID G. GREENFIELD  
Chairperson

COUNCIL MEMBERS: Vincent J. Gentile  
Annabel Palma  
Inez E. Dickens  
Daniel R. Garodnick  
Darlene Mealy  
Rosie Mendez  
Ydanis A. Rodriguez  
Peter A. Koo  
Brad S. Lander  
Stephen T. Levin  
Jumaane D. Williams  
Ruben Wills  
Deborah L. Rose  
Donovan J. Richards  
Inez D. Barron  
Andrew Cohen  
Ben Kallos  
Antonio Reynoso  
Ritchie J. Torres  
Mark Treyger

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

2 [sound check, pause]

3 CHAIRPERSON GREENFIELD: Good afternoon.

4 My name is David Greenfield. I am the Council Member  
5 for the 45th--44th Councilmanic District in Brooklyn.

6 I am privileged to serve as the Chair of the Land Use  
7 Committee. I want to welcome my esteemed colleagues

8 who are members of the committee today. We're joined

9 by Council Member Dickens, Council Member Mealy,

10 Council Rodriguez, Council Member Levin. I want to

11 welcome back from medical leave Council Member Ruben

12 Wills. Welcome back. You look good.

13 [cheers/applause] Chair Richards, Council Member

14 Cohen, Council Member Treyger, and Chair Koo, and

15 Council Member Mendez. I want to thank Chair Dickens

16 for her hard work this past week with the Planning

17 Subcommittee. I want to thank Chair Richards for

18 making us late for this hear [laughter] with his hard

19 work on the Zoning Subcommittee, and I want to thank

20 Chair Koo for I think what was a three-hour hearing

21 yesterday on Landmarks. Fortunately, even I had

22 other obligations, and had to sneak out, but it was a

23 great hearing as well. We will be voting on the

24 Resolution to modify one application, and resolutions

25 to approve nine additional applications today. These

2 resolutions before you represent the recommendations  
3 of the subcommittees for presentation and vote by the  
4 full Council.

5           First up is Preconsidered LU NO. 4720  
6 Woodhull Hospital Lease in Brooklyn. This is an  
7 application submitted by Health and Hospitals  
8 Corporation for approval of a hospital lease pursuant  
9 to Health and Hospitals Corporation Enabling Act.  
10 This lease will facilitate the development of a six-  
11 story building with 89 studio apartments for low-  
12 income individuals. The proposed development is  
13 located in Council Member Cornegy's district, and he  
14 has submitted a letter in support of the designation.  
15 LU No. 398, 399, 400, 19-25 Kent Avenue in Brooklyn.  
16 This is a proposed eight-story 135 foot high, 380,000  
17 square foot development with mixed manufacturing, the  
18 lease (sic) on office space and a full block site on  
19 the Greenpoint/Williamsburg IBZ. That will serve as  
20 a model for future manufacturing in the city. The  
21 proposed zoning text amendment for with the  
22 Department of City Planning is a co-applicant with 19  
23 Kent Development, LLC will create new special permits  
24 to allow increase FAR for a defined mixture of  
25 commercial industrial uses, and to change parking

2 requirements. One special permit would allow for an  
3 increase in reliable commercial floor area in  
4 exchange for the development of manufacturing space.  
5 Roughly 65,000 square feet of the proposed building  
6 will be restricted in order to ensure the continued  
7 provision of space for qualifying industrial uses  
8 within this Industrial Business Zone. It would allow  
9 us to establish height limits with a bonus for the  
10 creation of public plazas. The special permit will  
11 allow for a reduction in the parking and loading  
12 requirements. The Zoning Subcommittee has  
13 recommended approval of all items with the exception  
14 of Text Amendment for which the Zoning Subcommittee has  
15 recommended approval if modifications developed by  
16 Council Member Steve Levin, and the strengthening and  
17 monitoring/enforcement of a required industrial space  
18 and those modifications are as follows:  
19 Modifications tighten the definition of required  
20 industrial uses to ensure this space is only  
21 available to industrial users. The modifications  
22 require the certificate of occupancy for the required  
23 industrial uses to be issued before or concurrent  
24 with the certificate of occupancy for other parts of  
25 the building. The modifications require annual

2 inspection by an independent organization or firm

3 approved by the Department of Small Business

4 Services, retained at the developer's expense to

5 report on the status of required industrial uses.

6 This report must include the number of businesses

7 occupying the space, the size of the space occupied,

8 the details on any vacant spaces, industry

9 subsectors, the number of employees and the average

10 annual rent for required industrial use of the spaces

11 in aggregate. The Council is also making technical

12 modifications to clarify some provisions of the

13 Zoning Text. In accordance with our rules, we refer

14 the modified text and related special permits to the

15 City Planning Commission to terminate the

16 modifications all within scope. This Council has a

17 significant interest in preserving industrial spaces

18 in New York City, and we believe that this is, in

19 fact, a really unique project where we have the

20 opportunity to actually preserve and create

21 industrial space while encouraging more development

22 as well. So we're very excited about this project,

23 and want to congratulate Council Member Steve Levin.

24 I will ask him to make a few remarks in just a few

25 moments.

2 LU No. 413, William H. Schofield House in  
3 the Bronx. These, just so that you know, we're now  
4 going to be running through the suggested landmarks  
5 by the Landmarks Preservation Commission. This is an  
6 application submitted by the Landmarks Preservation  
7 Commission for the designation of the William H.  
8 Schofield as a historic landmark. This house was  
9 originally constructed in 1860, and it's located on  
10 City Island in Council Member Vacca's district. The  
11 Council Member supports approval of the landmark  
12 designation.

13 LU No. 414, Green-Wood Cemetery Chapel  
14 and Fort Hamilton Parkway entrance. This application  
15 was submitted by Landmarks Preservation Commission  
16 for the designation of Green-Wood Cemetery Chapel and  
17 Fort Hamilton Parkway entrance as an historic  
18 landmark. These structures are located in the  
19 historic Green-Wood Cemetery in Council Member  
20 Menchaca's district, and he supports the designation.

21 LU No. 415, the Van Sicklen House  
22 Brooklyn. This application was submitted by the  
23 Landmarks Preservation Commission for the designation  
24 for the Van Sicklen House as an historic landmark,  
25 also known as the Lady Moody House even though it as

2 never Lady Moody's house. The Van Sicklen House is  
3 one of the oldest serving Dutch-American Houses in  
4 Brooklyn. Originally constructed in the early 18th  
5 Century, the house is located in Council Member  
6 Treyger's district, and he supports the designation.

7 LU No. 416, 57 Sullivan Street house in  
8 Manhattan. This application was submitted by  
9 Landmarks Preservation Commission for the designation  
10 of a Sullivan Street House as an historic landmark.  
11 The Sullivan Street House was originally constructed  
12 in 1816 in the South Village. This item is located  
13 in Council Member Johnson's district, and he supports  
14 the designation.

15 LU No. 417, St. Michael's Episcopal  
16 Church in Manhattan. This application was submitted  
17 by the Landmarks Preservation Commission for the  
18 designation of St. Michael's Episcopal Church as an  
19 historic landmark. The proposed landmark is  
20 comprised of three buildings, the Church, the Parish  
21 House and the Rectory. This site is in Council  
22 Member Levine's district, and he submitted a letter  
23 in support of the designation

24 LU No. 419, the Pepsi-Cola Sign in Long  
25 Island City in Queens. This application was



2 submitted by the Landmarks Preservation Commission  
3 for the designation of the Pepsi-Cola sign as an  
4 historic landmark. This site is located in Council  
5 Member Brad Lander's district and he supports  
6 designation.

7 LU No. 420, the Vanderbilt Mausoleum in  
8 Staten Island. This application was submitted by the  
9 Landmarks Preservation Commission for the designation  
10 of the Vanderbilt Mausoleum as an historic landmark.  
11 So well known because four generations of Vanderbilt,  
12 famed New Yorkers are buried in this mausoleum. This  
13 is located in Council Member Matteo's district, and  
14 he submitted a letter indicating no objection to the  
15 landmark designation.

16 And finally, LU No. 421, the Park Slope  
17 Historic District Extension II. This application was  
18 submitted by the Landmarks Preservation Commission  
19 for the designation of the Park Slope Historic  
20 District Extension II. This historic district would  
21 include a total 292 buildings mostly three to four  
22 story row houses in the Park Slope neighborhood of  
23 Brooklyn. This item is located in Council Member  
24 Lander's District, and he has submitted a letter in

2 support of designation and the boundaries that were  
3 established by the Landmarks Preservation Committee.

4           Chair Koo's subcommittee recommended  
5 approval for all of these applications with the  
6 exception of LU 400 for which the Zoning Subcommittee  
7 recommends a series of modification and that, of  
8 course, is in Chair Richard's committee. Just two  
9 notes before we move on for final resolution. The  
10 first thing that I would note is that there is not a  
11 coincidence that we are seeing so many applications  
12 for landmarks. In fact, this is a direct result of  
13 the legislation that was drafted by Chair Koo and  
14 myself. Intro 775-A, which, in fact, creates  
15 landmark deadlines and also requires the Landmarks  
16 Designation Commission to clear the backlog to the  
17 credit of the commission. The commission has been  
18 working on this with us for months, but this is an  
19 example of government at work. Most of these item,  
20 in fact all of these items that have been discussed  
21 today on the Landmarks Preservation Commission  
22 calendar are backlogged items. In some cases,  
23 they've been on the calendar for 30, 40, 50 years,  
24 and they're finally being decided today thanks to  
25 Chair Koo's legislation that I was proud to co-

2 author. And finally, the moment that Mark Treyger  
3 has been waiting for. Resolution 985. This  
4 resolution would call upon the Landmarks Preservation  
5 Commission to designation the Riegelmann Boardwalk,  
6 a/k/a the Coney Island Boardwalk as a scenic  
7 landmark. Passing this resolution would express the  
8 Council's position that the Boardwalk merits  
9 designation and protection as a New York City  
10 landmark, but would not formally require any action  
11 by the Landmarks Preservation Commission. LPC is  
12 free to issue designation process themselves at any  
13 time. Even though it's not a formal requirement, I'm  
14 not sure what else we could do beyond perhaps stand  
15 on our heads outside of the LPC and spit wooden  
16 nickels to encourage the LPC to, in fact, landmark  
17 the boardwalk. So, those folks who are here from the  
18 Administration and the LPC we hope that you get this  
19 message loud and clear: Landmark Treyger's  
20 boardwalk. The Boardwalk was originally constructed  
21 between 1918 and 1924 and now stretches the distance  
22 of 2.7 miles from West 37th to Courtland Place along  
23 the Coney Island Waterfront. The boardwalk became an  
24 internationally recognized tourist attraction, and a  
25 vital part of the Coney Island community.

2 Designation of the boardwalk as a scenic landmark  
3 would require LPC to issue an advisory report for any  
4 significant improvements or alterations of the  
5 designated structure or landscaped features. With  
6 that, I will turn it over to Council Member Treyger  
7 for some remarks, and then it will turn it over to  
8 any of the members who would like to make remarks as  
9 well, and we will welcome Council Member Jumaane  
10 Williams who has graced us with his presence today.

11 COUNCIL MEMBER TREYGER: Thank you, thank  
12 you, Mr. Chair. As I have spoken extensively about  
13 the iconic nature of the Riegelmann and the urgency  
14 of extending landmark status to it, today I will  
15 limit my remarks to giving thanks to all of the  
16 people whose efforts have ensured that Resolution 985  
17 has made it this far. I thank the entire City  
18 Council because the entire City Council is on this  
19 resolution. Thank you to Chair Greenfield and his  
20 great staff, to Dylan Casey, who helped draft the  
21 resolution. Amy Levitan and Raju Mann of the Land  
22 Use Division, to Ramon Martinez, Matt Gewolb and  
23 Laura Popa, to my staff Anna Scathe (sic), Ethan  
24 Lustig, O'Bradley and Eric Thaneberg (sp?), to  
25 Council Member Chaim Deutsch, who shares the

2 Boardwalk with me in our coastal community so Coney  
3 Island and Brighton Beach together. To the 50 co-  
4 sponsors of this resolutions, which is really I'm so  
5 appreciative to all of my colleagues in the Council.  
6 To Brooklyn Borough President Eric Adams, to City  
7 Controller Scott Stringer, to Assembly Member Pamela  
8 Harris, to Senator Diane Savino, to Congressman  
9 Hakeem Jeffries for their public statements in  
10 support, and to Speaker Melissa Mark-Viverito for her  
11 leadership. The true driving force behind Reso--  
12 Resolution 985 has been our community partners. I'd  
13 like to thank Charles Benson of the Coney Island  
14 History Project, and Dick Zigun of Coney Island USA,  
15 who have lent their tremendous knowledge and  
16 expertise to this fight. To Ida Sanoff, Rob Burstein  
17 and Arlen Brenner of the Coney Island Brighton  
18 Boardwalk Alliance to Simeon Bankoff of the Historic  
19 Districts Council, and all of their community members  
20 who took time out of their busy schedules to come and  
21 testify at our hearing, and all of our residents from  
22 Southern Brooklyn. All of the people recognize how  
23 vital the Riegelmann Boardwalk is to the Coney Island  
24 community serving as the neighborhood's connective  
25 tissue unifying attractions, businesses and

2 residents. However, Reso 985 is more--is about more  
3 than that. It is about preserving an iconic  
4 structure that has historically embodied the vibrant  
5 diversity of New York City and the American  
6 Democratic spirit, and colleagues this was all done  
7 with no conservancy, no lobbyists. This was done at  
8 the grassroots with people, and I respectfully ask  
9 all my colleagues to vote yes. Thank you.

10 CHAIRPERSON GREENFIELD: Thank you,  
11 Council Member Treyger. The Chair recognizes Council  
12 Member Steve Levin to discuss his groundbreaking  
13 agreement on Kent Avenue.

14 COUNCIL MEMBER LEVIN: Thank you very  
15 much, Mr. Chairman. I made remarks at the  
16 subcommittee so I will refrain from going back  
17 through all of the--the benefits here to this  
18 project, but suffice it to say that this going to be  
19 a groundbreaking project as you said, and that this  
20 is the first time that we are looking at combining  
21 commercial development with light manufacturing to  
22 ensure that we can bring light manufacturing, the  
23 light manufacturing sector into the 21st Century in  
24 our neighborhoods and our IBZs like here in--in--in  
25 North Brooklyn. It's a very--this is a--this is--a

lot of work went into this--into this project, and I want to just acknowledge those that had a--a significant part in this. First, Toby Moskovits, and her partners at Heritage Equity; Jeremiah Lane and-- and all 13 there at--at Heritage. As well, I want to acknowledge the advocates that have had a significant impact on this proposal, Leah Archibald at Evergreen and Friedman at the Press Center for Community Development. Armando Chapelliquen and Benjamin Dulchin at the Association for Neighborhood Housing and Development, as well the partners at--at 32BJ SEIU who have advocated strongly for their members. In addition, I want to acknowledge our incredible Land Use staff here especially Project Manager Brian Paul, General Counsel Julie Lubin, and Land Use Director Raju Mann. I want to acknowledge my Legislative Director Julie Bero; Chief of Staff Jonathan Boucher. I want to acknowledge my former Chief of Staff Rami Metal who worked very long and hard on this project when he worked in my office, and who advocated to the Department of City Planning that we--that we look to incentivize new light manufacturing space in our IBZs that we take back our IBZs from other types of--of non-contextual uses, and

2 really look to advance the light manufacturing sector  
3 here in New York City. I just want to thank Bill  
4 Harvey who's a Williamsburg resident and long-time  
5 advocate of mixed-use development, and I want to  
6 thank you, Mr. Chairman, and--and subcommittee Chair  
7 Donovan Richards for all of your support in moving  
8 this project forward, and I encourage my colleagues  
9 to vote aye.

10 CHAIRPERSON GREENFIELD: Thank you,  
11 Council Member. Congratulations. Are there any  
12 other colleagues who have any comments or remarks  
13 they would like to make? Hearing none, I'll as the  
14 Clerk to call the roll.

15 CLERK: Committee Clerk Matthew  
16 Destefano, Committee on Land Use. Roll call vote.  
17 Chair Greenfield.

18 CHAIRPERSON GREENFIELD: [pause] I'm  
19 going to go with aye on all.

20 CLERK: Gentile.

21 COUNCIL MEMBER GENTILE: [off mic] Aye on  
22 all.

23 CLERK: Dickens.

24 COUNCIL MEMBER DICKENS: Aye.

25 CLERK: Mealy.



2 COUNCIL MEMBER MEALY: [off mic] Aye.

3 CLERK: Mendez.

4 COUNCIL MEMBER MENDEZ: Aye.

5 CLERK: Rodriguez.

6 COUNCIL MEMBER RODRIGUEZ: [off mic] Aye.

7 CLERK: Koo.

8 COUNCIL MEMBER KOO: [off mic] I vote

9 aye.

10 CLERK: Levin.

11 COUNCIL MEMBER LEVIN: Mr. Chairman, I

12 misspoke earlier. It's Jeremiah Kane, not Lane. I

13 want to thank him for--for his partnership here, and

14 with that I vote aye on all.

15 CHAIRPERSON GREENFIELD: He's a good guy,

16 too.

17 CLERK: Williams.

18 COUNCIL MEMBER WILLIAMS: [off mic] Aye.

19 CLERK: Wills.

20 COUNCIL MEMBER WILLS: [off mic] I vote

21 aye.

22 CLERK: Richards.

23 COUNCIL MEMBER RICHARDS: I'm looking

24 forward to landmarking the Rockaway Boardwalk next.

25 [background comments] [laughs] And congratulations

2 Council Member Levin and the applicant and all the  
3 advocates who--and, of course, Mr. Chairman, for all  
4 your hard work on this. Congratulations. City  
5 Planning let's get to work on use group reform and  
6 IBZ reform after this. I look forward to that  
7 conversation. I vote aye on all.

8 CLERK: Cohen.

9 COUNCIL MEMBER COHEN: [off mic] Aye.

10 CLERK: Kallos.

11 COUNCIL MEMBER KALLOS: Aye.

12 CLERK: Treyger.

13 COUNCIL MEMBER TREYGER: [pause] With  
14 thanks again to the Chair and also a thank you for  
15 your support to Lady Moody as well. I vote aye.

16 CLERK: The final vote is 14 in the  
17 affirmative, 0 in the negative and no abstentions.  
18 The items have been adopted.

19 CHAIRPERSON GREENFIELD: Thank you. Once  
20 again, we apologize for the delay. We were  
21 unavoidably delayed due to a lot--a lengthy hearing  
22 this morning, but as is our practice we're going to  
23 keep the vote open for 15 minutes until 12:50 p.m.  
24 [pause] [background comments] Just quiet on the set  
25 for one moment, please. [gavel] I've been informed

1 COMMITTEE ON LAND USE

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2 that our remaining colleagues are actually unable to  
3 make it today. So with that, we will conclude the  
4 Land Use Committee for the meeting of July 12, 2000--  
5 [background comments] and 16 and we are formally  
6 adjourned, and Council Member Ben Kallos, great to  
7 see as always. [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 July 14, 2016