

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 22, 2014
Start: 11:26 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:

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
Donovan J. Richards
Andrew Cohen
Ben Kallos
Antonio Reynoso
Ritchie J. Torres

COUNCIL MEMBERS: (CONT'D.)

Mark Treyger

Vincent M. Ignizio

Vincent J. Gentile

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

CHAIRPERSON GREENFIELD: Good morning; my name is David Greenfield; I'm a Council Member from 44th Council District in Brooklyn; I'm privileged to serve at the Chair of the Land Use Committee. I wanna welcome my esteemed colleagues who are members of the Committee and are joining us today, Council Member and Chair Dickens, Council Member Garodnick, Council Member Rodriguez, Council Member and Chair Koo, Council Member Lander, Council Member and Chair Weprin, Council Member Cohen, who gets the gold star for early arrival today, Council Member Kallos, Council Member Reynoso, Council Member Torres, and Council Member Treyger. I wanna thank each of you for your prompt attendance; you will see on the table before you 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 on which we will be acting upon today.

I'd also like to take the opportunity to thank our Subcommittee Chairs, Chair Mark Weprin, Subcommittee on Zoning and Franchises, Chair Peter Koo, Subcommittee on Landmarks, Public Siting and

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2 Maritime Uses, and Chair Inez Dickens, Chair of
3 Subcommittee on Planning, Dispositions and
4 Concessions. Also before you are the joint reports
5 of the Land Use Committee and applicable Subcommittee
6 for each item you're voting on today with the
7 proposed resolution for each item. What the
8 Committee is voting on today is to approve each of
9 the resolutions before you for presentation and vote
10 by the Full Council; the resolutions reflect the
11 recommendations of the applicable Subcommittee.

12 Today we have the following applications
13 on our calendar for our consideration; we have three
14 applications involving map changes and rezoning of an
15 area of the Grand Central Parkway, along with an
16 addition to the Gunn Park which are recommended for
17 approval; the project is located in Council Member
18 Weprin's district.

19 We also have before us an application for
20 a sidewalk café, with five tables and ten chairs
21 during business hours, the Brasserie Cognac at 963
22 Lexington Avenue in Council Member Garodnick's
23 district. We have one UDAAP in Council Member
24 Dickens' district to facilitate a development to the
25 seven-story building at 260 West 153rd Street, which

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2 is supported by the Council Member. We have three
3 additional housing projects in Brooklyn in Council
4 Member Levin's district, Council Member Reynoso's
5 district and Council Member Mealy's district
6 respectively, which will result in 18 units of
7 housing in five buildings, 568 Graham Avenue, 235
8 Driggs Avenue, 7 Stagg Street and 198 Montrose
9 Avenue, and 619 [sic] Lincoln Place. These items
10 have been fully vetted by the two Subcommittees which
11 have recommended approval of these items and the
12 members in whose districts these projects are located
13 support them as well. I recommend an aye vote on all
14 of these matters. [background comment] [pause]

15 LU No. 59, Brasserie Cognac Café,
16 20145032 TCM in Council Member Garodnick's district,
17 LU No. 66, 260 West 153rd Street, C 140207 HAM in
18 Council Member Dickens' district. Sorry; we'll start
19 that again. In Garodnick's district, LU No. 59,
20 Brasserie Cognac Café, 20145032 TCM, consent to
21 modify and continue to maintain and operate an
22 unenclosed sidewalk café located at 963 Lexington
23 Avenue in Manhattan Community 8.

24 LU No. 66, 260 West 153rd Street in
25 Council Member Dickens' district, C 140207 HAM, an

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2 application submitted regarding 260 West 153rd Street
3 for an Urban Development Action Area Project and for
4 the disposition of such property to a developer
5 selected by HPD in Manhattan Community Board 10.

6 LU No. 67, 68 and 69 -- 67 is the Grand
7 Central Parkway Rezoning, C 130313 MMQ in Council
8 Member Weprin's district, an application submitted by
9 Yeshiva Har Torah and the New York City Department of
10 Parks and Recreation for an amendment to the City Map
11 involving elimination of streets and the
12 establishment of a park within an area generally
13 bounded by Hillside Avenue, 235 Court, 87th Avenue
14 and Gettysburg Street, including authorization for an
15 acquisition or disposition of real property related
16 thereto in Queens Community Board 13.

17 LU No. 68, Grand Central Parkway
18 Rezoning, Council Member Weprin's district, C 130314
19 MMQ, for an amendment to the City Map involving the
20 elimination, discontinuance and closing of a portion
21 of the Grand Central Parkway, the intersection of
22 Grand Central Parkway and Little Neck, including
23 authorization for any acquisition or disposition of
24 real property related thereto in Queens Community
25 Board 13.

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2 LU No. 69, Grand Central Parkway
3 Rezoning, C 140203 ZMQ, Council Member Weprin's
4 district, for the amendment to the Zoning Map,
5 Section No. 11d, by establishing within a former park
6 of an R3-2 District in Queens, Community 13.

7 Three UDAAP applications are LU Nos. 58,
8 73 and 74, and these are applications to approve the
9 project as an Urban Development Action Area Project
10 pursuant to Section 694 of the General Municipal Law
11 in Council Member Mealy's district.

12 LU No. 58, 20145481 HAK, 1619 Lincoln
13 Place in Brooklyn, which includes a tax exemption in
14 Council Member Levin's district.

15 LU No. 73, 20145540 HAK, 7 Stagg Street
16 and 198 Montrose Avenue in Council Member Reynoso's
17 district.

18 LU No. 74, 20145541 HAK, 568 Graham
19 Avenue and 235 Driggs Avenue.

20 With that I will open it up to any
21 questions or comments from members of the Committee.

22 [pause] We've also been joined by Council Member
23 Palma and Council Member Mendez. And I also wanna
24 take this opportunity to congratulate Amy Levitan,
25 right over there to our [background comment] left,

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2 who is trying to walk out while we congratulate her
3 on her ascension to Deputy Director of the Land Use
4 Division of the New York City Council. [applause]
5 Amy has been with us, I think in the neighborhood of
6 20 years here in the New York City Council and we're
7 very excited about her new leadership role and look
8 forward to continuing to work together for at least
9 another 20 years, so thank you very much. [laughter]

10 With that; hearing no questions or
11 comment, I will ask the Clerk to call the roll.

12 COMMITTEE CLERK: William Martin,
13 Committee Clerk, roll call vote Committee on Land
14 Use... [interpose]

15 CHAIRPERSON GREENFIELD: I just want to
16 remind folks that we are... we will be starting the
17 Land Use-Finance hearing at 12 p.m.; that is a
18 separate hearing, so you will have to return for the
19 12:00 hearing in order to be [background comment] in
20 attendance at the 12 p.m. hearing, and that hearing
21 hopefully will start on time in Chambers at 12:00.

22 COMMITTEE CLERK: Council Member
23 Greenfield.

24 CHAIRPERSON GREENFIELD: Aye on all.

25 COMMITTEE CLERK: Palma.

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COMMITTEE ON LAND USE

COUNCIL MEMBER PALMA: Aye.
COMMITTEE CLERK: Dickens.
COUNCIL MEMBER DICKENS: Aye.
COMMITTEE CLERK: Garodnick.
COUNCIL MEMBER GARODNICK: Aye.
COMMITTEE CLERK: Mendez.
COUNCIL MEMBER MENDEZ: Aye.
COMMITTEE CLERK: Rodriguez.
COUNCIL MEMBER RODRIGUEZ: Aye.
COMMITTEE CLERK: Koo.
COUNCIL MEMBER KOO: Aye.
COMMITTEE CLERK: Lander.
COUNCIL MEMBER LANDER: Aye.
COMMITTEE CLERK: Weprin.
COUNCIL MEMBER WEPRIN: Aye.
COMMITTEE CLERK: Cohen. Kallos.
COUNCIL MEMBER KALLOS: Aye on all.
COMMITTEE CLERK: Reynoso.
COUNCIL MEMBER REYNOSO: Aye.
COMMITTEE CLERK: Torres.
COUNCIL MEMBER TORRES: Aye on all.
COMMITTEE CLERK: Treyger.
COUNCIL MEMBER TREYGER: Aye.
COMMITTEE CLERK: Ignizio.

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COMMITTEE ON LAND USE

COUNCIL MEMBER IGNIZIO: Aye.

[background comment]

COMMITTEE CLERK: By a vote of 14 in the affirmative, 0 in the negative and no abstentions, all items have been adopted. Members, please sign the Committee Reports. Thank you.

CHAIRPERSON GREENFIELD: Thank you. As is our practice, we're gonna keep the roll open for 15 minutes until 11:50 a.m. Thank you very much.

[pause]

[background comments]

MALE VOICE: Quiet please. Quiet please.

COMMITTEE CLERK: Gentile.

COUNCIL MEMBER GENTILE: I vote aye.

COMMITTEE CLERK: Arroyo.

COUNCIL MEMBER ARROYO: Aye. [crosstalk]

FEMALE VOICE: Arroyo.

COMMITTEE CLERK: Mealy.

COUNCIL MEMBER MEALY: Aye.

COMMITTEE CLERK: Williams.

COUNCIL MEMBER WILLIAMS: Aye.

[background comments]

[gavel]

MALE VOICE: Keep it down, please.

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COMMITTEE ON LAND USE

COMMITTEE CLERK: Council Member
Williams.

COUNCIL MEMBER WILLIAMS: With great
thanks to the Chair for his patience, I vote aye.

CHAIRPERSON GREENFIELD: Are you sure you
don't wanna reconsider, Council Member Williams?

COUNCIL MEMBER WILLIAMS: Give me a few
minutes, maybe.

CHAIRPERSON GREENFIELD: Okay. You've
got eight minutes to reconsider your vote.

[background comments]

COMMITTEE CLERK: Council Member Levin.

COUNCIL MEMBER LEVIN: Aye on all.

[background comments]

COMMITTEE CLERK: Council Member
Richards.

COUNCIL MEMBER RICHARDS: I vote aye on
all.

COMMITTEE CLERK: Vote currently stands
at 20 in the affirmative.

[background comments]

COMMITTEE CLERK: Council Member Cohen.

COUNCIL MEMBER COHEN: I vote aye.

[background comments]

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COMMITTEE ON LAND USE

COMMITTEE CLERK: Final vote in the
Committee on Land Use is now 21 in the affirmative, 0
in the negative and no abstentions.

[gavel]

CHAIRPERSON GREENFIELD: The Land Use
Committee for May 22nd, 2014 is hereby adjourned.

[gavel]

[background comments]

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, 2014