

CITY COUNCIL
CITY OF NEW YORK

-----X

TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

-----X

October 25, 2012
Start: 2:54 p.m.
Recess: 3:00 p.m.

HELD AT: Council Chambers
City Hall

B E F O R E:
MARK S. WEPRIN
Chairperson

COUNCIL MEMBERS:
Council Member Leroy G. Comrie, Jr.
Council Member Daniel R. Garodnick
Council Member Robert Jackson
Council Member Jessica S. Lappin
Council Member Diana Reyna
Council Member Joel Rivera
Council Member James Vacca
Council Member Albert Vann
Council Member Vincent M. Ignizio

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

None

1
2 [pause, technical, pause,
3 background noise]

4 CHAIRPERSON WEPRIN: Testing. Is
5 this on? You hear me all right? There you go.
6 We ready? [background comments] Okay. Good.
7 Good morning, I mean, afternoon, everybody. How
8 are we doing? My name is Mark Weprin, I am Chair
9 of the Zoning and Franchises Subcommittee. And
10 our meeting is starting a little late today.
11 Apologize for that. And those of you who stuck
12 around all day long, but we had some final details
13 to work out. We are joined by the following
14 members of the Subcommittee, I am not ignoring the
15 other people who are here, but we have to get a
16 quorum here, so Council Member Al Vann, Council
17 Member Robert Jackson, Council Member Leroy
18 Comrie, Council Member Vincent Ignizio, Council
19 Member Diana Reyna, Council Member Joel Rivera,
20 Council Member Jimmy Vacca, are here. Did I miss
21 someone with the Subcommittee? Then there are
22 members of the Land Use Committee who are here who
23 will be here for the Land Use meeting following
24 this meeting. Before us today, we had the hearing
25 the other day, a four hour hearing where we heard

1
2 from everyone from the community and from other
3 groups that wanted to be heard, on Land Use Nos.
4 710 and 711. This is known as the Chelsea Market
5 application. And following those meetings, we
6 will be modifying the application to include a
7 restrictive declaration that now includes
8 protections for the preservation of the existing
9 buildings. The modification we'll be voting on
10 today concerns preservation requirements, we have
11 modified the restrictive declaration to require
12 preservation of the existing façade of the
13 building, as it exists today, to define the
14 required in-kind replacement materials for the
15 façade, and windows and other design controls to
16 ensure that the buildings remain largely as we see
17 them today, which was a concern of many.
18 Additionally, new expansions will not have
19 advertising signage and the existing signage will
20 come down as the process proceeds. Those were the
21 Land Use items. There is also a component that's
22 been agreed to, to do, with the West Chelsea
23 Affordable Housing Fund moneys, to be deposited by
24 Jamestown, will be used by the Robert Fulton
25 Houses to create additional permanent affordable

1 housing units, as well as adding a low income
2 component to the project of 40 percent of the
3 units. As, you know, this has been a long
4 process, the project has changed numerous times
5 along the way, and in City Planning, the size of
6 the buildings were reduced from 359,000 square
7 feet to approximately 290,000 square feet. There
8 was a hotel that was eliminated, as well as other
9 changes coming to us. So, the recommendation will
10 be to move ahead with this proposal, with the
11 modification, which will have to go back to City
12 Planning and then come back to us in order to be
13 voted on next week. So, with that in mind, I'm
14 going to call on Counsel to please call the roll
15 of the Members of the Subcommittee, to vote again
16 on Land Use No. 710 and 711, the Chelsea Market
17 with modifications.
18

19 COUNSEL: Chair Weprin.

20 CHAIRPERSON WEPRIN: Aye.

21 COUNSEL: Council Member Rivera.

22 COUNCIL MEMBER RIVERA: [off mic] I
23 vote aye.

24 COUNSEL: Council Member Reyna.

25 COUNCIL MEMBER REYNA: [off mic]

1

2 Aye.

3

COUNSEL: Council Member Comrie.

4

COUNCIL MEMBER COMRIE: Aye.

5

COUNSEL: Council Member Jackson.

6

COUNCIL MEMBER JACKSON: Aye.

7

COUNSEL: Council Member Vann.

8

COUNCIL MEMBER VANN: Aye.

9

COUNSEL: Council Member Vacca.

10

COUNCIL MEMBER VACCA: [off mic]

11

Aye.

12

COUNSEL: Council Member Ignizio.

13

COUNCIL MEMBER IGNIZIO: Aye.

14

COUNSEL: [counting] By a vote of

15

eight in the affirmative, zero in the negative,

16

Land Use Items 710 and 711, with modifications,

17

are approved and referred to the full Land Use

18

Committee.

19

CHAIRPERSON WEPRIN: Thank you very

20

much. If someone could try to contact Council

21

Member Garodnick, I know he was in the building

22

and before the Land Use meeting starts, we'd like

23

to have him cast his vote. But with that in mind,

24

we will now be adjourning the meeting, and the

25

Land Use meeting will follow shortly after. Thank

1

you, meeting is now adjourned.

2

3

[gavel]

4

COUNCIL MEMBER COMRIE: Please, no

5

members leave, we will do the Land Use meeting as

6

soon as--

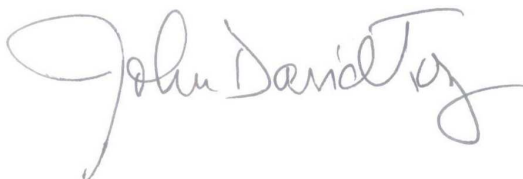
7

[pause, background noise]

C E R T I F I C A T E

I, JOHN DAVID TONG certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature

A handwritten signature in cursive script that reads "John David Tong". The signature is written in black ink and is positioned to the right of the printed word "Signature".

Date November 19, 2012