

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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June 15, 2016
Start: 12:19 p.m.
Recess: 12:49 p.m.

HELD AT: Committee Room - City Hall

B E F O R E: PETER A. KOO
Chairperson

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)

1 COMMITTEE ON LAND USE

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2 [sound check, pause]

3 SERGEANT-AT-ARMS: Quiet, please.

4 [gavel]

5 CHAIRPERSON KOO: Hello, my name is
6 Council Member Peter Koo filling in for Land Use
7 Chair David Greenfield. I want to welcome my
8 esteemed. I want to welcome my esteemed colleagues
9 who are members of the committee: Council Member
10 Dickens, Council Member Garodnick, Council Member
11 Mendez, Council Member Levin, Council Member Rose,
12 Council Member Richards, Council Member Barron,
13 Council Member Kallos, Council Member Torres, and
14 Council Member Treyger. I want to thank Chair
15 Dickens for her work with the pending subcommittee
16 this morning, Chair Richards for conducting the
17 Zoning Subcommittee. We--we will be voting on
18 Resolutions to modify two applications, and
19 resolutions to approve two additional applications
20 today. These resolutions before you present a--
21 represent the recommendation of the subcommittees for
22 presentation and voted by the full council when Chair
23 Greenfield is here. [laughs] Okay? I will, yeah.
24 [background comments] Yeah. Land Use No. 361, Water
25 Street POPS upgrades in Lower Manhattan. This

2 proposal developed by the Alliance for Downtown NY,
3 DCD and EDC facilitate the development of real--
4 primarily commercial space in the public arcades
5 along Water Street. The subcommittee heard many
6 comments during the public hearing, and received
7 extensive testimony, and as a resident of Water
8 Street I know Council Member Chin took this input and
9 took that to heart. As a result of her work, we have
10 more than five text amendments in front of us, which
11 is significantly improved. Briefly, the subcom--
12 subcommittee has recommended five key notifications.

13 (1) For arcades, which add more than
14 7,500 square feet of retail, the largest arcades
15 along Water Street. The Council will modify the
16 proposal to require a full ULURP to ensure
17 appropriate oversight and public review.

18 (2) The subcommittee has recommended
19 that bands and drug stores be restricted along Water
20 Street to 30 feet and 50 feet of frontage
21 respectively to ensure a mix of retail is provided
22 along Water Street.

23 (3) For any programming in the public
24 spaces notification will be required to be provided
25

2 to the Community Board, the Borough President, and
3 Council 30--and the Council 30 days in advance.

4 (4) A series of technical changes to
5 ensure there is transparency and proper lighting in
6 public spaces.

7 (5) The changes also contain
8 enhancement. No, sorry. The changes also contain
9 enforcement enhancements such as restoring the
10 compliance reporting provisions.

11 LU No. 378, 379, 380, 381 and 382 are One
12 Flushing, Queens. This application was submitted by
13 the Department of Housing Preservation and
14 Development for a zoning map amendment, a zoning text
15 amendment, special permits for a public parking
16 garage, and for development in available right-of-
17 way. A UDAP designation, important approval (sic) a
18 new tax exemption and the disposition of city-owned
19 property. [background comments] Approval of these
20 applications will facilitate the development a much
21 used affordable housing development in [background
22 comments]--yeah in--in my district in Queens.

23 The Land Use Subcommittee has recommended
24 approval all items with the exception of disposition
25 of city-owned property, for which the Land Use (sic)

2 Subcommittee has recommended approval with
3 modifications. Specific--specifically, Councilman
4 Koo has negotiated a modification for their
5 applications that will require the minimum of 5,000
6 square feet of the development will be devoted to use
7 as a community center.

8 LU No. 383 The East New York Savings Bank
9 in Brooklyn. This application was submitted by LPC,
10 the designation of the East New York Savings Bank as
11 an historic landmark. The East New York Savings Bank
12 is located on Eastern Parkway and Ethica--Utica
13 Avenue in Council Member Cumbo's district. This
14 committee has recommended approval of this
15 application, and Council Member Cumbo supports the
16 designation.

17 LU No. 388, Lambert Houses. This
18 application was submitted by the Department of
19 Housing Preservation and Development for an extension
20 of the previously approved tax exemption, and--and a
21 new tax exemption for--and ensure the committee to
22 ensure the continuous affordability of 731 housing
23 units and 14 buildings in Council Member Torres'
24 district in the Bronx.

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2 Do any members have any questions or
3 remarks? Seeing none, will the clerk [background
4 comments] [pause] Seeing none, will the clerk please
5 call the roll.

6 CLERK: William Martin, Committee Clerk.
7 Roll call vote Committee on Land Use. Items are all
8 coupled. Council Member Koo.

9 CHAIRPERSON KOO: Yes.

10 CLERK: Greenfield.

11 COUNCIL MEMBER GREENFIELD: [off mic] Aye
12 on all.

13 CLERK: Dickens.

14 COUNCIL MEMBER DICKENS: [off mic] Aye on
15 all.

16 CLERK: Garodnick.

17 COUNCIL MEMBER GARODNICK: [off mic] Aye.

18 CLERK: Mendez.

19 COUNCIL MEMBER MENDEZ: [off mic] Aye.

20 CLERK: Levin.

21 COUNCIL MEMBER LEVIN: Aye.

22 CLERK: Rose.

23 COUNCIL MEMBER ROSE: [off mic] Aye.

24 CLERK: Williams.

25 COUNCIL MEMBER WILLIAMS: Aye.

2 CLERK: Richards.

3 COUNCIL MEMBER RICHARDS: Aye.

4 CLERK: Barron.

5 COUNCIL MEMBER BARRON: Aye.

6 CLERK: Kallos.

7 COUNCIL MEMBER KALLOS: Aye.

8 CLERK: Treyger.

9 COUNCIL MEMBER TREYGER: [off mic] Aye.

10 CLERK: By a vote of 12 in the
11 affirmative, 0 in the negative and no abstentions,
12 all items have been adopted.

13 CHAIRPERSON GREENFIELD: Thank you.
14 Thank you, Chair Koo, for filling in, and as is our
15 tradition, we're going to keep this open for the next
16 15 minutes and I'm told 12:41 p.m.

17 [pause]

18 CLERK: Continuation of roll call,
19 Committee on Land Use. Council Member Torres.

20 COUNCIL MEMBER TORRES: Aye on all.

21 CLERK: The vote now stands at 13.

22 [pause]

23 CLERK: Council Member Palma.

24 [pause]

25

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2 CLERK: Continuation of roll call the
3 Committee on Land Use. Council Member Palma.

4 COUNCIL MEMBER PALMA: I vote aye.

5 [pause] [background comments]

6 CLERK: Continuation of roll call,
7 Committee on Land Use. Council Member Lander.

8 COUNCIL MEMBER LANDER: Thank you. I
9 vote aye.

10 [pause]

11 CLERK: Committee on Land Use. Council
12 Member Mealy.

13 COUNCIL MEMBER MEALY: I vote aye on all.

14 [pause] [background comments]

15 CLERK: Continuation of roll call,
16 Committee on Land Use. Council Member Gentile.

17 COUNCIL MEMBER GENTILE: I vote aye.

18 CLERK: Final vote, Committee on Land Use
19 now stands at 17 in the affirmative, 0 in the
20 negative and no abstentions.

21 CHAIRPERSON GREENFIELD: Thank you. This
22 concludes the Land Use Committee for June 15, 2016.

23 This meeting is hereby adjourned.

24 [gavel]

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1 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 July 5, 2016