

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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December 8, 2010

Start: 5:22pm

Recess: 5:33pm

HELD AT: Committee Room
250 Broadway, 16th Floor

B E F O R E:
LEROY G. COMRIE, JR.
Chairperson

COUNCIL MEMBERS:
Maria del Carmen Arroyo
Charles Barron
Inez E. Dickens
Daniel R. Garodnick
Robert Jackson
Jessica S. Lappin
Annabel Palma
Diana Reyna
Joel Rivera
James Vacca
Albert Vann
Stephen T. Levin
Mark S. Weprin

A P P E A R A N C E S

COUNCIL MEMBERS:

Jumaane D. Williams

Vincent M. Ingizio

Peter A. Koo

1
2 CHAIRPERSON COMRIE: Let's hold to
3 order so everybody can head to their meetings and
4 obligations that they have for this evening. I
5 want to thank all of the members for staying and
6 hearing our--and knowing your desire not to be
7 here tomorrow. I want to thank all of our members
8 for staying and listening and working with Council
9 Member Gale Brewer as she has undergone this
10 historic project in her district, and all of the
11 necessary things that she did to put it together.
12 I also want to say how impressed I was with Ethel
13 and Mel and the members of Community Board 7 with
14 their thoughtfulness and presentation, and their
15 desire to improve their community one block at a
16 time, even though this is much larger than--this
17 is an entire city block and a little bit more than
18 a city block. But your presentation was
19 impressive, your diligence, your desire to get to
20 the details and your knowledge and extensive
21 knowledge of not just the details of the project
22 but your community, to make sure that you were
23 doing everything that you could to work with your
24 excellent, wonderful, marvelous Council Member as
25 she fought to work on the last large parcel on the

1
2 West Side that has not been developed or in
3 process of development.

4 It was a huge undertaking and I
5 really want to complement Gale Brewer on doing
6 everything she could to get all of the bonuses--
7 not bonuses, but needed pieces--to the project. I
8 want to thank Council Member Inez Dickens for
9 being my wingman on this project, wingperson.
10 Wingperson, I'm sorry, to be literally correct.
11 And I want to thank all of the members of the
12 Committee that supported to make this project
13 happen. I want to thank Extell Development and
14 the development team and all the parties for being
15 real gentle about this process and handling it
16 with professionalism and dignity. I think that
17 was an important part of the process also.
18 Clearly they are being responsible in many
19 different ways to the needs of the community.

20 I want to thank the Speaker's
21 Office for all of their help putting this
22 together. And I diligently want to thank the Land
23 Use staff for being so detail orientated and
24 thorough in doing all of the things necessary to
25 make this happen.

1
2 So we are prepared to bring this
3 project to a vote. We would go over all the
4 finite details, but there are so many you should
5 know that there are--just some of the amendments
6 along with the school, there's been an expansion
7 of the walking space, the available parkland.
8 Also there's been an expansion and commitment from
9 the developer to develop the Hudson River Park
10 area and to do more in terms of allowing access in
11 and out of that area also, among many other
12 opportunities to increase community participation,
13 so.

14 [Pause]

15 CHAIRPERSON COMRIE: I think the
16 other members might hang you. I'd be happy to
17 stay here and go over every finite detail in this
18 project, but you--you know. I'm just trying to
19 give a short overview. There was new parkland
20 developed in this project. There was new open
21 space developed in this project. There's a school
22 developed in this project with an opportunity--oh,
23 I know. I know. I was waiting for somebody to
24 say I was kidding. I was just waiting, because,
25 you know, I didn't want Jumaane to get me later

1
2 claiming that I was just cutting him off. All
3 right, so we will now do the technical piece.

4 As a modified, we are going to vote
5 on Land Use numbers 256 through 266, which are
6 related. Do I need to read...? Good. The Land Use
7 number 256 through 259 all dealing with--I'm
8 sorry--266, inclusive, all dealing with the
9 Riverside Center Development Project. And I just
10 want to make sure I'm saying it technically
11 correct. Do I need to say anything else
12 technically correct?

13 [Pause]

14 CHAIRPERSON COMRIE: Oh, well I
15 recommend an Aye vote on the project. And at this
16 point, Council Member Vann, did you want to make a
17 comment?

18 COUNCIL MEMBER VANN: Testing,
19 testing. Yeah, a brief comment, perhaps a
20 question. Yeah, first off I commend all involved
21 and particularly you, Council Member Comrie and
22 Inez Dickens. I know that Extell has presented to
23 you their plan on how they would provide for MWBE.
24 And it seemed to be very similar to what--the
25 Bernado [phonetic] are still in progress. It's a

1
2 way out project. And so even though they've made
3 certain commitments they continue to meet, and so
4 there is a possibility for even change or
5 improvement.

6 I'm wondering, there's one aspect
7 of the program MWBE program, that I would like to
8 ask a question, and that relates to the
9 percentage. There's always a percentage assigned
10 to the MWBE, let's say 15%. But it does not
11 indicate what percentage of that would MBE, yeah,
12 WBE and what percentage will be M. So, you know,
13 in progressive circles you usually try to make
14 sure that there's a percentage for each, that way
15 you can guarantee that minorities get a fair
16 share. In this society there is a tendency for
17 women, white women, to take up the bulk of that
18 percentage, and minorities get a lesser
19 percentage. So I'm wondering whether or not, even
20 though you have pretty much put together a
21 program, are you still open for discussion and the
22 possibility that something could be negotiated at
23 this late date?

24 CHAIRPERSON COMRIE: Technically
25 let me remind you that those discussions are not

1
2 held around the Land Use criteria of the project.
3 Those are good faith discussions between the
4 developer and the community involved in the
5 project, and those discussions are still ongoing.
6 That being said, to illuminate it some more, the
7 developer has been working very diligently to meet
8 all of the goals of all of the residents of New
9 York City to make sure that there is inclusiveness
10 in the project, and has also done an opportunity
11 to create a monitoring component to it that is
12 actually very strong. Again, you know, it's not
13 part of the technical piece that we can go into
14 detail, but I can tell you that the developer has
15 made a strong commitment, as strong as Bernado
16 with this project. So..

17 COUNCIL MEMBER VANN: You recommend
18 we support this?

19 CHAIRPERSON COMRIE: I strongly
20 recommend we support this.

21 COUNCIL MEMBER VANN: You recommend
22 I support this?

23 CHAIRPERSON COMRIE: I strongly--I
24 would strongly encourage you, sir, to support this
25 project.

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2 COUNCIL MEMBER VANN: On your
3 recommendation, sir. Thank you.

4 CHAIRPERSON COMRIE: Thank you.
5 Any other questions? All right. Well, I
6 recommend an Aye vote on the project. Again, I
7 want to thank all parties involved and--who is
8 calling--Carol Shine, our intrepid Carol Shine
9 will call the roll.

10 CAROL SHINE: Carol Shine, Counsel
11 to the Committee. Chair Comrie?

12 CHAIRPERSON COMRIE: Aye on all.

13 CAROL SHINE: Council Member
14 Rivera.

15 COUNCIL MEMBER RIVERA: I vote Aye
16 on all.

17 CAROL SHINE: Council Member Reyna.

18 COUNCIL MEMBER REYNA: Aye on all.

19 CAROL SHINE: Council Member
20 Barron.

21 COUNCIL MEMBER BARRON: Aye on all.

22 CAROL SHINE: Council Member
23 Jackson?

24 COUNCIL MEMBER JACKSON:
25 Congratulations to all of the parties and I vote

1

2 Yes.

3 CAROL SHINE: Council Member Vann.

4 [Pause]

5 CAROL SHINE: Council Member Palma.

6 COUNCIL MEMBER PALMA: Aye.

7 CAROL SHINE: Council Member

8 Arroyo.

9 COUNCIL MEMBER ARROYO: Aye.

10 CAROL SHINE: Council Member

11 Dickens.

12 COUNCIL MEMBER DICKENS:

13 Congratulations--

14 [Off mic]

15 COUNCIL MEMBER DICKENS: Aye--

16 [Off mic]

17 CAROL SHINE: Council Member

18 Garodnick.

19 COUNCIL MEMBER GARODNICK: Thank

20 you. Aye.

21 CAROL SHINE: Council Member

22 Lappin.

23 COUNCIL MEMBER LAPPIN: Aye.

24 CAROL SHINE: Council Member Vacca.

25 COUNCIL MEMBER VACCA: Aye.

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CAROL SHINE: Council Member Levin?

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COUNCIL MEMBER LEVIN: Can I

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explain my vote please? I just wanted to

5

congratulate and recognize the hard work of

6

Council Member Gail Brewer. Ethel and Mel from

7

Community Board 7, I was privileged enough to sit

8

down with you guys and I respect a lot the

9

dedication that you have to your community, and

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that is reflected in your hard work and also

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reflected in the Council Member that represents

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you as well as the Council Member adjacent to the

13

north, Inez Dickens. And I want to congratulate

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everyone just on a job well done. So--and I vote

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Aye.

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CAROL SHINE: Council Member

17

Weprin.

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COUNCIL MEMBER WEPRIN: Aye.

19

CAROL SHINE: Council Member

20

Williams.

21

COUNCIL MEMBER WILLIAMS:

22

Congratulations to all parties including Ethel,

23

and Mel, Community Board 7, Extell, in particular

24

the Chair Council Member Comrie and Gale Brewer

25

for all the hard work. I vote Aye on all.

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2

CAROL SHINE: Council Member

3

Ignizio?

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COUNCIL MEMBER IGNIZIO: Yes. I

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too want to say congratulations to my colleague

6

Gale Brewer and I was so afraid I was going to say

7

Fred and Ethel, so congratulations to Mel and

8

Ethel. I wanted to put that out there because I

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was afraid I was going to say it either way. But

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you know, it truly, truly is a message to anybody

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that this is your community, you can shape it the

12

way you want. Thank you for your hard work. I

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vote Aye on all.

14

CAROL SHINE: Council Member Koo.

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COUNCIL MEMBER KOO: I vote Aye on

16

all.

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CAROL SHINE: By a vote of 17 in

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the affirmative, none in the negative and no

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abstentions, LUS 256 through 266 inclusive are

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approved with modified--

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CHAIRPERSON COMRIE: [Interposing]

22

Sorry. Council Member Brewer would like to make

23

one comment. Quiet please. Quiet, quiet.

24

COUNCIL MEMBER BREWER: It's okay.

25

I simply want to say thank you again to Chair

1
2 Comrie and to Extell and to Board 7 and Inez
3 helped because she also, as part of her
4 contribution to the community helped pay for some
5 of the consultants and made the report possible
6 that made the project possible. Speaker Quinn has
7 also been incredibly helpful, sat down with us,
8 and actually said this is the--high quality comes
9 from Community Board 7. So, thank you all. We
10 look forward to working with you. Thank you very
11 much.

12 CHAIRPERSON COMRIE: Land Use
13 meeting tomorrow, 8:00. Land Use meeting tomorrow
14 at 8:00.

15 [Pause]

16 CHAIRPERSON COMRIE: No, I'm just
17 kidding. Thank you, sir. Thank you.

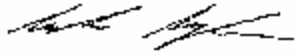
18 [Pause]

19 CHAIRPERSON COMRIE: All right.
20 This adjourns the meeting. We will leave the roll
21 open for ten minutes if someone is headed back on
22 the subway. Again, thank you everyone. This
23 closes the Land Use Committee meeting for December
24 8th, 2010.

25

C E R T I F I C A T E

I, Erika Swyler, 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

Date 12/29/2010