

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 4, 2015
Start: 11:29 a.m.
Recess: 12:19 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
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
Ruben Wills
Donovan J. Richards
Inez D. Barron

COUNCIL MEMBERS:

Andrew Cohen
Ben Kallos
Antonio Reynoso
Ritchie J. Torres
Mark Treyger
Vincent M. Ignizio

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

CHAIRPERSON GREENFIELD: Good morning.

My name is David Greenfield; I'm the Council Member for the 44th Councilmanic District in Brooklyn and I'm privileged to serve as the Chair of the Land Use Committee. [background comment] Quiet on the set, please. [background comments]

I want to welcome my esteemed colleagues who are members of the Committee, Council Member Gentile, Council Member Palma, Council Member Arroyo, Council Member Dickens, who gets the gold star for on time and early attendance, Council Member Garodnick, Council Member Mealy, Council Member Koo, Council Member Weprin, Council Member Williams, Council Member Richards, Council Member Cohen, Council Member Kallos, Council Member Reynoso, Council Member Treyger, Council Member Ignizio... [background comment] and... we already recognized Council Member Arroyo, but Council Member Torres. The Chair would like to recognize Council Member Arroyo from the Bronx; [background comments, laughter] thank you for joining us, and Council Member Ritchie Torres from the Bronx as well, who apparently has gotten another haircut. Congratulations, Ritchie. [laughter]

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2 I wanna thank all of you -- we're just
3 noting the nice haircut that you got. I wanna thank
4 all of you for your prompt attendance today; you will
5 see on the table before you several items [background
6 comments] relating to the committee; first is the
7 agenda prepared by the Committee staff -- thank you,
8 Committee staff -- containing those matters which
9 have had a hearing and have been reviewed and fully
10 vetted by the subcommittees; those are the matters on
11 which we will be acting on today.

12 I'd also like to take the opportunity to
13 thank our subcommittees' chairs, Chair Dickens, the
14 Subcommittee on Planning; Chair Koo, Subcommittee on
15 Landmarks, and of course, today is a bittersweet day
16 for us here in the Land Use Committee; we believe,
17 although not confirmed, but we believe that this is
18 the last full committee with our Subcommittee Chair,
19 Mark Weprin. [cheers, applause] Subcommittee Chair
20 Mark Weprin... [background comments, cheers] has served
21 with distinction as the Chair of the Subcommittee on
22 Zoning and Franchises for over five years; he, of
23 course, prior to being a council member, was a well-
24 known and well-liked and respected assembly member;
25 he is the Chair of the Queens Delegation; he is

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2 overall a very good guy and for the life of us we
3 can't understand why he's going to work for Andrew
4 Cuomo, but that's what he decided to do and we love
5 him and admire him and we'll still love him and
6 admire him despite his new boss [background comments]
7 as Deputy Secretary for Intergovernmental Affairs and
8 Mark wants all of you to know that he, as someone who
9 cares a lot about the rules and regulations of
10 ethics, believes that not only can he not lobby the
11 Council for a year; he doesn't want you to lobby him
12 either for the next year [laughter] and he'd
13 appreciate it if you didn't bother him for all your
14 grievances in the Governor's Office and instead take
15 it up with Joe Percoco.

16 COUNCIL MEMBER WEPRIN: You're welcome to
17 get arrested though anytime you want.

18 CHAIRPERSON GREENFIELD: There you go.
19 Thank you very much. In fact, Jumaane actually is
20 upset because he never worked so hard in his life
21 yesterday to get arrested in Albany; it took him four
22 hours; [laughter] normally they just arrest him when
23 he walks down the street accidentally; he had to beg
24 to get arrested, and so... seriously speaking, folks,
25 we have a very small token of our appreciation; I say

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2 it's small because the truth is, how can you give
3 gratitude to someone who has spent the last five
4 years chairing one of the most difficult
5 subcommittees in the New York City Council, so...
6 [cheers, applause] without further ado, [background
7 comment] we congratulate Chair Weprin; we tell him
8 that he will be missed [background comments] and we
9 ask him to display the gifts that we have purchased
10 for him so that folks can note the whimsy that we
11 have taken, the time and effort, and then of course,
12 we ask him to give his keynote address as he sits
13 here and presides over the last committee meeting
14 that he will be in as a New York City Council Member
15 forever.

16 COUNCIL MEMBER WEPRIN: Hey, thank you.
17 [background comments] Wow. And this is all on the
18 record, huh? Okay. Well okay. What are they gonna
19 do, fire me? [background comments] Oh my god. Wow.
20 I am... I am touched. First? Okay. [background
21 comments] Anyone in a rush? [background comments]
22 Okay. Socks... no, there's... [background comments]

23 CHAIRPERSON GREENFIELD: Not just any
24 socks.

25 [background comments]

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COMMITTEE ON LAND USE

COUNCIL MEMBER WEPRIN: These are... you know, term limits and you never know what's next; I am get a job on a game show. These are Subway socks here from Ozone; Ozone made Subway socks [applause] New York City Store... [crosstalk]

CHAIRPERSON GREENFIELD: Officially... By the way, Mr. Weprin... [crosstalk]

COUNCIL MEMBER WEPRIN: Yeah.

CHAIRPERSON GREENFIELD: they are officially licensed by the MTA, who in fact is receiving revenue... [crosstalk]

COUNCIL MEMBER WEPRIN: Excellent.

CHAIRPERSON GREENFIELD: more part of the revenue that they are seeking from Governor's Office.

COUNCIL MEMBER WEPRIN: Thank you, David. Tell them about it, David. [laughter] Next... okay, hold on, one more in the bottom... [background comments] the box? The box? [laughter, background comments] The box; it's not ticking. Wow, this is... [background comments] Oh, it's a... it's a mug, it's an A Train mug... [cheers]

CHAIRPERSON GREENFIELD: It's a health grade mug, A grade.

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2 COUNCIL MEMBER WEPRIN: Oh, I didn't know
3 any songs though for... it's a Grade A, yes; it's a
4 Grade A Health Department, thank you very much.

5 CHAIRPERSON GREENFIELD: Because we
6 think... [background comments] Because we think that
7 Mark Weprin deserves an A for his work as Chair of
8 the Subcommittee on Zoning and Franchises...

9 [crosstalk]

10 COUNCIL MEMBER WEPRIN: Oh, look at this.
11 [background comments] I know it's hard to tell I'm
12 really, truly touched, this is... I really am.
13 [background comments] Alright, next.

14 CHAIRPERSON GREENFIELD: Last but not
15 least.

16 [background comments, laughter]

17 COUNCIL MEMBER WEPRIN: It is a tie...

18 [background comment]

19 CHAIRPERSON GREENFIELD: Not just any
20 tie.

21 COUNCIL MEMBER WEPRIN: Oh, it's the
22 whole... [background comment] what a... look at that; it
23 is a tie... a map... look at that; it's a map and it
24 includes City Hall Park here and City Hall must be on
25 there, right; right here; that's City Hall right

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there. [background comment] Excellent... [background comment] look, and there's Steve Levin's car... [crosstalk, background comments] No, wow, thank you very much... [crosstalk]

CHAIRPERSON GREENFIELD: We expect Mark to wear the City Hall tie his first day at work at his big fancy new offices... [crosstalk]

COUNCIL MEMBER WEPRIN: I will, with my socks. [background comment]

CHAIRPERSON GREENFIELD: That's right. That's right.

COUNCIL MEMBER WEPRIN: The socks make a statement.

CHAIRPERSON GREENFIELD: So now folks, without further ado, for the keynote speech of the day before we go to the official business, it is my great privilege and honor to introduce to you a friend, a colleague and all around good guy, Chair Mark Weprin.

COUNCIL MEMBER WEPRIN: Wow. [applause, cheers, background comments, singing] I uhm...

CHAIRPERSON GREENFIELD: He's a jolly good fellow which nobody can deny. [singing]

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COMMITTEE ON LAND USE

COUNCIL MEMBER WEPRIN: I'm speechless;
I'm sorry, I was not prepared for this and this is
very... really, no, this is a very nice gesture...
[crosstalk]

I CHAIRPERSON GREENFIELD: That was
intentional.

COUNCIL MEMBER WEPRIN: Yes; I thank you.

CHAIRPERSON GREENFIELD: We find that
your speeches are better when you're not prepared.

COUNCIL MEMBER WEPRIN: [laugh] That's
true. Thank you very much, Chair Greenfield; members
of the committee, staff, Ann and Raju and the whole
group, the gang behind me, Amy and everybody -- no,
this is very nice and I'm still here next week, so we
can't get this all now, but I feel a little choked
up; it's always been a... I've had a great time here in
the Council; anyone who says I'm leaving 'cause I'm
not happy in the Council is wrong; I am very happy to
be in the Council, it's been a great honor; you guys
do a great job; made a lot of good friends here and I
look forward to continuing to work with you for
another eight days or so, you know. [laughter]
Okay. And I'm sure we'll all stay in touch and get
to work together in many ways, in lots of different

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2 capacities, including Catholic Charities on Staten
3 Island, whatever happens. So with that in mind, I am
4 now gonna push the mic off, but thank you very much.

5 [applause]

6 CHAIRPERSON GREENFIELD: Thank you, Chair
7 Mark Weprin.

8 [applause, cheers]

9 [background comments]

10 CHAIRPERSON GREENFIELD: And Mark, do us
11 a favor; when you get to the second floor, send Chris
12 Quinn our regards.

13 We're moving back to business now, folks.
14 Also before you are the joint reports of the Land Use
15 Committee and applicable subcommittees for each item
16 we are voting on today with proposed a resolution for
17 each item; what the Committee is voting on today is
18 to approve each of the resolutions before you for
19 presentation and vote by the Full Council; the
20 resolutions reflect the recommendations of the
21 applicable subcommittee.

22 Today we have one landmark item on the
23 agenda and several items from HPD. First, landmark
24 item is Land Use No. 231, Crown Heights North III
25 Historic District; that's Roman Numeral three, for

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2 those of you who are following at home, designation
3 by the New York City Landmarks Preservation
4 Commission of the Crown Heights North III Historic
5 District, district lines [sic] from Brooklyn and
6 Kingston Avenue, to Albany Avenue and Pacific Street,
7 to Lincoln Place and is comprise of more than 600
8 buildings, including single- and two-family row
9 houses, flat buildings and apartment houses. This
10 application is from the districts of Council Member
11 Robert Cornegy and Laurie Cumbo; both Council Members
12 support this application by the Landmarks
13 Preservation Commission.

14 LU No. 232, Hunts Point Peninsula
15 Apartments, application submitted by HPD for the
16 grant of an Article 11 tax exemption for 5 multiple
17 dwellings which provide rental housing for low-income
18 families; this application is in Council Member
19 Arroyo's district.

20 LU No. 229, Arthur Clinton cluster, an
21 application submitted by HPD requesting UDAAP
22 designation and a tax exemption for property located
23 at 62 West Tremont Avenue; this application is in
24 Council Member Cabrera's district.

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2 Application submitted by HPD for LU No.
3 230, Mermaid, West 16th Street, a proposed amendment
4 to a previously approved UDAAP; the project was
5 originally approved for the construction of 14 condo
6 units and two-family homes; this amendment will
7 facilitate the construction of 7 three-family homes
8 containing 21 dwelling units for sale to low-income
9 purchasers; this application is in Council Member
10 Treyger's district.

11 LU No. 233, application submitted by HPD
12 requesting UDAAP designation and a tax exemption for
13 7 vacant single-family homes which will be rehabbed
14 and sold to low-income purchasers; this application
15 is in Council Member Miller's district.

16 LU No. 234, application submitted by HPD
17 requesting UDAAP designation and a tax exemption for
18 5 vacant single-family homes which will be rehabbed
19 and sold to low-income purchasers; this application
20 is in Council Member Richards' district.

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22 LU No. 235, application submitted by HPD
23 requesting UDAAP designation and a tax exemption for
24 one, only one, sadly, vacant single-family home
25 located at 43 Harbor Road, which will be rehabbed and

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2 sold to one low-income purchaser; this application is
3 in Council Member Rose's district.

4 LU No. 236, Grand and Rogers cluster,
5 this application is submitted by HPD for an amendment
6 to an application that was previously approved in
7 October 2013, adding two additional buildings and an
8 Article 11 tax exemption which will provide
9 approximately 88 rental dwelling units; this
10 application includes buildings in The Speaker's
11 district and Council Member Gibson's and Arroyo's
12 district.

13 The subcommittees have all recommended
14 approval of these items, as I do as well; as you, the
15 members of which these items are located in their
16 districts.

17 I will now ask if members would like to
18 make any remarks and then after that we will take
19 questions. Do any members have any remarks about any
20 of these projects? Seeing and hearing none. Do any
21 members have any questions? Seeing and hearing none,
22 I will ask the clerk to call the roll.

23 COMMITTEE CLERK: William Martin,
24 Committee Clerk, roll call vote, Committee on Land
25 Use. Chair Greenfield.

CHAIRPERSON GREENFIELD: Thank you Mr. Martin; I vote aye on all.

COMMITTEE CLERK: Garodnick.

COUNCIL MEMBER GARODNICK: Aye.

COMMITTEE CLERK: Gentile.

COUNCIL MEMBER GENTILE: Aye on all.

COMMITTEE CLERK: Palma.

COUNCIL MEMBER PALMA: Aye.

COMMITTEE CLERK: Arroyo.

COUNCIL MEMBER ARROYO: Aye.

COMMITTEE CLERK: Dickens.

COUNCIL MEMBER DICKENS: Aye.

COMMITTEE CLERK: Mealy. Koo.

COUNCIL MEMBER KOO: Aye on all.

COMMITTEE CLERK: Lander.

COUNCIL MEMBER LANDER: Aye on all.

COMMITTEE CLERK: Levin.

COUNCIL MEMBER LEVIN: With deep appreciation to Chair Weprin for putting up with all of my shenanigans for the last five years on his subcommittee, I vote aye on all.

[background comment]

COMMITTEE CLERK: Weprin.

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COMMITTEE ON LAND USE

COUNCIL MEMBER WEPRIN: I vote no.
[background comments, laughter] Aye. Forget it,
I'll vote aye. [background comments]

COMMITTEE CLERK: Williams.

COUNCIL MEMBER WILLIAMS: [background
comment] and I vote aye.

COMMITTEE CLERK: Richards.

COUNCIL MEMBER RICHARDS: Glad he will no
longer sit next to me in the Chambers... [background
comment] [laughter] and I vote aye. Congrats.

COMMITTEE CLERK: Cohen.

COUNCIL MEMBER COHEN: Aye.

COMMITTEE CLERK: Kallos.

COUNCIL MEMBER KALLOS: Aye.

COMMITTEE CLERK: Reynoso.

COUNCIL MEMBER REYNOSO: For giving me my
fair share in Queens, thank you so much, Mark,
[background comment] I vote aye.

COMMITTEE CLERK: Torres.

COUNCIL MEMBER TORRES: Congratulations
to Mark, although I must say that to go from the
Council to Governor Cuomo is probably the greatest
act of masochism in human history, but having said
that, I will congratulate you; I wish you the best;

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hopefully you are as far from the Governor as possible. I vote aye on all.

COMMITTEE CLERK: Treyger.

[background comment]

COUNCIL MEMBER TREYGER: As the Co-Chair of the Mark Caucus [sic], it's good to know that the Mark Caucus is extending to Albany; with much, [laughter] much congratulations and wish you all the best, Mark. [laugh] Vote aye on all. Thank you.

[background comment]

COMMITTEE CLERK: Ignizio.

COUNCIL MEMBER IGNIZIO: In typical fashion, I am following Mr. Weprin, when he went to the Assembly, I followed him; when he came to the Council, I followed him and now he's leaving and I'm following him, albeit it not to the Governor's Office, but I'm happy to do so if they made me an offer. [laughter] I'm happy to share in your socks, if you need... you know, we can use them every other one day, we'll trade off on socks, but... [background comment] thank you; I wish you well and Mark and I have been friends a long time; we'll continue to be and god speed for you and your family. I vote aye on all.

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2 CHAIRPERSON GREENFIELD: And in all
3 fairness, just to let the record reflect, we were
4 informed by our sources that this is not your last
5 meeting; you will be appropriately roasted at that
6 meeting and not to worry, we will bring up a pair of
7 knee-high socks for all that you're gonna have to
8 wade through in your new position, but we'll get to
9 that at the next meeting. Thank you, Mr. Clerk.

10 COMMITTEE CLERK: Mealy.

11 COUNCIL MEMBER MEALY: May I explain my
12 vote?

13 CHAIRPERSON GREENFIELD: Of course.
14 Council Member Mealy to explain her vote... [crosstalk]

15 COUNCIL MEMBER MEALY: To congrat...
16 congrats to Mark and just thinking about serving with
17 your brother and serving with you, the wonder
18 brothers, we will miss [laughter] both... we will miss
19 you and I'm honored to work with both of you and just
20 be careful in the Governor's Office. Take care and I
21 vote aye on all.

22 COMMITTEE CLERK: By a vote of 19 in the
23 affirmative, 0 in the negative; no abstentions, all
24 items have been adopted.

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COMMITTEE ON LAND USE

CHAIRPERSON GREENFIELD: Thank you. As
is our practice, we're gonna hold the vote open for
10 minutes until 11:59 a.m.

[background comments]

COUNCIL MEMBER WEPRIN: Thank you again
everybody.

[pause]

[gavel]

[background comments]

COMMITTEE CLERK: Council Member Mendez.

COUNCIL MEMBER MENDEZ: I vote aye.

[background comments]

[pause]

COMMITTEE CLERK: Committee on Land Use.
Council Member Rodriguez.

COUNCIL MEMBER RODRIGUEZ: Aye.

[pause]

CHAIRPERSON GREENFIELD: Land Use
Committee for the meeting of June 4, 2015 is hereby
adjourned.

[background comments]

COMMITTEE CLERK: Committee on Land Use.
Council Member Wills.

[background comments]

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COMMITTEE ON LAND USE

CHAIRPERSON GREENFIELD: Council Member
Wills.

COUNCIL MEMBER WILLS: Aye.

COMMITTEE CLERK: Final vote Committee on
Land Use is now 22 in the affirmative, 0 in the
negative and no abstentions.

CHAIRPERSON GREENFIELD: Thank you; this
concludes the Land Use Committee for the meeting of
June 4, 2015; the Committee is hereby adjourned.

[gavel]

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 June 10, 2015