

CITY COUNCIL
CITY OF NEW YORK

-----X

TRANSCRIPT OF THE MINUTES

of the

SUB COMMITTEE ON ZONING AND FRANCHISES

-----X

December 3, 2009
Start: 10:35 am
Recess: 10:39 am

HELD AT: Council Chambers
City Hall

B E F O R E:
TONY AVELLA
Chairperson

COUNCIL MEMBERS:
Lewis A. Fidler
Robert Jackson
Melinda Katz
Joel Rivera
Larry Seabrook
Helen Sears
Albert Vann

1
2 CHAIRPERSON AVELLA: Good morning
3 everyone. I'd like to call this meeting of the
4 sub committee on Zoning and Franchises to order.
5 Joining me are committee members Al Vann, Larry
6 Seabrook, Joel Rivera, Helen Sears, Robert Jackson
7 and Melinda Katz. We have a number of other
8 Council Members who are obviously here for Land
9 Use, which will meet immediately after this
10 committee recesses.

11 We had three items on the agenda.
12 Kingsbridge Armory is going to be laid over until
13 Monday at 9:45 as well as the Restin Railyard
14 application. The only application we'll be voting
15 on today is the West 129th Street zoning change,
16 which was in Council Member Jackson's district.
17 I'd like to call on Council Member Jackson for
18 some brief comments about the application before
19 we vote.

20 COUNCIL MEMBER JACKSON: Thank you
21 Mr. Chair. Good morning my colleagues. I just
22 say that this particular matter, the rezoning of a
23 private property in the West Harlem area. I've
24 had several discussions with the owners of the
25 property. I've also looked at the recommendations

1
2 and the reasons that were given by Community Board
3 9 as enumerated when they took the position to
4 recommend no on the rezoning. I've also had the
5 opportunity to look at the written reasons why
6 borough president Scott Stringer voted no as a
7 recommendation. I've considered in talking to my
8 staff that have been involved in this rezoning and
9 the rezoning of Columbia University's properties
10 up there in West Harlem. And all things
11 considered, to me what's important is that
12 everyone have an opportunity to move forward on
13 things that they own in a context of a community.

14 And in this particular situation
15 the owners plan to build luxury housing. It's
16 going to be contextual in zoning. There are no
17 subsidies whatsoever from the city, state or
18 federal government. There is not city land
19 involved.

20 Initially going back a couple of
21 years ago, they had communicated with the
22 community board what they were looking to do as
23 far as affordable units. Obviously we all know
24 the economy has changed from three years ago to
25 today. They have committed to certain things that

1
2 to me as Council Member for the area, which I
3 think all things considered is reasonable. I met
4 with them this morning and we are all on the same
5 page.

6 As a result of the last
7 communications I had with them and my staff, I am
8 recommending a yes vote on this particular
9 rezoning.

10 CHAIRPERSON AVELLA: Thank you
11 Council Member. I'll ask counsel to call the vote
12 on this item. Chair recommends approval,
13 Christian

14 COUNSEL: Christian Helter, counsel
15 for the committee. Chair Avella.

16 COUNCIL MEMBER AVELLA: Aye.

17 COUNSEL: Council Member Rivera.

18 COUNCIL MEMBER RIVERA: I vote aye.

19 COUNSEL: Council Member Felder.

20 COUNCIL MEMBER FELDER: Yes.

21 COUNSEL: Council Member Jackson.

22 COUNCIL MEMBER JACKSON: Yes.

23 COUNSEL: Council Member Katz.

24 COUNCIL MEMBER KATZ: Yes.

25 COUNSEL: Council Member Seabrook.

1
2
3
4
5
6
7
8
9
10
11
12
13
14

SUB COMMITTEE ON ZONING

COUNCIL MEMBER SEABROOK: Yes.

COUNSEL: Council Member Sears.

COUNCIL MEMBER SEARS: Yes.

COUNSEL: Council Member Vann.

COUNCIL MEMBER VANN: Aye.

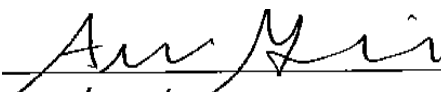
COUNSEL: By a vote of eight in the affirmative none in the negative and no abstentions LU 1255 is approved and referred to the full Land Use committee.

CHAIRPERSON AVELLA: Thank you everyone and this meeting on the sub committee on zoning and franchises is now recessed until Monday at 9:45 am.

C E R T I F I C A T E

I, Amber Gibson, 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 December 11, 2009