

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND BUILDINGS

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October 21, 2021  
Start: 10:05 a.m.  
Recess: 10:17 a.m.

HELD AT: Council Chambers - City Hall

B E F O R E: Robert E. Cornegy, Jr.  
CHAIRPERSON

COUNCIL MEMBERS:  
Margaret S. Chin  
Carlina Rivera  
Helen Rosenthal  
Bill Perkins  
Mark Gjonaj  
Fernando Cabrera  
Barry Grodenchik  
Farah N. Louis

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

2 [gavel]

3 CHAIRPERSON CORNEGY: Good morning. I'm  
4 Council member Robert Cornegy, Chair of the Council's  
5 Committee on Housing and Buildings. We are here to  
6 vote on three bills: Proposed Intro 2259-A, 2321-A,  
7 and 2404-A. Local law 152 and 2016 was passed in the  
8 wake of two deadly gas explosions that occurred  
9 approximately a year apart. The first gas explosion  
10 occurred in East Harlem in March 2014 due to a gas  
11 leak. It resulted in eight deaths, 50 injuries, and  
12 more than 100 families displaced. The second  
13 occurred in March 2015 in the East Village due to a  
14 gas leak from an unauthorized gas tap. It resulted  
15 in two deaths and 22 injuries. In November of 2016,  
16 in response to these tragedies, the Council passed  
17 local law 152. Local law 152 requires quadrennial  
18 inspections of building gas piping systems in each  
19 community district in each borough by December 31st.  
20 Local law 152 and Department of Buildings rules also  
21 require a certification that any gas leaks or other  
22 identified issues during the inspection be fixed and  
23 that the owner of the buildings submit a  
24 certification that these issues have been fixed  
25 within 120 days of inspection. The building owner

2 may be allowed 180 days, if needed. Buildings must  
3 be regularly inspected if they have gas piping, even  
4 if they do not have active gas service.

5 Proposed Intro 2259-A, which I sponsor,  
6 would extend the deadline for the inspection of gas  
7 piping systems. Together, with the deadlines for  
8 submitting a certification for buildings in community  
9 districts two, five, seven, 13 and 18, and all  
10 boroughs from December 31st, 2021 until June 30th,  
11 2022.

12 Proposed Intro 2321-A, which I also  
13 sponsor will provide in audiometric 180 day extension  
14 of local law 152 compliance deadlines to any building  
15 owner who request such an extension. This bill would  
16 also exempt owners of buildings with gas piping, but  
17 without active service for having to comply with the  
18 regular gas piping inspection so long as they met  
19 certain requirements. Finally, this bill would give  
20 building owners additional time to submit a  
21 certification that issues identified during an  
22 inspection have been fixed. Beyond 180 days that the  
23 discretion of DOB.

24 Today, we will also be voting on proposed  
25 Intro 2404-A, sponsored by Council member Lander.

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2 This bill would extend the certification of No  
3 Harassment Pilot Program until September 27th, 2026.

4 I am joined today by Council members Chin, Louis,  
5 Rivera, and Grodenchik. County clerk, will you  
6 please call the roll?

7 COMMITTEE CLERK: Matthew Distefano.  
8 Committee clerk. Committee on Housing in Buildings.  
9 Roll call vote. All items are coupled. Chair  
10 Cornegy?

11 CHAIRPERSON CORNEGY: Permission to  
12 explain my vote, please? I am voting yes on all of  
13 the bills. I have reservations with Proposed  
14 Introduction 2404-A, the interest of democracy in  
15 getting this bill to the floor, I will be voting yes  
16 and reviewing it and tell the actual vote on the  
17 floor to see what my vote will be. But I do have  
18 serious concerns and reservations. But in the  
19 interest of the democratic process, we would love to  
20 get this to the floor so that my colleagues can vote.  
21 So I vote aye.

22 COMMITTEE CLERK: Chin?

23 COUNCIL MEMBER CHIN: I vote aye.

24 COMMITTEE CLERK: Grodenchik?

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2 COUNCIL MEMBER GRODENCHIK: I want to  
3 thank the Chair for moving his pieces of legislation  
4 today and, without, I will aye.

5 COMMITTEE CLERK: Rivera?

6 COUNCIL MEMBER RIVERA: I vote aye.

7 COMMITTEE CLERK: Louis?

8 COUNCIL MEMBER LOUIS: I vote aye.

9 COMMITTEE CLERK: By a vote of five in the  
10 affirmative, zero in the negative, and no  
11 abstentions, the items have been adopted.

12 CHAIRPERSON CORNEGY: Thank you. The  
13 roll be held open for a few moments.

14 [background comments]

15 COMMITTEE CLERK: Continuation of roll  
16 call vote. Committee on Housing and Buildings.  
17 Council member Rosenthal?

18 COUNCIL MEMBER ROSENTHAL: I vote aye.  
19 Thank you.

20 COMMITTEE CLERK: The vote now stands at 6  
21 in the affirmative--

22 CHAIRPERSON CORNEGY: I'm sorry. Clerk,  
23 based on the fact that Council member Rosenthal has  
24 come and registered her vote, I will be changing my  
25 vote to a no.

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2 COMMITTEE CLERK: Okay. Final vote. Five  
3 in the affirmative, one in the negative, and no  
4 abstentions.

5 CHAIRPERSON CORNEGY: Thank you. This  
6 hearing is closed.

7 [gavel]

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9 Vote clarification:

10 Proposed Int. No. 2259-A = 6  
11 affirmative, 0 negative, 0 abstentions

12 Proposed Int. No. 2321-A = 6  
13 affirmative, 0 negative, 0 abstentions

14 Proposed Int. No. 2404-A = 5  
15 affirmative, 1 negative, 0 abstentions

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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 October 31, 2021