

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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September 27, 2012

Start: 12:30 p.m.

Recess: 1:00 p.m.

HELD AT: Council Chambers  
City Hall

B E F O R E:

JOEL RIVERA  
Acting Chairperson

COUNCIL MEMBERS:

Maria del Carmen Arroyo  
Charles Barron  
Inez E. Dickens  
Daniel R. Garodnick  
Sara M. Gonzalez  
Robert Jackson  
Jessica S. Lappin  
Rosie Mendez  
Annabel Palma  
Diana Reyna  
James Sanders, Jr.  
Larry B. Seabrook

## A P P E A R A N C E S

## COUNCIL MEMBERS:

James Vacca  
Albert Vann  
Brad S. Lander  
Stephen T. Levin  
Mark S. Weprin  
Jumaane D. Williams  
Daniel J. Halloran III  
Vincent M. Ignizio  
Peter A. Koo

CHAIRPERSON RIVERA: Good

afternoon, ladies and gentlemen. My name is Joe Rivera. I'll be the acting chair of today's Land Use Committee. Let me introduce the members who are here with us today. We have Council Member Vincent Ignizio, Council Member Mark Weprin. We have Council Member Al Vann, Council Member Rosie Mendez, Council Member Margaret Chin, Council Member Jumaane Williams. To my right we have Council Member Annabel Palma--Council Member Sara Gonzalez is here; she just stepped out for a moment--Council Member Peter Koo, Council Member Dan Garodnick and in front of us we have Council Members Maria del Carmen Arroyo, Council Member Steven Levin, Council Member Jessica Lappin. Today we are going to be voting on a Land Use number 688 through 699. They are related. It's the C Word Park Project [phonetic], which is in Council Member Margaret Chin's district approving the modifications for these items as well. The individual pieces are C120226 ZMM and N120227 ZRM. Then we move on to L.U. number 690, which is C120228 ZSM, L.U. - - 691, which is C120229 ZSM and then L.U. number 692, C120231 ZSM and then in

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2 we'll move on to 693, which is C120233 ZSM and  
3 then we move on L.U. number 694, C120234 ZSM and  
4 L.U. number 695, which is C120235 ZSM, and then we  
5 move on to L.U. number 696, which is N120236 HAM  
6 and then L.U. number 697, which is C120237 PQM,  
7 and then L.U. number 698, C120245 PPM, and then  
8 L.U. number 699, C120156 MMM. Before we vote, I'm  
9 going to ask the council member whose district  
10 this resides in, Council Member Margaret Chin, to  
11 say a few words, and we have been joined by  
12 Council Member Dan Halloran as well.

13 COUNCIL MEMBER CHIN: Thank you,  
14 Chair. I also wanted to thank the Subcommittee  
15 earlier for voting in support of this. This has  
16 been a longtime coming. I mean this site has been  
17 vacant for 45 years and in the last three years,  
18 Community Board 3 along with its leadership and  
19 local community has worked together together-  
20 guidelines together with EDC and HPD and the city  
21 to really come together to put forth development  
22 on this site that will be a great benefit to the  
23 community. So on the modification that is  
24 presented that is we got an extra 100 units of  
25 housing, which 50% of that will be affordable, so

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2 the total number of affordable units on the site  
3 will be 500, and as permanently affordable, and  
4 the other amendment is related to retail  
5 diversity, so that will create more opportunities  
6 for local small businesses in our community. At  
7 the same time, we also got other commitments from  
8 the city to create a community taskforce where the  
9 community will have a continued involvement along  
10 with Community Board 3 and the Council office,  
11 which is mine, District 1, and also Council Member  
12 Mendez' District 2, because she is on the  
13 neighboring district, will have input on the RFP  
14 process in terms of selecting the developer.  
15 There is also a commitment to former site tenants  
16 to try to reach out to the thousands of families  
17 that were relocated, removed from the - - site to  
18 get them to sign up so that they will have the  
19 opportunity to apply for the housing that is going  
20 to be built on this site, and with the Essex  
21 Street Market, the city also made a commitment to  
22 offering the vendors who are there now, comparable  
23 square footage of space, comparable rent and also  
24 reasonable relocation costs to the new site, and  
25 also in RFP process to do a preference for

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2 proposal that includes local partners, such as  
3 social service organization, community, local  
4 developers, to develop the site, and with relation  
5 to the income ban [phonetic], we got a commitment  
6 to really give preference to a proposal that would  
7 prescribe the income ban and focus more on the  
8 lower income level in the multiple tiers. There  
9 is also commitment to MWBE and also local hiring  
10 with Hire NYC program. Furthermore, we also got a  
11 commitment to designate about 15,000 square  
12 footage on site 5 for a school and give SCA an  
13 opportunity to determine if they could build a  
14 school there, and to increase more affordable  
15 housing for our community, the city, the  
16 administration have also made a commitment to do  
17 affordable housing on an offsite project. So I  
18 really think that this has been a tremendous  
19 effort by the local community working together  
20 with the city, so I really urge all my colleagues  
21 to vote to support it. Thank you.

22 CHAIRPERSON RIVERA: Thank you very  
23 much, Council Member. Does any other members have  
24 any statements they would like to make on the  
25 record? Seeing none, we have also been joined by

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2 Council Member Brad Lander, and at this point in  
3 time, the acting chair recommends an aye vote on  
4 all items to be coupled on today's calendar with  
5 the approved modifications. At this point in  
6 time, we will ask the clerk, Billy, to please call  
7 the roll, and the chair recommends an aye vote.

8 COMMITTEE CLERK: William Martin,  
9 Committee Clerk. Roll call vote Committee on Land  
10 Use. Council Member Rivera?

11 CHAIRPERSON RIVERA: I vote aye.  
12 Congratulations, Council Member Chin.

13 COMMITTEE CLERK: Ignizio?

14 COUNCIL MEMBER IGNIZIO: Aye.

15 COMMITTEE CLERK: Vann?

16 COUNCIL MEMBER VANN: Aye.

17 COMMITTEE CLERK: Gonzalez?

18 COUNCIL MEMBER GONZALEZ: [no  
19 audible response]

20 COMMITTEE CLERK: Palma?

21 COUNCIL MEMBER PALMA: Aye on all.

22 COMMITTEE CLERK: Arroyo?

23 COUNCIL MEMBER ARROYO: Aye.

24 COMMITTEE CLERK: Garodnick?

25 COUNCIL MEMBER GARODNICK: Aye.

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COMMITTEE CLERK: Lappin?

COUNCIL MEMBER LAPPIN: Aye with a hearty congratulations to Councilwoman Chin.

COMMITTEE CLERK: Mendez?

COUNCIL MEMBER MENDEZ: Permission to explain my vote?

CHAIRPERSON RIVERA: Yes.

COUNCIL MEMBER MENDEZ: Thank you, Mr. Chair. Let me see. I'm not quite sure how I'm going to vote on this. Anyway, this has been a long time in coming, and there has been a lot of hard work for many individuals particularly in our community and from my colleague who just happens to be sitting on my right, but not on my right. Anyway, I think it's something our community will be very proud of and so I proudly vote aye. Thank you.

COMMITTEE CLERK: Koo?

[pause]

COUNCIL MEMBER KOO: I vote yes on all.

[laughter]

COMMITTEE CLERK: Lander?

COUNCIL MEMBER LANDER: Like my



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2 colleagues, I not only want to say congratulations  
3 to Margaret, but she seems to have a very high  
4 proportion of the tough land use and development  
5 actions to navigate, so I'm happy to vote aye on  
6 all.

7 COMMITTEE CLERK: Levin?

8 COUNCIL MEMBER LEVIN:

9 Congratulations to Council Member Chin and Council  
10 Member Mendez. I vote aye on all.

11 COMMITTEE CLERK: Weprin?

12 COUNCIL MEMBER WEPRIN: Aye.

13 COMMITTEE CLERK: Williams?

14 COUNCIL MEMBER WILLIAMS: [no  
15 audible response]

16 COMMITTEE CLERK: Halloran?

17 COUNCIL MEMBER HALLORAN: Aye on  
18 all.

19 COMMITTEE CLERK: Sanders?

20 COUNCIL MEMBER SANDERS: Aye on  
21 all.

22 COMMITTEE CLERK: Gonzalez?

23 COUNCIL MEMBER GONZALEZ: [off mic]  
24 on all.

25 COMMITTEE CLERK: By a vote of 16

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2 in the affirmative, zero in the negative and no  
3 abstentions, all items have been adopted.

4 Members, please sign all Committee Reports.

5 CHAIRPERSON RIVERA: Thank you very  
6 much. We are going to leave the roll open for  
7 ten more minutes to allow for other members who  
8 may be coming to have the chance to vote. Thank  
9 you very much.

10 COMMITTEE CLERK: Council Member  
11 Jackson?

12 COUNCIL MEMBER JACKSON: I vote aye  
13 on all.

14 COMMITTEE CLERK: Current vote in  
15 the Committee on Land Use now stands at 17 in the  
16 affirmative.

17 [pause]

18 COMMITTEE CLERK: Council Member  
19 Vacca?

20 COUNCIL MEMBER VACCA: Aye on all.

21 COMMITTEE CLERK: Current vote  
22 Committee on Land Use now stands at 18 in the  
23 affirmative.

24 [pause]

25 COMMITTEE CLERK: Council Member

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Reyna?

COUNCIL MEMBER REYNA: I vote aye.

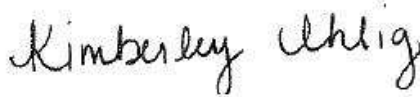
COMMITTEE CLERK: Final vote in  
Committee on Land Use now stands at 19 in the  
affirmative, zero in the negative, no abstentions.

COUNCIL MEMBER REYNA: This meeting  
is now adjourned.

C E R T I F I C A T E

I, Kimberley Uhlig 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 10/11/12