

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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April 27, 2015
Start: 11:20 p.m.
Recess: 11:42 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
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)

2 [sound check, background comments]

3 CHAIRPERSON GREENFIELD: Good morning.

4 [background comments]

5 CHAIRPERSON GREENFIELD: Good morning.

6 COUNCIL MEMBERS: Good morning. [in

7 unison]

8 CHAIRPERSON GREENFIELD: Thank you. My

9 name is David Greenfield. I'm the Councilman for the

10 44th Councilmanic District, and fortunate [sic] to

11 serve Chair of the Land Use Committee. I want to

12 welcome my esteemed colleagues to the committee.

13 Quiet on the set, please. First, I'd like to

14 recognize Council Member Ruben Wills who gets the

15 gold start for early attendance today. Thank you

16 very much. Well done.

17 [background comments]

18 CHAIRPERSON GREENFIELD: I want to

19 recognize Council Member Donovan Richards [laughter]

20 for showing up just three seconds after--

21 SERGEANT-A-ARMS: [interposing] Quiet

22 please.

23 CHAIRPERSON GREENFIELD: --Council Member

24 Wills. You know, Council Member Richards, the game

25 of who shows up early is like the game of politics.

2 When you come in second place, there are no medals.
3 You're simply the loser. [laughter] I also want to
4 recognize Council Member Gentile, Council Member
5 Palma, Council Member Mealy, Council Member Koo,
6 Council Member Weprin, Council Member Williams,
7 Council Member Cohen, Council Member Treyger and
8 Council Member Ignizio. I want to thank all of you
9 for your prompt attendance.

10 You will see out here before you several
11 items relating to the committee. First is the Agenda
12 prepared by the Committee staff. Thank you,
13 Committee staff for attending to those matters, which
14 have had a committee and fully reviewed and fully
15 vetted by our wonderful subcommittees. Those are the
16 matters on which we will be acting today. At this
17 point, I'd like to thank the subcommittee chairs,
18 Chair Weprin, Chair Koo, and Chair Dickens. Also
19 before you are the Joint Reports of the Land Use
20 Committee and applicable Subcommittee for each item
21 we are voting on today with the proposed resolution
22 for each item.

23 What the committee is voting on today is
24 to approve each of the resolutions before you for
25 presentation and vote by the full Council. The

2 resolutions reflect the recommendations of the
3 applicable subcommittee. Today, we have the
4 following applications on our calendar for our
5 consideration:

6 LU No. 205: ZRY text amendment with an
7 application submitted by the Department of City
8 Planning for an amendment of the Zoning Resolution
9 exempting room zoning for area safety matters that
10 are required by the New York City Building Code.
11 This application affects council members with the
12 highest density zoning districts, primarily Manhattan
13 and portions of Downtown Brooklyn, and Long Island
14 City.

15 LU No. 208: Monte Carlo, New York City.
16 An application to maintain and operate and unenclosed
17 sidewalk cafe. I actually thought this was a
18 gambling establishment. So I'm glad we clarified
19 that. Located at 181--I'm just trying to see who is
20 paying attention--East 78th Street. The application
21 is in Community Board 8, and in Council Member
22 Garodnick's district.

23 LU No. 212 and 213: New Roads Plaza, an
24 application submitted by HPD and SoBRO to facilitate
25 the development of an 8-story building with 92 units

2 in support of affordable housing. But the following
3 actions are required:

4 A. If the designation and disposition of
5 the property is an Urban Development Action Area; and

6 B. A special permit to permit the
7 allowable community facility floor area ratio to be
8 increased.

9 This application is in Community Board 3
10 and in Council Member Arroyo's district. If you hear
11 some noise on this, it's because our colleagues are
12 very excited that we've been joined by Council
13 Members Brad Lander and Antonio Reynoso and Council
14 Member Dan Garodnick.

15 LU No. 214 and 215: 1561 Walton Avenue,
16 an application submitted by HPD to facilitate
17 development of 9 to 11-story residential building
18 with approximately 60 units of rental housing
19 affordable to low-income and homeless individuals and
20 families. This action is a designation of property
21 is an urban development action. The applications are
22 brought through Community Board 4, and in Council
23 Member Cabrera's district.

24 The subcommittees have all recommended
25 approval of these items, and to have all the members

2 in the districts where these projects are located.
3 The Chair recommends an aye vote on all these
4 matters. Do any members have any questions or
5 remarks they would like to make before we call the
6 roll?

7 [pause]

8 CHAIRPERSON GREENFIELD: Hearing none,
9 and seeing that there is no clerk today, I will ask
10 our esteemed Counsel to call the roll.

11 LEGAL COUNSEL: Chair Greenfield.

12 CHAIRPERSON GREENFIELD: I vote aye.

13 LEGAL COUNSEL: Gentile.

14 COUNCIL MEMBER GENTILE: [off mic] I
15 vote aye.

16 LEGAL COUNSEL: Palma.

17 COUNCIL MEMBER PALMA: [off mic] I vote
18 aye.

19 LEGAL COUNSEL: Garodnick.

20 COUNCIL MEMBER GARODNICK: Aye.

21 LEGAL COUNSEL: Mealy.

22 COUNCIL MEMBER MEALY: [off mic] Aye.

23 LEGAL COUNSEL: Koo.

24 COUNCIL MEMBER KOO: [off mic] Aye.

25 LEGAL COUNSEL: Lander.

2 COUNCIL MEMBER LANDER: [off mic] Aye.

3 LEGAL COUNSEL: Weprin.

4 COUNCIL MEMBER WEPRIN: [off mic] Aye.

5 LEGAL COUNSEL: Williams.

6 COUNCIL MEMBER WILLIAMS: [off mic] Aye.

7 LEGAL COUNSEL: Wills.

8 COUNCIL MEMBER WILLS: [off mic] Aye.

9 LEGAL COUNSEL: Richards.

10 COUNCIL MEMBER RICHARDS: Aye.

11 LEGAL COUNSEL: Cohen.

12 COUNCIL MEMBER COHEN: Aye.

13 LEGAL COUNSEL: Reynoso.

14 COUNCIL MEMBER REYNOSO: Aye.

15 LEGAL COUNSEL: Treyger.

16 COUNCIL MEMBER TREYGER: [off mic] Aye.

17 LEGAL COUNSEL: Ignizio.

18 COUNCIL MEMBER IGNIZIO: [off mic] Aye.

19 LEGAL COUNSEL: By a vote of 15 in the

20 affirmative, 0 abstentions and no negatives, all

21 items have been adopted.

22 CHAIRPERSON GREENFIELD: Again, and as is
23 our tradition, we will keep the vote open for 15 more
24 minutes until 11:40 a.m. Thank you.

25 [pause]

1 COMMITTEE ON LAND USE 10

2 [background comments]

3 CHAIRPERSON GREENFIELD: Council Member

4 Torres.

5 SERGEANT-A-ARMS: Quiet please.

6 [background comments]

7 SERGEANT-A-ARMS: I ask for quiet,

8 please.

9 CHAIRPERSON GREENFIELD: Council Member

10 Torres, would you like to vote?

11 [pause]

12 SERGEANT-A-ARMS: Quiet please.

13 [pause]

14 [background comments]

15 SERGEANT-A-ARMS: Keep it down. Keep it

16 down, please.

17 CHAIRPERSON GREENFIELD: Council Member

18 Torres sporting a lovely new haircut. Would you like

19 to vote.

20 COUNCIL MEMBER TORRES: [off mic] I vote

21 aye.

22 [background comments, pause]

23 LEGAL COUNSEL: Council Member Torres.

24 COUNCIL MEMBER TORRES: I vote aye on

25 all.

1 COMMITTEE ON LAND USE 11

2 [background comments]

3 CHAIRPERSON GREENFIELD: Thank you very
4 much.

5 [pause]

6 [background comments]

7 SERGEANT-A-ARMS: Quiet, please.

8 CHAIRPERSON GREENFIELD: Chair Dickens.

9 COUNCIL MEMBER DICKENS: Aye.

10 CHAIRPERSON GREENFIELD: Thank you, Chair
11 Dickens.

12 [pause]

13 CHAIRPERSON GREENFIELD: Arroyo.

14 [pause]

15 CHAIRPERSON GREENFIELD: Council Member
16 Arroyo votes aye.

17 [pause]

18 CHAIRPERSON GREENFIELD: They're
19 requesting you use the mic, if that's okay. Council
20 Member Arroyo.

21 COUNCIL MEMBER ARROYO: [off mic]

22 CHAIRPERSON GREENFIELD: I heard Council
23 Member Arroyo, and she votes aye. Thank you.

24 [pause]

25

1 COMMITTEE ON LAND USE 12

2 CHAIRPERSON GREENFIELD: Council Member

3 Levin.

4 COUNCIL MEMBER LEVIN: I vote aye on all.

5 CHAIRPERSON GREENFIELD: Thank you,

6 Council Member Levin.

7 [pause]

8 CHAIRPERSON GREENFIELD: Council Member

9 Kallos.

10 COUNCIL MEMBER KALLOS: I vote aye and

11 thank you for holding the vote open.

12 CHAIRPERSON GREENFIELD: You got it.

13 That concludes the hearing.

14 COUNCIL MEMBER: [off mic] There's

15 another one who needs to vote. [sic]

16 CHAIRPERSON GREENFIELD: Oh, Ydanis. I

17 forgot Ydanis was in the parking lot. [laughter]

18 Council Member Rodriguez.

19 COUNCIL MEMBER RODRIGUEZ: Aye.

20 [background comments, pause]

21 CHAIRPERSON GREENFIELD: Council Member

22 Rodriguez is an aye. We will ask the clerk to call

23 the final role.

24

25

2 CLERK: Final vote Committee on Land Use
3 is now 20 in the affirmative, 0 in the negative and
4 no abstentions.

5 [pause]

6 CLERK: Correction. The final vote is 21
7 in the affirmative.

8 [background comments]

9 CHAIRPERSON GREENFIELD: Thank you,
10 Clerk. That concludes the Land Use Committee for the
11 meeting of April 27, 2015. This meeting is hereby
12 adjourned.

13 [gavel]

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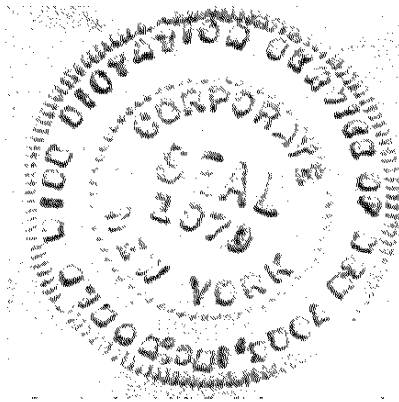
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COMMITTEE ON LAND USE

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 May 5, 2015