

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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September 30, 2021
Start: 10:37 a.m.
Recess: 10:45 a.m.

HELD AT: Remote Hearing (Virtual Room 2)

B E F O R E: Francisco Moya
CHAIRPERSON

COUNCIL MEMBERS:
Carlina Rivera
Diana Ayala
Barry Grodenchik
Stephen T. Levin
Antonio Reynoso
Joseph C. Borelli

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

2 SERGEANT-AT-ARMS: PC recording good.

3 SERGEANT-AT-ARMS: Cloud recording in
4 progress.

5 SERGEANT-AT-ARMS: Backup is rolling.

6 SERGEANT-AT-ARMS: Sergeant Lugo, you may
7 begin with your opening statement.

8 SERGEANT-AT-ARMS: Good morning, everybody.
9 Welcome to today's remote New York City Council
10 hearing of the Subcommittee on Zoning and Franchise.
11 At this time, would all panelists please turn on your
12 video? To minimize disruption, please place
13 electronic devices to vibrate or silent. If you wish
14 to submit testimony, you may do so at
15 landusetestimony@Council.NYC.gov. Again, that is
16 landusetestimony@Council.NYC.gov. Thank you for your
17 cooperation. Chair Moya, we are ready to begin.

18 CHAIRPERSON MOYA: Thank you. Good
19 morning. I'm Council member Francisco Moya, Chair of
20 the Subcommittee on Zoning and Franchises. I am
21 joined remotely today by Council members Levin,
22 Grodenchik, Ayala, and Borelli. Today, we will vote
23 on LU number 834 for the Windemere Special Permit
24 proposal which was heard by our subcommittee at our
25 September 10th meeting and which relates to property

2 in Speaker Johnson's district in Manhattan. The
3 proposal seeks to modify various use of bulk
4 regulations to facilitate the conversation alteration
5 and enlargement of the Windemere apartment building,
6 and individual landmark at 400-406 West 57th Street.
7 As proposed, the developer sought the option of
8 constructing either a hotel or office, in either
9 case, with 20 affordable housing units. Our
10 modification will be to strike the hotel which will
11 result in an office development with 20 affordable
12 housing units. Speaker Johnson is in support of the
13 proposal as modified and I now call for a vote to
14 approve with the modifications I've described, LU
15 number 834. Counsel, can you please call the roll?

16 COMMITTEE COUNSEL: Chair Moya?

17 CHAIRPERSON MOYA: I vote aye.

18 COMMITTEE COUNSEL: Council member

19 Grodenchik?

20 COUNCIL MEMBER GRODENCHIK: Aye.

21 COMMITTEE COUNSEL: Council member

22 Ayala?

23 COUNCIL MEMBER AYALA: I vote aye.

24 CHAIRPERSON MOYA: I see we've also been
25 joined by Council member Rivera.

2 COMMITTEE COUNSEL: Council member
3 Rivera?

4 COUNCIL MEMBER RIVERA: I vote aye.

5 COMMITTEE COUNSEL: Council member
6 Borelli? Council member Borelli?

7 COUNCIL MEMBER RIVERA: He seems to be
8 having technical difficulties.

9 CHAIRPERSON MOYA: Joe, that's me calling
10 you on the other line.

11 COUNCIL MEMBER BORELLI: Hey. Sorry.

12 COMMITTEE COUNSEL: On a vote of the
13 land use items, Council member Borelli?

14 COUNCIL MEMBER BORELLI: I vote aye.

15 COMMITTEE COUNSEL: Council member--
16 Excuse me. Chair, the vote is currently at five in
17 the affirmative, zero in the negative, and no
18 abstentions. With your permission, we'll keep the
19 vote open for a brief period of time.

20 CHAIRPERSON MOYA: Yes.

21 COUNCIL MEMBER RIVERA: Bye. Thanks,
22 everyone.

23 CHAIRPERSON MOYA: Thank you.

24 COMMITTEE COUNSEL: On a continuing
25 vote of the land use items, Council member Levin?

2 COUNCIL MEMBER LEVIN: I vote aye.

3 COMMITTEE COUNSEL: Chair Moya, the
4 vote is currently six in the affirmative, zero in the
5 negative, and no abstentions.

6 CHAIRPERSON MOYA: Yes. Thank you. Sorry.

7 COMMITTEE COUNSEL: With that, the
8 items are adopted and referred to the full Land Use
9 Committee.

10 CHAIRPERSON MOYA: Thank you. And that
11 concludes today's business. I would like to thank my
12 colleagues, subcommittee counsel, land use and other
13 Council staff and the sergeant-at-arms for
14 participating in today's meeting. This meeting is
15 hereby adjourned. Thank you.

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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 27, 2021