

Annual Report 2023

# New York State Senate Standing Committee on Cities 1 (New York City)

**Senator Luis R. Sepúlveda**  
Chair



**Senator Andrea Stewart-Cousins**  
President Pro Tempore  
NYS Senate Majority Leader



CHAIR  
Cities 1  
MEMBER  
Codes  
Crime Victims, Crime and Correction  
Investigations and  
Government Operations  
Judiciary  
Rules



THE SENATE  
STATE OF NEW YORK

**SENATOR LUIS R. SEPÚLVEDA**  
32ND DISTRICT

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December 15, 2023

The Honorable Andrea Stewart-Cousins  
Temporary President and Majority Leader  
New York State Senate  
Albany, NY 12247

Dear Senator Stewart-Cousins:

I am pleased to transmit the Annual Report of the Senate's Standing Committee on Cities 1 for the 2023 Legislative Session. As Chair, I am proud to continue to lead our efforts to address the important matters under my committee's jurisdiction.

During the 2023 Session, this Committee met seven times in Session and reported 47 bills.

I thank my colleagues who served on the Committee for their efforts and support of the work that was done in the Committee this year, and I thank you for the continued support from the Majority Conference in the Committee's operations.

Sincerely,

A handwritten signature in cursive script that reads 'Luis R. Sepúlveda'.

Senator Luis R. Sepúlveda, Esq.  
Chairperson



**2023 LEGISLATIVE SESSION REPORT**

**NEW YORK STATE SENATE  
STANDING COMMITTEE ON CITIES 1**

**Senator Luis R. Sepúlveda, Esq., Chairperson**

Committee Members

Senator Cordell Cleare Senator Leroy Comrie Senator Robert Jackson Senator Roxanne J. Persaud	Senator Andrew J. Lanza, Ranking Member Senator Steven D. Rhoads
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Committee Staff

Kevin M. Webb, Legislative and Committee Director  
Dorcia Williams, Session Assistant and Committee Clerk



## **COMMITTEE JURISDICTION AND OVERVIEW**

The New York State Senate Standing Committee on Cities 1 has legislative oversight responsibilities for issues concerning the City of New York.

During the 2023 Legislative Session, 143 bills were referred to the Committee for its review. Of these bills, 47 were reported by the Committee. Five were passed only by the Senate, and eighteen passed in both houses. This work was conducted through a series of seven committee meetings. A list of all bills that were reported from the committee is provided at the end of this report.

## COMMITTEE HIGHLIGHTS

The following key bills were acted on by the Committee in 2023:

- **S.4709A (Kavanagh, Stavisky, Sepúlveda)** Authorizes a tax abatement for alterations and improvements to multiple dwellings for purposes of preserving habitability in affordable housing. This bill replaces the J-51 tax abatement with a new program called the “Affordable Housing Rehabilitation Program”.  
**Significant Act: 10/23/23 Chaptered 536**
- **S.6682A (Sepúlveda)** Makes technical corrections relating to the MTA and the Penn Station Access Project; authorizes the city of New York to discontinue a portion of real property in the county of the Bronx as parkland and to grant easements for improvements to the railroad right-of-way to bring Metro-North railroad service to four new stations in the Bronx and to Pennsylvania Station in the county.  
**Significant Act: 7/28/23 Chaptered 231**
- **S.6965 (Kavanagh)** Relates to applicants eligible for a rent increase exemption order and abatement of taxes pursuant to certain local law, ordinance or resolution in a city with a population of one million or more; provides that such applicants shall be those found eligible before 03/31/2024.  
**Significant Act: 7/28/23 Chaptered 232**
- **S. 7116 (Sepúlveda)** Extends certain provisions relating to the sale of bonds and notes of the city of New York, the issuance of bonds or notes with variable rates of interest, interest rate exchange agreements of the city of New York, the refunding of bonds, and the down payment for projects financed by bonds; extends the New York state financial emergency act for the city of New York; makes further amendments relating to the effectiveness thereof.  
**Significant Act: 6/30/23 Chaptered 152**
- **S. 7384A (Krueger)** Relates to income requirements for the senior citizen homeowners' exemption, the disabled homeowners' exemption, the tax abatement and exemption for rent regulated and rent controlled property occupied by senior citizens, and the tax abatement and exemption for rent regulated and rent controlled property occupied by persons with disabilities in a city having a population of one million persons or more.  
**Significant Act: 7/28/23 Chaptered 276**
- **S. 7508 (Sepúlveda)** Permits certain tax deductions related to the sale, production, or distribution of cannabis products in the City of New York.  
**Significant Act: 11/17/23 Chaptered 671**



## TWO HOUSE BILLS

In 2023, eighteen of the 143 bills referred to the Standing Committee on Cities 1 passed both houses of the Legislature. Of these bills, the Governor has signed twelve and vetoed one. Five bills have yet to be acted upon by the Governor.

Bill	Sponsor	Summary	Action
S. 727	Serrano	Requires cities with a population of one million or more to collect discarded recyclable materials at city parks, playgrounds, historic sites and other recreational facilities; requires the posting of signs on facilities without trash receptacles stating that trash must be retained until you reach a trash can; provides state assistance for such programs.	Vetoed Memo # 119
S. 1082	Comrie	Relates to exempting certain non-profit community gardens from payment for water usage and supply; exempts non-profit community gardens located on property in the city of New York and registered with and licensed by such city's department of parks and recreation from payment for water usage and supply.	Chapter 634 of 2023
S.1449	Sanders	Directs the city of New York to conduct an analysis of stormwater and groundwater issues in southeast Queens.	Vetoed Memo # 69
S.2943B	Kavanagh	Relates to applying the Housing Stability and Tenant Protection Act of 2019 to rent calculations and rent records maintenance and destruction for all rent stabilized apartments.	Vetoed Memo #132

S. 3252A	Liu	Extends certain provisions relating to a partial tax abatement for residential real property held in the cooperative or condominium form of ownership in a city having a population of one million or more.	Chapter 147 of 2023
S. 4709A	Kavanagh	Authorizes a tax abatement for alterations and improvements to multiple dwellings for purposes of preserving habitability in affordable housing.	Chapter 536 of 2023
S.5678	Gounardes	Provides for health insurance coverage for surviving spouses or domestic partners of deceased active members of the New York city fire department who are enrolled in a health insurance plan.	Vetoed Memo # 706
S. 6171	Jackson	Makes technical amendments relating to authorizing the city of New York to discontinue the use as parkland of a portion of real property in the county of New York and to grant easements to the metropolitan transportation authority so that it may make handicapped accessible improvements and upgrades to the New York city transit authority 168 Street transit station.	Chapter 227 of 2023

S.6225	Felder	Requires the city of New York to reduce the interest accrued on certain charges assessed by the NYC department of health for inspections, clean-ups, examinations and other services performed between 1/21/97 and 11/9/99 on real property located at 1690 60th Street in Brooklyn.	Chapter 552 of 2023
S. 6253	Jackson	Provides for a line of duty disability presumption for any condition of impairment of health caused by diseases of the lung, resulting in total or partial disability or death of certain deputy sheriff members of a retirement system in certain cities.	Vetoed Memo # 104
S. 6254	Jackson	Provides for a line of duty presumption for disabilities of deputy sheriffs in a city with a population of one million or more.	Vetoed Memo # 105
S. 6640B	Kavanagh	Updates and modifies the tax abatements for certain solar and electric storage systems; grants real property tax abatements for solar parking canopy structures.	Chapter 485 of 2023
S. 6682A	Sepúlveda	Makes technical corrections relating to the MTA and the Penn Station Access Project; authorizes the city of New York to discontinue a portion of real property in the county of the Bronx as parkland and to grant easements for improvements to the railroad right-of-way to bring Metro-North railroad service to four new stations in the Bronx and to Pennsylvania Station in the county.	Chapter 231 of 2023
S. 6726	Salazar	Makes technical amendments to a chapter authorizing the city of New York to discontinue the use as parkland a portion of real property in the borough of Brooklyn and to transfer such lands to the metropolitan transportation authority.	Chapter 228 of 2023

S. 6965	Kavanagh	Relates to applicants eligible for a rent increase exemption order and abatement of taxes pursuant to certain local law, ordinance or resolution in a city with a population of one million or more; provides that such applicants shall be those found eligible before 03/31/2024.	Chapter 232 of 2023
S.7116	Sepúlveda	Extends certain provisions relating to the sale of bonds and notes of the city of New York, the issuance of bonds or notes with variable rates of interest, interest rate exchange agreements of the city of New York, the refunding of bonds, and the down payment for projects financed by bonds; extends the New York state financial emergency act for the city of New York; makes further amendments relating to the effectiveness thereof.	Chapter 152 of 2023
S. 7384A	Krueger	Relates to income requirements for the senior citizen homeowners' exemption, the disabled homeowners' exemption, the tax abatement and exemption for rent regulated and rent controlled property occupied by senior citizens, and the tax abatement and exemption for rent regulated and rent controlled property occupied by persons with disabilities in a city having a population of one million persons or more.	Chapter 276 of 2023
S. 7387B	Parker	Provides for employment opportunities for economically disadvantaged candidates and economically disadvantaged region candidates and apprenticeship utilization on public transactions; provides for the repeal of such provisions upon the expiration thereof.	Chapter 669 of 2023

## SUMMARY OF COMMITTEE ACTIVITY

Bill	Sponsor	Summary	Action
S. 220A	Myrie	Requires entities responsible for the provision of vital services to coordinate and work expeditiously to restore service whenever such service is interrupted; includes gas as a vital service.	Reported to Senate Finance
S. 268	Gounardes	Removes the eight year expiration for judgments entered by the New York City environmental control board.	Reported from Committee. Cal#432
S.509	Thomas	Requires restaurants that offer online delivery services to post their most recent sanitary inspection grade on their website and/or any internet-based food delivery service websites where consumers can order from such food service establishment.	Passed Senate Only
S. 519	Comrie	Provides for increased fines for overnight parking of tractor-trailer combinations, tractors, truck trailers and semi-trailers on residential streets in the city of New York.	Reported from Committee Cal#251
S. 555	Hoylman-Sigal	Enacts the New York city department of buildings community accountability act.	REPORTED AND COMMITTED TO FINANCE
S. 727	Serrano	Requires cities with a population of one million or more to collect discarded recyclable materials at city parks, playgrounds, historic sites, and other recreational facilities; requires the posting of signs on facilities without trash receptacles stating that trash must be retained until you reach a trash can; provides state assistance for such programs.	Vetoed Memo # 119

S. 754	Liu	Relates to school zone speed limits; requires signage and other traffic calming devices in such speed zones.	Reported from Committee Cal# 619
S.928	Persaud	Relates to increasing fines for individuals who fail to comply with a stop work order; increases fines from \$6,000 to \$10,000 for initial violation and \$12,000 to \$20,000 for subsequent violations.	Reported from Committee Cal#253
S. 1082	Comrie	Relates to exempting certain non-profit community gardens from payment for water usage and supply; exempts non-profit community gardens located on property in the city of New York and registered with and licensed by such city's department of parks and recreation from payment for water usage and supply.	Chapter 634 of 2023
S. 1304	Comrie	Relates to enacting the "adjacent neighbors' bill of rights"; requires the department of buildings to develop a bulletin known as the "adjacent neighbors' bill of rights" advising homeowners who are adjacent to a property under development or construction of their rights and available resources and post such bulletin on the department's website.	Passed Senate Only
S. 1378	Felder	Prohibits certain surcharges on certain credit or debit card transactions in the city of New York; provides that no agency or department of the city of New York, or any tribunal located therein, shall be authorized to impose a surcharge on a holder who elects to use a credit or debit card in lieu of payment by cash, check, or similar means to pay any fine, civil penalty, or fee owed.	Reported from Committee Cal#844
S. 1398	Liu	Requires public utility companies to repair or replace all damaged residential lateral sewer and water pipes where such damage was caused by such public utility company.	Passed Senate Only

S. 1449	Sanders	Directs the city of New York to conduct an analysis of stormwater and groundwater issues in southeast Queens.	Veto Memo #69
S. 1917	Sepúlveda	Relates to requiring the Department of Homeless Services to notify the affected community board prior to locating transitional housing for the homeless; requires written notification sixty days before the department enters into a contractual arrangement with a transitional housing provider or otherwise finalizes its decision to use or expand a location as transitional housing.	REPORTED AND COMMITTED TO SOCIAL SERVICES
S. 2013	Krueger	Authorizes the independent budget office of the city of New York to obtain certain tax data for purposes of evaluation.	Reported from Committee Cal#518
S. 2111	Felder	Requires all agencies of the city of New York which issue summons to document violations with photographic evidence when feasible.	REPORTED AND COMMITTED TO FINANCE
S.2348	Myrie	Relates to including the illegal conversions of dwelling units in the definition of harassment.	REPORTED AND COMMITTED TO CODES
S. 2746	Bailey	Provides for emergency evacuation plans for vulnerable occupants in all residential occupancies; requires designated safe spaces equipped with emergency medical supplies in buildings greater than 125 feet (38 100 mm) in height; provides for a voluntary registry to meet the special needs of occupants who require assistance during evacuations or other emergency situations.	REPORTED AND COMMITTED TO FINANCE
S. 2773B	Krueger	Prohibits the sale of ATVs and off-highway motorcycles in the city of New York; provides enforcement mechanisms and penalties.	Passed Senate Only

S.2809	Lanza	Relates to the declaration of a sign as a public nuisance and its removal by order of the commissioner.	Reported from Committee Cal# 378
S. 2896	Comrie	Relates to extending certain filing deadlines for the industrial and commercial abatement program by authorizing the department of finance to accept certain applications for an additional three months.	REPORTED AND COMMITTED TO FINANCE
S. 2943B	Kavanagh	Relates to applying the Housing Stability and Tenant Protection Act of 2019 to rent calculations and rent records maintenance and destruction for all rent stabilized apartments.	Vetoed Memo #132
S. 2962A	Kavanagh	Relates to creating the Neighborhood Small Business Rent Increase Exemption; provides a tax abatement for limiting rent increases on small businesses in a city of one million or more persons.	REPORTED AND COMMITTED TO FINANCE
S. 3252A	Liu	Extends certain provisions relating to a partial tax abatement for residential real property held in the cooperative or condominium form of ownership in a city having a population of one million or more.	Chapter 147 of 2023
S. 4300	Sepúlveda	Relates to the disposal of seized perishable or canned foods; provide such foods should not be disposed of but should be donated to a food relief organization or homeless shelter.	Reported from Committee Cal# 433
S. 4330	Sepúlveda	Relates to notification and hearings for proposed construction or removal of bicycle lanes or racks; requires a presentation at a public hearing when the department of transportations proposes to construct or remove a bicycle lane or rack; defines terms.	REPORTED AND COMMITTED TO TRANSPORTATION



S. 4336A	Sepúlveda	Establishes a process for neutral arbitrators to review certain disciplinary decisions and penalties imposed on members of the New York city police department.	REPORTED AND COMMITTED TO FINANCE
S. 4580A	Comrie	Enacts the "New York city teleworking expansion act"; provides that each agency shall establish a policy and program to allow employees to perform all or a portion of their duties through teleworking to the maximum extent possible without diminished employee performance; defines the term "telework" to mean to perform normal and regular work functions on a workday that ordinarily would be performed at the agency's principal location at a different location, thereby eliminating or substantially reducing the physical commute to and from such agency's principal location.	Reported from Committee Cal#434
S. 4709A	Kavanagh	Authorizes a tax abatement for alterations and improvements to multiple dwellings for purposes of preserving habitability in affordable housing.	Chapter 536 of 2023
S. 4960	Jackson	Establishes that area median income shall be calculated per each zip code in the city of New York.	REPORTED AND COMMITTED TO HOUSING, CONSTRUCTION AND COMMUNITY DEVELOPMENT
S. 5171	Sepúlveda	Requires the New York city department of corrections and the New York city health and hospitals corporation to adopt safety policies to protect health care workers who treat incarcerated individuals.	REPORTED AND COMMITTED TO CRIME VICTIMS, CRIME AND CORRECTION
S. 5450	Jackson	Provides a tax abatement for facility-integrated carbon-to-value equipment in a city with a population of one million or more.	REPORTED AND COMMITTED TO FINANCE

S. 5678	Gounardes	Provides for health insurance coverage for surviving spouses or domestic partners of deceased active members of the New York city fire department who are enrolled in a health insurance plan.	Vetoed Memo # 706
S. 6171	Jackson	Makes technical amendments relating to authorizing the city of New York to discontinue the use as parkland of a portion of real property in the county of New York and to grant easements to the metropolitan transportation authority so that it may make handicapped accessible improvements and upgrades to the New York city transit authority 168 Street transit station.	Chapter 227 of 2023
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S. 6726	Salazar	Makes technical amendments to a chapter authorizing the city of New York to discontinue the use as parkland a portion of real property in the borough of Brooklyn and to transfer such lands to the metropolitan transportation authority.	Chapter 228 of 2023
S. 6792	Persaud	Relates to authorizing the city of New York to transfer and convey certain city owned property to the Bedford-Stuyvesant volunteer ambulance corps.	Reported from Committee Cal#1309
S. 6965	Kavanagh	Relates to applicants eligible for a rent increase exemption order and abatement of taxes pursuant to certain local law, ordinance or resolution in a city with a population of one million or more; provides that such applicants shall be those found eligible before 03/31/2024.	Chapter 232 of 2023
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S. 7383	Sepúlveda	Requires public notice and comment for any contract for goods, services or construction to be awarded by other than competitive sealed bidding or competitive sealed bids from prequalified vendors in excess of a threshold established by the procurement policy board by rule.	Passed Senate Only
S. 7384A	Krueger	Relates to income requirements for the senior citizen homeowners' exemption, the disabled homeowners' exemption, the tax abatement and exemption for rent regulated and rent controlled property occupied by senior citizens, and the tax abatement and exemption for rent regulated and rent controlled property occupied by persons with disabilities in a city having a population of one million persons or more.	Chapter 276 of 2023
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on Cities 1 (New York City)**