



2021 ANNUAL  
REPORT

# NEW YORK STATE SENATE STANDING COMMITTEE ON CITIES 1



**SENATOR  
ROBERT JACKSON**  
CHAIR



**ALBANY OFFICE:**  
306 Legislative Office Bldg.  
Albany, NY 12247  
Phone: (518) 455-2041

**DISTRICT OFFICE:**  
5030 Broadway, Rm. 701  
New York, NY 10034  
Phone: (212) 544-0173

EMAIL: JACKSON@NYSENATE.GOV  
WEBSITE: JACKSON.NYSENATE.GOV



THE SENATE  
STATE OF NEW YORK

**ROBERT JACKSON**  
SENATOR, 31<sup>ST</sup> DISTRICT

**CHAIRPERSON**

Cities 1

**COMMITTEE MEMBER:**

Civil Service and Pensions  
Education  
Higher Education  
Housing, Construction and  
Community Development  
Labor  
New York City Education

**MEMBER**

New York State Black, Puerto Rican,  
Hispanic & Asian Legislative Caucus

December 17, 2021

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 2021 Legislative Session. As Chair, I am proud to continue to lead our efforts to address important matters under my Committee's jurisdiction.

During the 2021 session, this committee met 4 times in session and reported 23 bills. The Committee did not hold any hearings this past year.

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.

In Unity,

A handwritten signature in blue ink that reads "Robert Jackson".

Robert Jackson  
Senator, 31st District

**2021 LEGISLATIVE SESSION REPORT**

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

**Senator Robert Jackson, Chairperson**

Committee Members

<u>Majority</u>	<u>Minority</u>
Senator Leroy Comrie Senator Andrew Gounardes Senator Brad Hoylman Senator Roxanne Persaud	Senator Andrew Lanza, Ranking Member Senator Mike Martucci

Committee Staff

Matthew D. Levy, Legislative Director  
Erin Rose Collins, Policy Director  
Adriele Douglas, Committee Counsel  
Bernie Mulligan, Legislative Aide  
Rocio Chanez, Session Assistant

## **COMMITTEE JURISDICTION AND OVERVIEW**

The New York State Senate Standing Committee on Cities 1 has legislative oversight responsibilities for issues concerning arising under General City Law (if it refers to New York City or a city of one million or more), General Municipal Law (if it refers to New York City or a city of one million or more), Local Finance Law (if it refers to New York City or a city of one million or more), Municipal Home Rule Law (which is also covered by the Committee on Local Government and the Cities 2 Committee). The Committee considers issues particular to New York City, including the NYC Administrative Code (not all provisions), the NYC Charter, Real Property Tax Law affecting New York City, and issues arising under the County Law relating to New York City, General Business Law relating to New York City, Real Property Tax Law relating to New York City, or New York City Home Rule issues.

During the 2021 Legislative Session, 116 bills were referred to the Committee for its review. Of these bills, 23 were reported from the Committee. Nine were passed by the Senate, and five passed in both houses. All five bills that passed both houses were chaptered. This work was conducted through a series of four 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 2021:

<b>Bill</b>	<b>Sponsor</b>	<b>Summary</b>	<b>Action</b>
S1426	Serrano	This bill 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.	Passed the Senate Only
S1921	Jackson	This bill prohibits school buses from parking overnight on a city street in New York City.	Reported and Committed to Finance
S2957	Kavanagh	This bill relates to creating the Mom and Pop Rent Increase Exemption.	Committed to Rules
S4257B	Rivera	This bill ensures that commercial tenants receive a lease; defines terms within leases; establishes requirements for commercial lease contracts.	Committed to Rules
S5728A	Gouardes	This bill provides that a beneficiary of a deceased participant in the NYC teachers' retirement system who dies on or after July 1, 2021 may not establish a tax deferred account.	Chapter 357 of 2021
S6239	Thomas	This bill 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 the Senate Only
S6609	Jackson	This bill extends provisions relating to buildings that are part of urban development action area projects that have been rehabilitated with the aid of a loan from a municipality.	Chapter 140 of 2021

## TWO HOUSE BILLS

In 2021, 5 of the 23 bills referred to the Standing Committee on Cities 1 passed both houses of the Legislature. Of these bills, the Governor has signed all five.

<b>Bill</b>	<b>Sponsor</b>	<b>Summary</b>	<b>Action</b>
S5728A	Gounardes	This bill provides that a beneficiary of a deceased participant in the NYC teachers' retirement system who dies on or after July 1, 2021 may not establish a tax deferred account.	Chapter 357 of 2021
S6258	Addabbo	This bill extends provisions reinstating prior approved work permits and waiving requirements as such provisions relate to rebuilding and repairing homes devastated by Hurricane Sandy in the city of New York.	Chapter 364 of 2021
S6609	Jackson	This bill extends provisions relating to buildings that are part of urban development action area projects that have been rehabilitated with the aid of a loan from a municipality.	Chapter 140 of 2021
S6610	Krueger	This relates to the sale, issuance and refund of bonds and notes of New York City.	Chapter 189 of 2021
S6644	Brisport	This bill would extend New York City's authority to provide expedited review of Urban Development Action Area Projects.	Chapter 161 of 2021

## SUMMARY OF COMMITTEE ACTIVITY

<b>Bill</b>	<b>Sponsor</b>	<b>Summary</b>	<b>Significant Action</b>
S207	Persaud	This bill relates to increasing fines for individuals who fail to comply with a stop work order.	Committed to Rules
S641	Liu	This bill 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 the Senate Only
S1426	Serrano	This bill 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.	Passed the Senate Only
S1548	Hoylman	This bill reduces certain commercial rent taxes for premises located in the borough of Manhattan south of the center line of ninety-sixth street during the COVID-19 state disaster emergency.	Reported and Committed to Finance
S1567	Sanders	This bill directs the city of New York to conduct an analysis of storm water and groundwater issues in southeast Queens.	Committed to Rules
S1610	Sanders	This bill enacts the towing protection enforcement act.	Committed to Rules
S1921	Jackson	This bill prohibits school buses from parking overnight on a city street in New York City.	Reported and Committed to Finance
S2957	Kavanagh	This bill relates to creating the Mom and Pop Rent Increase Exemption.	Committed to Rules
S3174	Sanders	This bill requires the New York city commissioner of the administration of children's services to obtain an order of consent from the court before allowing experimental drug testing on children under the care and/or control of the administration of children's services.	Committed to Rules



S3229A	Parker	This bill provides for a tax abatement for electric energy storage equipment placed in service after January 1, 2024 and before January 1, 2026.	Passed the Senate Only
S3451	Hoylman	This bill requires that any disposition of land or buildings by the New York City Housing Authority be subject to and comply with the provisions of New York City's Uniform Land Use Review Procedure.	Committed to Rules
S3586	Comrie	This bill enacts the adjacent neighbors' bill of rights.	Committed to Rules
S3799A	Comrie	This bill expands the investigative powers of the Civilian Complaint Review Board to include complaints alleging bias-based profiling.	Committed to Rules
S4257B	Rivera	This bill ensures that commercial tenants receive a lease; defines terms within leases; establishes requirements for commercial lease contracts.	Committed to Rules
S4310	Lanza	This bill relates to the declaration of a sign as a public nuisance and its removal by order of the commissioner.	Committed to Rules
S5536	Comrie	This bill enacts the "New York city teleworking expansion act".	Committed to Rules
S5728A	Gounardes	This bill provides that a beneficiary of a deceased participant in the NYC teachers' retirement system who dies on or after July 1, 2021 may not establish a tax deferred account.	Chapter 357 of 2021
S6239	Thomas	This bill 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 the Senate Only
S6258	Addabbo	This bill extends provisions reinstating prior approved work permits and waiving requirements as such provisions relate to rebuilding and repairing homes devastated by Hurricane Sandy in the city of New York.	Chapter 364 of 2021

S6556	Hoylman	This bill provides that the Empire Station Complex project and the Empire Penn Expansion shall be subject to and shall comply with the provisions of New York City's Uniform Land Use Review Procedure.	Reported and Committed to Finance
S6609	Jackson	This bill extends provisions relating to buildings that are part of urban development action area projects that have been rehabilitated with the aid of a loan from a municipality.	Chapter 140 of 2021
S6610	Krueger	This relates to the sale, issuance and refund of bonds and notes of New York City.	Chapter 189 of 2021
S6644	Brisport	This bill would extend New York City's authority to provide expedited review of Urban Development Action Area Projects.	Chapter 161 of 2021





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