

Annual Report 2022

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# New York State Senate Standing Committee on **Cities 1 (New York City)** **Senator Luis Sepúlveda**

Chair



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



**CHAIR**

Cities 1

**MEMBER**

Codes

Crime Victims, Crime and Correction

Judiciary

Mental Health

Rules



THE SENATE  
STATE OF NEW YORK

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

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December 16, 2022

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 Cities1 for the 2022 Legislative Session. As Chair, I am proud to continue to lead our efforts to address important matters under my committee's jurisdiction.

During the 2022 session, this committee met five times in session and reported 34 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 black ink that reads "Luis R. Sepulveda".

Senator Luis R. Sepulveda, Esq  
Chairperson



**2022 LEGISLATIVE SESSION REPORT**

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

**Senator Luis R. Sepulveda, Chairperson**

Committee Members

Senator Cordell Cleare Senator Brad Hoylman Senator Robert Jackson Senator Roxanne Persaud	Senator Andrew Lanza, Ranking Member Senator Michael Martucci
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Committee Staff

Kevin M. Webb, Legislative and Committee Director  
Leanna Ashe, 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 2022 Legislative Session, 124 bills were referred to the Committee for its review. Of these bills, 34 were reported from the Committee. Seven were passed only by the Senate, and seven passed in both houses. This work was conducted through a series of five 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 2022:

- S. 9351 SANDERS -- Provides for opportunities for businesses owned by women and minorities. Increases the dollar threshold for purchases from businesses certified as minority or women-owned that can be made without a formal competitive process.

Significant Act: 10/06/22 Chaptered 569

- S. 9399 SEPULVEDA -- Relates to a rebate against real property taxes for certain owners of one, two or three family residential real property or residential property held in the condominium or cooperative form of ownership for the fiscal year commencing on the first of July, two thousand twenty-one in the city of New York

Significant Act: 06/10/22 Chaptered 216

- S. 9454 KRUEGER -- Relates to the exclusion of certain grants as taxable income, the imposition of the business corporation tax, the credit of certain overpayments of tax against other taxes owed, the disclosure of owners of limited liability companies with respect to the real property transfer tax, and the city pass-through entity tax

Significant Act: 08/31/22 Chaptered 555

- S. 9120A SEPULVEDA -- 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 facilitate the construction of four new Metro North rail stations in the Bronx as well as bring Metro North into Pennsylvania Station through the Penn Station Access Project.

Significant Act: 08/17/22 Chaptered 544



**TWO HOUSE BILLS**

In 2022, seven of the 124 bills referred to the Standing Committee on Cities 1 passed both houses of the Legislature. Of these bills, the Governor has signed six and vetoed zero.

<b>Bill</b>	<b>Sponsor</b>	<b>Summary</b>	<b>Action</b>
<b>S. 4013A</b>	<b>Comrie</b>	<b>Requires notice to members of the legislature and certain local officials relating to certain construction and other projects affecting such members' and officials' districts.</b>	<b>On the Governor's Desk</b>
<b>S. 9068B</b>	<b>Jackson</b>	<b>Authorizes 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.</b>	<b>Chapter 470 of 2022</b>
<b>S. 9184</b>	<b>Sepulveda</b>	<b>Extends certain provisions relating to the sale of bonds and notes of the city of New York, the issuance of bonds or notes with</b>	<b>Chapter 362 of 2022</b>

		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.	
S. 9351	Sanders	Increases the dollar threshold for purchases from businesses certified as minority or women-owned that can be made without a formal competitive process.	Chapter 569 of 2022
S. 9380	Sepulveda	Extends the effectiveness of certain provisions relating to the establishment of certain water charges for hospitals and charities in New York city.	Chapter 430 of 2022
S. 9399	Sepulveda	Relates to a rebate against real property taxes for certain owners of one, two or three family residential real property or residential property held in the	Chapter 216 of 2022

		condominium or cooperative form of ownership for the fiscal year commencing on the first of July, two thousand twenty-one in the city of New York.	
S.9454	Krueger	Relates to the exclusion of certain grants as taxable income for certain business taxes, the imposition of the business corporation tax, the credit of certain overpayments of tax against other taxes owed, and the disclosure of owners of limited liability companies with respect to the real property transfer tax; relates to a city pass-through entity tax.	Chapter 555 of 2022

**SUMMARY OF COMMITTEE ACTIVITY**

<b>Bill</b>	<b>Sponsor</b>	<b>Summary</b>	<b>Significant Action</b>
<b>S. 207</b>	<b>Persaud</b>	<b>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.</b>	<b>Reported from Committee. Cal#726</b>
<b>S. 208A</b>	<b>Persaud</b>	<b>Prohibits school bus parking on city streets on weekdays between the hours of 5 p.m. and 5 a.m. and on weekends from 5 p.m. on Friday to 5 a.m. on Monday.</b>	<b>Reported to Senate Finance</b>
<b>S. 641</b>	<b>Liu</b>	<b>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.</b>	<b>Passed Senate Only</b>
<b>S. 801</b>	<b>Hoylman</b>	<b>Requires the New York city department of buildings to confirm that there are no tenants living at certain properties prior to approving or issuing permits for the demolition or the substantial</b>	<b>REPORTED AND COMMITTED TO HOUSING, CONSTRUCTION AND COMMUNITY DEVELOPMENT</b>

		alteration or renovation of such properties.	
S.1426	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.	Passed Senate Only
S. 1548	Hoylman	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
S.1911	Jackson	Exempts certain low income housing accommodations from local real property taxation in a city with a population of one million or more.	REPORTED AND COMMITTED TO HOUSING, CONSTRUCTION AND COMMUNITY DEVELOPMENT
S. 1921	Jackson	Relates to prohibiting school buses from parking overnight on a city street.	REPORTED AND COMMITTED TO FINANCE

S. 2621	Jackson	Establishes that area median income shall be calculated per each zip code in the city of New York.	Reported from Committee Call# 1138
S. 2771	Sepulveda	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 from Committee Cal# 438
S. 2957	Kavanagh	Relates to creating the Mom and Pop Rent Increase Exemption; provides a tax abatement for limiting rent increases on small businesses in a city of one million or more persons.	Reported from Committee Cal# 439
S. 3174	Sanders	Requires the New York city commissioner of the administration of children's services to obtain an order of consent from the court	Reported from Committee Cal# 545

		before allowing experimental drug testing on children under the care and/or control of the administration of children's services.	
S. 3229A	Parker	Provides for a tax abatement for electric energy storage equipment placed in service after January 1, 2024 and before January 1, 2026.	Passed Senate Only
S. 3259	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.	Passed Senate Only
S.3451	Hoylman	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.	Reported from Committee Cal# 546
S. 3586A	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	Passed Senate Only

		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.	
S. 3590	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.	REPORTED AND COMMITTED TO FINANCE
S. 4013A	Comrie	Requires notice to members of the legislature and certain local officials relating to certain construction and other projects affecting such members' and officials' districts.	Passed both Houses. On the Governor's Desk.
S. 4257B	Rivera	Ensures that commercial tenants receive a lease; defines terms within leases; establishes requirements for commercial lease contracts.	Reported from Committee Cal# 728



S. 4310	Lanza	Relates to the declaration of a sign as a public nuisance and its removal by order of the commissioner.	Reported from Committee Cal# 729
S. 5536A	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# 440
S. 5934	Parker	Authorizes Top Community Development Corporation to file an application for a	Passed Senate Only

		real property tax exemption.	
S. 6239	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. 6320	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. 6929	Sepulveda	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 from Committee Cal# 548
S. 6948A	Hoylman	Enacts the New York city department of buildings community	REPORTED AND COMMITTED TO HOUSING, CONSTRUCTION AND COMMUNITY

		accountability act.	DEVELOPMENT
S. 8252	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. 8374	Hoylman	Requires that a city with a population of one million or more shall establish a residential composting program for all buildings with residential units.	REPORTED AND COMMITTED TO FINANCE
S.9068B	Jackson	Authorizes 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 470 of 2022
S. 9184	Sepulveda	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	Chapter 362 of 2022

		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.	
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		<p>cooperative form of ownership for the fiscal year commencing on the first of July, two thousand twenty-one in the city of New York.</p>	
S.9454	Krueger	<p>Relates to the exclusion of certain grants as taxable income for certain business taxes, the imposition of the business corporation tax, the credit of certain overpayments of tax against other taxes owed, and the disclosure of owners of limited liability companies with respect to the real property transfer tax; relates to a city pass-through entity tax.</p>	Chapter 555 of 2022







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Committee on **Cities 1 (New York City)****