

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, April 20, 2017

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, Annabel Palma,
Daniel R. Garodnick, Darlene Mealy, Rosie Mendez,
Ydanis A. Rodriguez, Peter A. Koo, Brad S. Lander, Stephen T. Levin,
Jumaane D. Williams, Ruben Wills, Deborah L. Rose, Donovan J. Richards,
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres, Mark Treyger and Rafael Salamanca, Jr.*

Roll Call

Present: Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: Palma and Rose

LU 0589-2017

Application No. C 160221 ZMK submitted by Riverside Developers USA Inc. pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, Section 12d, changing an existing M1-2 district to an R7A/C2-4 district and an M1-2/R6A district, Borough of Brooklyn, Community District 3, Council District 33.

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Zoning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017

This Land Use Application was Hearing Held by Committee

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Zoning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017

A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 17 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Levin, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Negative: 2 - Lander and Williams

Absent: 2 - Palma and Rose

LU 0590-2017

Application No. N 160222 ZRK submitted by Riverside Developers USA Inc. pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying Appendix F to establish a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 3, Council District 33.

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Zoning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017

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A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 17 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Levin, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Negative: 2 - Lander and Williams

Absent: 2 - Palma and Rose

LU 0591-2017

Application No. N 160396 ZRM submitted by 23rd and 11th Associates, LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, relating to Article IX, Chapter 8, the Special West Chelsea District, Borough of Manhattan, Community District 4, Council District 3.

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Zoning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017

This Land Use Application was Hearing Held by Committee

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Zoning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 19 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Palma and Rose

LU 0592-2017

Application No. C 160378 ZMR submitted by Clara Fazzino pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the zoning map, Sections 21b and 27a, establishing a C1-1 district within an existing R3-1 district, Borough of Staten Island, Community District 2, Council District 50.

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Zoning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017

This Land Use Application was Hearing Held by Committee

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Zoning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 19 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Palma and Rose

LU 0594-2017

Application No. C 170127 PPK submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 794 Flatbush Avenue (Block 5063, Lot 58), Borough of Brooklyn, Community Board 14, Council District 40. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

This Land Use Application was Hearing Held by Committee

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 18 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Abstain: 1 - Williams

Absent: 2 - Palma and Rose

LU 0595-2017 **Application No. C 170128 ZMK submitted by the Department of Citywide Administrative Services and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the zoning map, Section 16d, changing an existing R7A district to an R8A/C2-4 district, Borough of Brooklyn, Community District 14, Council District 40.**

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

This Land Use Application was Hearing Held by Committee

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 18 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Abstain: 1 - Williams

Absent: 2 - Palma and Rose

LU 0596-2017 **Application No. N 170129 ZRK submitted by the Department of Citywide Administrative Services and the Economic Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution modifying Appendix F to establish a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 14, Council District 40.**

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

This Land Use Application was Hearing Held by Committee

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 18 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Abstain: 1 - Williams

Absent: 2 - Palma and Rose

LU 0597-2017

Application No. C 170153 HAK submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law, for an urban development action area designation and project approval, and the disposition of city-owned property located at 210-214 Hegeman Avenue (Block 3639, Lots 35 and 37), Borough of Brooklyn, Community Board 16, Council District 42.

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

This Land Use Application was Hearing Held by Committee

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 19 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Palma and Rose

LU 0598-2017

Application No. C 170154 ZSK submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements for community facility floor area ratio to facilitate the development of a proposed eight-story building located at 210-214 Hegeman Avenue (Block 3639, Lots 35 and 37), Borough of Brooklyn, Community Board 16, Council District 42. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

This Land Use Application was Hearing Held by Committee

Attachments: March 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 27, 2017 - March 31, 2017, Hearing Testimony - Planning 3-28-17, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017, Hearing Transcript - Planning 3-28-17

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 19 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Palma and Rose

LU 0601-2017

Application No. 20175241 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Coliemore Inc., d/b/a Five Mile Stone, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 1640 2nd Avenue, Borough of Manhattan, Community Board 8, Council District 5. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.

Attachments: April 5, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017

This Land Use Application was Hearing Held by Committee

Attachments: April 5, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 17, 2017 - April 21, 2017, Land Use Calendar - April 20, 2017

A motion was made that this Land Use Application be Filed by Committee with Companion Resolution approved by Roll Call.

Affirmative: 19 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Wills, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Palma and Rose