

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, September 6, 2012

11:00 AM

250 Broadway - Committee Rm, 16th Fl.

Committee on Land Use

Leroy G. Comrie, Jr., Chair

*Members: Maria del Carmen Arroyo, Charles Barron, Inez E. Dickens,
Daniel R. Garodnick, Sara M. Gonzalez, Robert Jackson, Jessica S. Lappin,
Rosie Mendez, Annabel Palma, Diana Reyna, Joel Rivera, James Sanders, Jr.
James Vacca, Albert Vann, Brad S. Lander, Stephen T. Levin, Mark S. Weprin,
Jumaane D. Williams, Daniel J. Halloran III, Vincent M. Ignizio and Peter A. Koo*

Roll Call

Present:

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent:

Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical:

Dickens

LU 0627-2012

Application no. 20125696 HAM, an Urban Development Action Area Project located at 165 West 80th Street, Community Board 7, Council District no. 6, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law and Section 694, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.

Attachments: Land Use Calendar - Week of June 4, 2012 - June 8, 2012, Hearing Testimony - Planning 6/5/12, Subcommittees Location Change for Scheduled Meetings on 06-05-2012, Land Use Calendar - Week of June 18, 2012 - June 22, 2012, Deferral of the Subcommittee on Planning Meeting for 06-19-2012, Hearing Transcript - Planning 6-5-12, Land Use Calendar - Week of July 23, 2012 - July 27, 2012, Hearing Transcript - Planning 7-23-12, Land Use Calendar - Week of August 20, 2012 - August 24, 2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Hearing Transcript - Planning 8-20-12, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of June 4, 2012 - June 8, 2012, Hearing Testimony - Planning 6/5/12, Subcommittees Location Change for Scheduled Meetings on 06-05-2012, Land Use Calendar - Week of June 18, 2012 - June 22, 2012, Deferral of the Subcommittee on Planning Meeting for 06-19-2012, Hearing Transcript - Planning 6-5-12, Land Use Calendar - Week of July 23, 2012 - July 27, 2012, Hearing Transcript - Planning 7-23-12, Land Use Calendar - Week of August 20, 2012 - August 24, 2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Hearing Transcript - Planning 8-20-12, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -

Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -
Dickens

LU 0666-2012 **Application no. 20125792 HKX (N 120408 HKX), pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Firehouse, Engine Company 83, Hook & Ladder Company 29, located at 618 East 138th Street (aka 618-620 East 138th Street) (Block 2550, Lot 28) (List No. 456 LP-2520), Borough of the Bronx, Community Board 1, Council District 8, as an historic landmark.**

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -
Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -
Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -
Dickens

LU 0667-2012 **Application no. 20125793 HKX (N 120409 HKX), pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Firehouse, Engine Company 41 (now Engine Company/Squad 41), 330 East 150th Street, (Block 2331, Lot 33) (List 456 LP-2521), Borough of the Bronx, Community Board 1, Council District 17, as an historic landmark.**

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -
 Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -
 Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -
 Dickens

LU 0668-2012 **Application no. 20125790 HKM (N 120411 HKM), pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Hotel Mansfield, 12 West 44th Street (Block 1259, Lot 47) (List No.456a LP-2428), Borough of Manhattan, Community Board 5, Council District 3, as an historic landmark.**

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -
 Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -
 Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -
 Dickens

LU 0670-2012 **Application no. 20125795 HKM (N 120413 HKM), pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Martha Washington Hotel, 30 East 30th Street (Block 859, Lot 26) (List No.456a LP-2428), Borough of Manhattan, Community District 5. Council District 2, as an historic landmark.**

Attachments: Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -

Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -

Dickens

LU 0671-2012

Application no. 20125794 HKQ (N 120410 HKQ), pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Firehouse, Engine Company 305, Hook and Ladder Company 151, located at 111-02 Queens Boulevard (Block 3294, Lot 20) (List No. 456 LP No. 2522), Borough of Queens, Community Board 6, Council District 29, as an historic landmark.

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -

Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -

Dickens

LU 0672-2012 Application No. C 110218 ZMR submitted by The Marco Savo Irrevocable Trust, The Gino Savo Irrevocable Trust, and The Leonello Savo Jr. Irrevocable Trust and The Anthony Savo Irrevocable Trust pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 32d, Borough of Staten Island, Community Board 3, Council District 51.

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

- Affirmative:** 13 -
Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo
- Absent:** 8 -
Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III
- Medical:** 1 -
Dickens

LU 0673-2012 **Application No. C 110219 ZSR submitted by The Marco Savo Irrevocable Trust, The Gino Savo Irrevocable Trust, and The Leonello Savo Jr. Irrevocable Trust and The Anthony Savo Irrevocable Trust pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant to Section 74-743(a) (2) to modify the requirements of Section 33-26 (Minimum Required Rear Yard) to allow a 35-foot high 2-story portion of a building within the 20-foot required rear yard, in connection with a proposed commercial development, within a large-scale general development on the northerly side of Veterans' Road West 475 feet easterly of Waunner Street, in a C8-2 District, within the Special South Richmond Development District, Borough of Staten Island, Community Board 3, Council District 51. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to §197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -

Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -

Dickens

LU 0674-2012 Application No. C 100041 ZMK submitted by Walton Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 13b, Borough of Brooklyn, Community Board 1, Council District 33.

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -

Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -

Dickens

LU 0675-2012 Application No. N 100042 ZRK submitted by Walton Realty Associates pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning a proposed Zoning Text Amendment which will make the Inclusionary Housing Program applicable in a proposed R7A/C2-4 district to facilitate the development of two seven-story buildings with 69 residential units with 14 affordable apartments on 59 Walton Street, Borough of Brooklyn, in Community Board 1, Council District 33.

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -
Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -
Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -
Dickens

LU 0676-2012 Application No. C 110390 ZMK submitted by 74 Wallabout LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 12d, Borough of Brooklyn, Community Board 1, Council District 33.

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -
Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -
Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -
Dickens

LU 0677-2012

Application No. C 060494 MMR submitted by the New York City Department of Housing Preservation and Development and the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the elimination of a portion of Wolfe's Pond Park north of Hylan Boulevard and west of Luten Avenue; the establishment of Cornelia Avenue north of Hylan Boulevard; the extinguishment of various record streets between Hylan Boulevard and Eylandt Street west of Luten Avenue; and the adjustment of legal grades necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, Borough of Staten Island, Community Board 3, Council District 51. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to §197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -

Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -

Dickens

LU 0678-2012 Application No. C 060495 ZMR submitted by New York City Department of Housing Preservation and Development and the Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33b, Borough of Staten Island, Community Board 3, Council District 51.

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -

Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -

Dickens

LU 0679-2012 Uniform land use review and procedure Application No. C 060496 HAR, submitted by New York City Department of Housing Preservation and Development, for an Urban Development Action Area Designation and Project located at 272-286 Cornelia Avenue (Block 6631, part of Lot 1), and the disposition of city owned property, Borough of Staten Island, Community Board 3, Council District 51. This matter is subject to Council review and action pursuant to § 197-c and §197-d of the New York City Charter and Article 16 of the New York General Municipal Law.

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Deferral of the Subcommittee on Zoning Meeting Scheduled For 09-05-2012, Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -
Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -
Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -
Dickens

LU 0682-2012 Application no. 20135039 PNK, pursuant to § 1301 (2) (f) of the New York City Charter concerning the proposed amendment to a maritime lease between the New York City Department of Small Business Services and Sea Travelers Realty, Inc. d/b/a Sea Travelers Marina for certain City-owned upland area and lands underwater located at 2875 Flatbush Avenue (Block 8591, parts of Lot 125 and 175), Borough of Brooklyn, Community Board 18, Council District 46.

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012, Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use 9-6-12

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

Affirmative: 13 -
Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann, Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -
Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and Halloran III

Medical: 1 -
Dickens

LU 0683-2012 **Application no. 20135040 PNO, pursuant to Section 72-h of New York General Municipal Law, for the proposed disposition of real property known as the Mt. Hayden Property, Green County, State of New York, from the City of New York, by and through the New York City Department of Environmental Protection to the State of New York by the New York State Department of Environmental Conservations.**

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012,
Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use
9-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 4, 2012 - September 7, 2012,
Land Use Calendar - September 6, 2012, Hearing Transcript - Land Use
9-6-12

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

Affirmative: 13 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Lappin, Vacca, Vann,
Lander, Levin, Weprin, Ignizio and Koo

Absent: 8 -

Gonzalez, Mendez, Palma, Reyna, Rivera, Sanders Jr., Williams and
Halloran III

Medical: 1 -

Dickens