

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, February 25, 2015

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, Annabel Palma, Maria del Carmen Arroyo,
Inez E. Dickens, Daniel R. Garodnick, Darlene Mealy, Rosie Mendez,
Ydanis A. Rodriguez, Peter A. Koo, Brad S. Lander, Stephen T. Levin,
Mark S. Weprin, Jumaane D. Williams, Ruben Wills, Donovan J. Richards,
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres, Mark Treyger and Vincent M. Ignizio*

Roll Call

Present:

Greenfield, Gentile, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Ignizio

Absent:

Palma, Levin, Barron and Treyger

Other Council Members Attending: Ferreras

LU 0170-2015

Application No. N 150083 ZRM submitted by D Solnick Design and Development, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District), Borough of Manhattan, Community Board 4, Council District 3.

Attachments: Land Use Calendar - Week of February 2, 2015 - February 6, 2015, Deferral of the Subcommittee Meetings and the Land Use Committee Meeting, Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 2, 2015 - February 6, 2015, Deferral of the Subcommittee Meetings and the Land Use Committee Meeting, Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

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

Affirmative: 19 -

Greenfield, Gentile, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Ignizio

Absent: 4 -

Palma, Levin, Barron and Treyger

LU 0171-2015

Application No. 20155265 HKQ (N 150176 HKQ), pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Hawthorne Court Apartments, 215-37 to 215-43 43rd Avenue and 42-22 to 42-38 216th Street (Block 6306, Lot 15) (Designation List No. 476/ LP No. 2461), Borough of Queens, Community Board 11, Council District 19, as a landmark.

Attachments: Land Use Calendar - Week of February 2, 2015 - February 6, 2015, Deferral of the Subcommittee Meetings and the Land Use Committee Meeting, Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Hearing Testimony - Landmarks 2-24-15, Hearing Transcript - Landmarks 2/24/15, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Transcript - Land Use 2-25-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 2, 2015 - February 6, 2015, Deferral of the Subcommittee Meetings and the Land Use Committee Meeting, Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Hearing Testimony - Landmarks 2-24-15, Hearing Transcript - Landmarks 2/24/15, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Transcript - Land Use 2-25-15

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

Affirmative: 18 -

Greenfield, Gentile, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso and Torres

Negative: 1 -

Ignizio

Absent: 4 -

Palma, Levin, Barron and Treyger

LU 0172-2015

Application No. 20155146 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of PPF Holdings LLC, d/b/a McCoy, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 89 MacDougal Street, Borough of Manhattan, Community Board 2, Council District 3. 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: Land Use Calendar - Week of February 2, 2015 - February 6, 2015, Deferral of the Subcommittee Meetings and the Land Use Committee Meeting, Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 2, 2015 - February 6, 2015, Deferral of the Subcommittee Meetings and the Land Use Committee Meeting, Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

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

Affirmative: 19 -

Greenfield, Gentile, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Ignizio

Absent: 4 -

Palma, Levin, Barron and Treyger

LU 0173-2015 **Application No. C 140353 ZSM submitted by 102 Greene Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the applicable district bulk and use regulations to allow for residential use and an enlargement on the property located at 102 Greene Street, within the Soho Cast-Iron Historic District, Borough of Manhattan, Community Board 2, Council District 1. 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: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

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

Affirmative: 19 -

Greenfield, Gentile, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Ignizio

Absent: 4 -

Palma, Levin, Barron and Treyger

LU 0175-2015 **Application No. C 150076 ZMK submitted by Lula Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, establishing a C2-4 District within an existing R5 District, in the area of Fort Hamilton Parkway and East 4th Street, Borough of Brooklyn, Community Board 7, Council District 39.**

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

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

Affirmative: 19 -

Greenfield, Gentile, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Ignizio

Absent: 4 -

Palma, Levin, Barron and Treyger

LU 0176-2015

Application No. C 140288 ZMK submitted by Fort Hamilton, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 22a and 22c, changing an existing R5 District to an R6 District and establishing a C1-3 District within the proposed R6 District, in the area of Fort Hamilton Parkway and 54th Street, Borough of Brooklyn, Community Board 12, Council District 38.

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Testimony - Zoning 2-24-15, Hearing Transcript - Zoning 2-24-15, Hearing Transcript - Land Use 2-25-15

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

Affirmative: 19 -

Greenfield, Gentile, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Ignizio

Absent: 4 -

Palma, Levin, Barron and Treyger

LU 0177-2015 Application No. 20155270 HKQ (N 150202 HKQ) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Central Ridgewood Historic District (List No. 477, LP-2448), Borough of Queens, Community Board 5, Council District 30.

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Hearing Testimony - Landmarks 2-24-15, Hearing Transcript - Landmarks 2/24/15, Land Use Calendar - February 25, 2015, Resolution, Committee Report, Hearing Transcript - Land Use 2-25-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Hearing Testimony - Landmarks 2-24-15, Hearing Transcript - Landmarks 2/24/15, Land Use Calendar - February 25, 2015, Resolution, Committee Report, Hearing Transcript - Land Use 2-25-15

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

Affirmative: 19 -

Greenfield, Gentile, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Ignizio

Absent: 4 -

Palma, Levin, Barron and Treyger

LU 0178-2015 Application No. 20155273 HKK (N 150204 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Chester Court Historic District (List No. 478, LP-2567), Borough of Brooklyn, Community Board 9, Council District 40.

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Hearing Testimony - Landmarks 2-24-15, Hearing Transcript - Landmarks 2/24/15, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Transcript - Land Use 2-25-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Hearing Testimony - Landmarks 2-24-15, Hearing Transcript - Landmarks 2/24/15, Land Use Calendar - February 25, 2015, Committee Report, Resolution, Hearing Transcript - Land Use 2-25-15

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

Affirmative: 19 -

Greenfield, Gentile, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Ignizio

Absent: 4 -

Palma, Levin, Barron and Treyger

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY