

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, May 14, 2013

10:00 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, Albert Vann,
Brad S. Lander, Stephen T. Levin, Mark S. Weprin, Jumaane D. Williams,
Vincent M. Ignizio, Peter A. Koo and Ruben Wills*

Roll Call

Present:

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent:

Jackson, Palma, Lander and Ignizio

LU 0802-2013

Application No. N 130134 ZRQ submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, relating to Article I, Chapter 4 and Article XI, Chapter 7, to modify certain provisions related to sidewalk cafes and to height and setback provisions of the Queens Plaza Subdistrict of the Special Long Island City Mixed Use District, in the Borough of Queens, Community Districts 1 and 2, Council District 26.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, City Planning Commission Letter, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, City Planning Commission Letter, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0803-2013

Application No. C 130064 ZMX submitted by NR Property 2 LLC pursuant to Section 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6a, changing an M1-2 District to an R7-A District, and establishing within the proposed R7-A District a C2-4 District to facilitate the development of a seven-story mixed use development located at 580 Gerard Avenue, Borough of Bronx, Community Board 4, Council District 17.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0804-2013

Application No. N 130065 ZRX submitted by NR Property 2 LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, concerning Appendix F (Inclusionary Housing Designated Areas) to facilitate the development of a seven-story mixed use development locate at 580 Gerard Avenue, Borough of Bronx, Community Board 4, Council District 17.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0805-2013

Application No. N 130202 HKQ, pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of Firehouse, Engine Company 268, Hook & Ladder Company 137, located at 2-59 Beach 116 Street (Tax Map Block 16212, Lot 14) (Designation List 462, LP-2527), Borough of Queens, Community Board 14, Council District 32, as a historic landmark.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0806-2013

Application No. N 130198 HKX, pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of Firehouse, Engine Company 46, Hook & Ladder Company 17, located at 451-453 East 176 Street (Tax Map Block 2909, Lot 40) (Designation List 462, LP-2523), Borough of Bronx, Community Board 6, Council District 15, as a historic landmark.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0807-2013

Application No. N 130199 HKX, pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of Firehouse, Engine Company 73, Hook & Ladder Company 42, located at 655-659 and 661 Prospect Avenue, East 152 Street (Tax Map Block 2675, Lot 33) (Designation List 462, LP-2524), Borough of Bronx, Community Board 1, Council District 17, as a historic landmark.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0808-2013

Application No. N 130200 HKK, pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of Firehouse, Engine Company 28 (now Engine Company 228), located at 436 39 Street (Tax Map Block 709, Lot 19) (Designation List 462, LP-2525), Borough of Brooklyn, Community Board 7, Council District 38, as a historic landmark.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0809-2013 **Application No. N 130201 HKK, pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of Firehouse, Engine Company 40, Hook & Ladder Company 21 (Now Engine Company 240/Battalion 48), located at 1307-1309 Prospect Avenue (Tax Map Block 5285, Lot 21) (Designation List 462, LP-2526), Borough of Brooklyn, Community Board 7, Council District 39, as a historic landmark.**

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0810-2013 **Application No. 20135524 HAX submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 847 Fox Street, Borough of Bronx, Community Board 2, Council District 17. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.**

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 15 -

Comrie Jr., Arroyo, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Negative: 1 -
Barron

Absent: 4 -
Jackson, Palma, Lander and Ignizio

LU 0812-2013 **Application No. 20135525 HAX submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 748 Beck Street, Borough of Bronx, Community Board 2, Council District 17. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.**

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 15 -
Comrie Jr., Arroyo, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Negative: 1 -
Barron

Absent: 4 -
Jackson, Palma, Lander and Ignizio

LU 0814-2013 **Application No. 20135529 HAM submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 244-246 Elizabeth Street, Borough of Manhattan, Community Board 2, Council District 1. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.**

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 15 -

Comrie Jr., Arroyo, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Negative: 1 -

Barron

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0815-2013

Application No. 20135532 HAR submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project for property located at 176 Dewey Avenue, Borough of Staten Island, Community Board 3, Council District 51. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0817-2013 **Application No. 20135526 HAK submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 201, 203, 205 Mother Gaston Blvd., and 2396 Dean Street, Borough of Brooklyn, Community Board 16, Council District 37. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law.**

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0818-2013 **Application No. 20135521 HAX submitted by the New York City Department of Housing Preservation and Development (“HPD”), for an exemption of real property taxes for property located at 2600 Briggs Avenue (Block 3293, Lot 39), Borough of Bronx, Community Board 7, Council District 15. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.**

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0820-2013

Application no. 20135404 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of HPA Restaurant, LLC, d/b/a Ben & Jack's Steakhouse, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 255 Fifth Avenue, Borough of Manhattan, Community District 5, 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 §20-226(e) of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio

LU 0822-2013

Application no. 20135399 TCK, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Ahshi Global, Inc. d/b/a Williamsburg Café, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 623 Grand Street, Borough of Brooklyn, Community District 1, Council District 34. 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 §20-226(e) of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Land Use Calendar - May 14, 2013, Relocation of the May 14th Land Use Meeting, Hearing Transcript - Land Use 5-14-13

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

Affirmative: 16 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Koo and Wills

Absent: 4 -

Jackson, Palma, Lander and Ignizio