

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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July 22, 2014  
Start: 11:14 a.m.  
Recess: 11:45 a.m.

HELD AT: Committee Room- City Hall

B E F O R E:

DAVID G. GREENFIELD  
Chairperson

COUNCIL MEMBERS:

MARIA DEL CARMEN ARROYO  
INEZ D. BARRON  
ANDREW COHEN  
INEZ E. DICKENS  
DANIEL R. GARODNICK  
VINCENT IGNIZIO  
BEN KALLOS  
PETER A. KOO  
BRAD S. LANDER  
STEPHEN T. LEVIN  
DARLENE MEALY  
ROSIE MENDEZ  
ANNABEL PALMA  
ANTONIO REYNOSO  
DONOVAN J. RICHARDS  
YDANIS A. RODRIGUEZ

COUNCIL MEMBERS: (CONTINUED)

RITCHIE J. TORRES

MARK TREYGER

MARK S. WEPRIN

JUMAANE D. WILLIAMS

[gavel]

CHAIRPERSON GREENFIELD: Good morning.

My name is David Greenfield. I'm the Council Member from the 44<sup>th</sup>, Council Member in District in Brooklyn. I'm privileged to serve as the Chair of the Land Use Committee. Want to welcome my esteemed colleagues all members of the committee; Council Member Gentile, Council Member Dickens, Council Member Garodnick, Council Member Rodriguez, Council Member Williams, Council Member Wills, Council Member Richards, Council Member Cohen, Council Member Reynoso, Council Member Torres, Council Member Treyger, and Council Member Ignizio. I thank all of you for your prompt attendance. You will see on the table before you several items related to the committee. First is the agenda declared by the committee staff containing those matters which have had hearings have been reviewed and fully vetted by the subcommittee. Those are the matters on which we will be acting today. I'd also like to thank our Subcommittee Chairs Mark Weprin, Peter Koo, and Inez Dickens. Also before you are the joint reports of the Land Use Committee and the applicable subcommittee for each item you're voting on today

2 with a proposed resolution for each item. What the  
3 committee's voting on today is to approve each of  
4 the resolutions before you for presentation and  
5 full vote by the full council. The resolutions  
6 reflect the recommendation of the applicable  
7 subcommittee. In addition today you'll also find  
8 the briefing sheet which gives you additional  
9 information about those matters and other matters  
10 which have been scheduled to be heard by the  
11 subcommittee. Today we have the following  
12 applications on our calendar for our consideration;  
13 I Hop expansion and application to modify..  
14 declaration to allow an increase in the size of an  
15 existing I Hop from 16,400 square feet to 18,600  
16 square feet at 1100 Flatlands Avenue in Brooklyn  
17 Community District 18 in Council Member Barron's  
18 district, The Heights an application from HPD to  
19 amend a property tax exemption pursuant to section  
20 557 of the private housing finance laws with  
21 property located at 801 Saint Nicholas Avenue in  
22 Manhattan's Community Board 9 in Council Member  
23 Dickens' District, Nolos Commons [sp?] an  
24 application from HPD for the grant of a property  
25 tax exemption pursuant to section 696 of the

1  
2 general municipal law for previously approved  
3 project located along Brook avenue and 3<sup>rd</sup> avenues  
4 in Bronx Community Board 1 in Council Member  
5 Arroyo's district, 49<sup>th</sup> Avenue rezoning, an  
6 application for rezoning to facilitate the  
7 construction of 140 residential units and permit  
8 sidewalk cafés, zoning change would be from an N14  
9 to an N15-R76 district in Queens Community Board 2  
10 in Council Member Van Bramer's district, finally  
11 the Park Avenue Historic District an application  
12 from the Landmarks Preservation Commission to  
13 create a historic district with approximately 64  
14 buildings which will extend from East 79<sup>th</sup> street  
15 to East 91<sup>st</sup> Street in Manhattan's Community Board  
16 8 in Council Member Garodnick's district. The  
17 subcommittees have recommended approval for all  
18 these items as now all the members in whose  
19 district these projects are located. I recommend an  
20 aye vote on all these matter. We're now going to  
21 read the application numbers into the record.  
22 Preconsidered Land Use I Hop Restaurant Expansion  
23 M770445DZMK in Council Member Barron's district  
24 Brooklyn Community Board 8 for the modification to  
25 the restricted declaration which was approved as

1 part of a zoning math amendment to allow an  
2 increase in the permitted for area for satellite  
3 stores to facilitate the enlargement of an existing  
4 restaurant located at 11000 Flatlands Avenue.  
5

6 Preconsidered Land Use number 20145706HAM the  
7 Heights 158<sup>th</sup> Street in Council Member Dickens'  
8 District, Manhattan Community Board 9, a

9 modification to a previously approved project to  
10 amend the grant of a rare property tax exemption

11 located at 80105 Saint Nicholas Avenue. Land Use  
12 number 89 Nolos Commons Site C120145651HA6 in

13 Council Member Arroyo's district Bronx Community  
14 Board 1 for a grant of real property tax exemption  
15 pursuing to section 696 of general municipal law

16 for a previously approved urban development action  
17 area and project. Folks if we can just ask you to

18 lower your voices please while you're chatting.

19 Thank you. Land Use numbers 98 and 99 are related.

20 98 is for 9<sup>th</sup> Avenue rezoning C140275ZMQ in Council  
21 Member Van Bramer's district Queens Community Board

22 2 changing from an M14 district to an M15 R7X

23 district and expanding the special Long Island City  
24 mixed use district. As well as Land Use number 99

25 the 49<sup>th</sup> Avenue rezoning and 140274ZRQ in Council

1 Member Van Bramer's district in Queens Community  
2 Board 2, and amendment of the zoning resolution to  
3 enlarge a special Long Island City mixed use  
4 district to modify certain revisions related to  
5 sidewalk cafés and expand the boundary of the  
6 Hunters Point sub-district. And finally in Council  
7 Member Van Bramer's district Manhattan Community  
8 Board 8 that's actually Council Member Garodnick's  
9 district I believe in Manhattan Community Board 8  
10 Land Use number 100 Park Avenue Historic District  
11 20145586HKM designation by the landmarks  
12 preservation commission of the park avenue historic  
13 district. We're joined by Council Members Weprin  
14 and Council Member Kallos. Are there any members  
15 who would like to make any remarks or are there any  
16 questions. Okay hearing none we will ask the  
17 council to call the roll.

18  
19 COUNCIL: Chair Greenfield.

20 CHAIRPERSON GREENFIELD: I vote aye.

21 COUNCIL: Council Member Gentile.

22 COUNCIL MEMBER GENTILE: I vote aye.

23 COUNCIL: Chair Dickens. [pause] Council  
24 Member Rodriguez.

25 COUNCIL MEMBER RODRIGUEZ: Aye.

1 COMMITTEE ON ENVIRONMENTAL PROTECTION 8

2 COUNCIL: Chair Weprin.

3 CHAIRPERSON WEPRIN: Aye.

4 COUNCIL: Council Member Williams.

5 Council Member Wills.

6 COUNCIL MEMBER WILLS: Aye.

7 COUNCIL: Council Member Richards.

8 COUNCIL MEMBER RICHARDS: Aye.

9 COUNCIL: Council Member Cohen.

10 COUNCIL MEMBER RICHARDS: Council Member

11 Kallos.

12 COUNCIL MEMBER KALLOS: Aye.

13 COUNCIL: Council Member Reynoso.

14 COUNCIL MEMBER REYNOSO: I vote aye.

15 COUNCIL: Council Member Torres.

16 COUNCIL MEMBER TORRES: I vote aye.

17 COUNCIL: Council Member Treyger.

18 Council Member Ignizio. [pause] Council Member

19 Garodnick.

20 COUNCIL MEMBER GARODNICK: Thank you.

21 Aye.

22 [pause]

23 CHAIRPERSON GREENFIELD: Folks while

24 we're tallying just a reminder that tonight at 5:00

25 here in the City Council Chambers we will be



1 hosting a farewell reception for Gale Benjamin upon  
2 her retirement as the Director of the Land Use  
3 Division. We encourage all of you to please stop by  
4 at 5:00 p.m. this afternoon. Thank you.

5  
6 COUNCIL: Council Member Williams.

7 COUNCIL MEMBER WILLIAMS: I'd like to  
8 vote aye on all with the exemption of LU numbers 98  
9 and 99 in which I abstain.

10 COUNCIL: Okay. All items have been  
11 adopted by a vote of 15 in the affirmative, zero  
12 abstentions, and no negatives with the exceptions  
13 of Land Use items 98 and 99 which is adopted by a  
14 vote of 14 in the affirmative, one abstention, no  
15 negatives.

16 CHAIRPERSON GREENFIELD: Thank you we  
17 really develop and as is our practice for  
18 approximately 15 minutes let's call 11:40 a.m.  
19 thank you.

20 COUNCIL: Members please sign committee  
21 reports. [pause] Council Member Barron.

22 COUNCIL MEMBER BARRON: I vote aye on  
23 all except am, am is, I am abstaining on 98 and 99.

24 COUNCIL: Council Member Mendez.

25 COUNCIL MEMBER MENDEZ: I vote aye.

2 CHAIRPERSON GREENFIELD: ...back on. Mr.  
3 Lander.

4 COUNCIL MEMBER LANDER: Aye on all.

5 CHAIRPERSON GREENFIELD: Thank you.

6 COUNCIL: Are you... I thought I saw you  
7 and I lost track of you I'm sorry... (crosstalk)

8 CHAIRPERSON GREENFIELD: ...again. Mr. Koo  
9 how do you vote?

10 COUNCIL MEMBER KOO: I vote yes.

11 CHAIRPERSON GREENFIELD: Thank you.

12 COUNCIL MEMBER KOO: Thank you.

13 COUNCIL: Council Member Mealy.

14 COUNCIL MEMBER MEALY: I vote aye on  
15 all.

16 COUNCIL: Okay final vote Committee on  
17 Land Use. All items are adopted by a vote of 20 in  
18 the affirmative, zero abstentions, and zero  
19 negatives with the exception of Land Use items 98  
20 and 99 which are adopted by a vote of 18 in the  
21 affirmative, zero in negatives, two abstentions.

22 CHAIRPERSON GREENFIELD: Land Use  
23 Committee for July 22<sup>nd</sup>, 2014 is hereby adjourned.

24 [gavel]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date July 30, 2014