

CITY COUNCIL  
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

February 25, 2015  
Start: 11:43 a.m.  
Recess: 12:15 p.m.

HELD AT: Committee Room - City Hall

B E F O R E:  
DAVID G. GREENFIELD  
Chairperson

COUNCIL 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

COUNCIL MEMBERS: (CONT'D)

Ben Kallos

Antonio Reynoso

Ritchie J. Torres

Mark Treyger

Vincent M. Ignizio

Julissa Ferreras

1  
2 CHAIRPERSON GREENFIELD: Good morning.  
3 My name is David Greenfield; I'm the Council Member  
4 from the 44th Council District in Brooklyn and  
5 privileged to serve as the Chair of the Land Use  
6 Committee. We will have a quick briefing so that you  
7 can get back and enjoy the entertainment provided by  
8 Chair Liz Crowley in the meeting next door.

9 I wanna welcome my esteemed colleagues  
10 who are members of the Committee; first would like to  
11 give the gold star to recognize Council Member Wills  
12 for being on time; thank you, Council Member. I'd  
13 also like to recognize Council Member Gentile,  
14 Dickens, Garodnick, Mealy, Mendez, Koo, Lander,  
15 Weprin, Williams, Cohen, Torres and our esteemed  
16 Minority Leader, Vincent Ignizio.

17 I wanna thank all of you for your prompt  
18 attendance. You will see on the table before you  
19 several items relating to the Committee. First is  
20 the agenda prepared by the Committee staff containing  
21 those matters which have had a hearing and have been  
22 reviewed and fully vetted by the subcommittees; those  
23 are the matters on which we will be voting on today.

24 I'd also like to take the opportunity to  
25 thank my subcommittee chairs; I wanna thank Chair

1  
2 Weprin for Zoning and Franchises, Chair Koo for  
3 Landmarks and Chair Dickens for Planning,  
4 Dispositions and Concessions. [background comments]  
5 Shhhh...

6 Also before you are the joint reports of  
7 the Land Use Committee and applicable subcommittee  
8 for each item you're voting on today with a proposed  
9 resolution for each item.

10 What the Committee is voting on today is  
11 to approve each of the resolutions before you for  
12 presentation and vote by the Full Council; the  
13 resolutions reflect the recommendations of the  
14 applicable subcommittee. Today we have the following  
15 applications on our calendar for our consideration.

16 LU No. 0170, Hudson Yards Sliver  
17 Amendment, an application for an amendment of the  
18 Zoning Resolution to modify the underlying Sliver Law  
19 affecting the height limits in two subareas to  
20 facilitate the development of an 11-story building  
21 located at 441 West 37th Street in Manhattan  
22 Community District 4, in Council Member Johnson's  
23 district.

24 LU No. 0171, McCoy, an application from  
25 PPF Holdings to operate an unenclosed sidewalk café

1  
2 located at 89 Macdougall Street, with 14 tables and 28  
3 chairs in Manhattan Community Board 2 in Council  
4 Member Johnson's district.

5 LU No. 0175, Hamilton's Patio, an  
6 application from Lula Enterprises for rezoning map  
7 amendment to permit a sidewalk café at 2826 Fort  
8 Hamilton Parkway; this application is in Brooklyn  
9 Community Board 7, Council Member Lander's district.

10 LU No. 0176, 5402 Fort Hamilton Parkway,  
11 an application submitted by Fort Hamilton, LLC for a  
12 zoning map amendment to change an R5 to an R6 with a  
13 C1-3 overlay to facilitate the construction of a  
14 50,000-square-foot commercial community facility  
15 building in Borough Park that has been termed a  
16 women's health facility; this application is in  
17 Brooklyn Community Board 12 and Council Member  
18 Menchaca's district.

19 We also have with us an application that  
20 has been withdrawn and subject to a motion to file;  
21 that is LU No. 0173, 102 Greene, and a proposed  
22 special permit from 102 Greene Owner, LLC to  
23 facilitate the enlargement of existing 3-story  
24 building within the SoHo Cast-Iron Historic District  
25

1  
2 and that is in Community Board 2 in Council Member  
3 Chin's district.

4 We also have three landmarks for our  
5 consideration.

6 LU No. 0171, Hawthorne Court Apartments,  
7 a proposed landmark designation of the Hawthorne  
8 Court Apartments, located at 43rd Avenue and 216th  
9 Street. This application is in Community Board 12,  
10 Council Member Vallone's district.

11 Also, LU No. 0177, Central Ridgewood  
12 Historic District, a proposed landmark designation of  
13 the Central Ridgewood Historic District, which  
14 consists of approximately 990 sites. This  
15 application is in Queens, Community Board 5, in  
16 Council Member Crowley's district.

17 And finally, LU No. 0178, Chester Court  
18 Historic District, a proposed landmark designation of  
19 the Chester Court Historic District, 18 three-story  
20 row houses in the lovely Prospect Lefferts Garden  
21 neighborhood. This application is in Brooklyn  
22 Community Board 9, in Council Member Eugene's  
23 district.

24 The Subcommittee has recommended approval  
25 of all of these items, as have the members in whose

1  
2 districts these projects are located; Chair  
3 recommends an aye vote on all of these matters.

4 I just want to recognize that we've been  
5 joined by Council Member Reynoso, Arroyo and Kallos.

6 Are there any questions or remarks on any  
7 of the items that we will be voting on today?

8 [background comments]

9 CHAIRPERSON GREENFIELD: Okay. Council  
10 Member Williams. Alright. Thank you for agreeing to  
11 withdraw those remarks. [background comments] Any  
12 other questions or remarks? Hearing none, I will ask  
13 the Clerk to call the roll.

14 COMMITTEE CLERK: William Martin,  
15 Committee Clerk, roll call vote Committee on Land  
16 Use. Chair Greenfield.

17 CHAIRPERSON GREENFIELD: Aye on all.

18 COMMITTEE CLERK: Torres.

19 COUNCIL MEMBER TORRES: Aye on all.

20 Thank you.

21 COMMITTEE CLERK: Gentile.

22 COUNCIL MEMBER GENTILE: Aye on all.

23 COMMITTEE CLERK: Arroyo.

24 COUNCIL MEMBER ARROYO: Aye.

25 COMMITTEE CLERK: Dickens.

COMMITTEE ON LAND USE

8

1  
2 COUNCIL MEMBER DICKENS: Aye.  
3 COMMITTEE CLERK: Garodnick.  
4 COUNCIL MEMBER GARODNICK: Aye.  
5 COMMITTEE CLERK: Mealy.  
6 COUNCIL MEMBER MEALY: Aye.  
7 COMMITTEE CLERK: Mendez.  
8 COUNCIL MEMBER MENDEZ: Aye.  
9 COMMITTEE CLERK: Koo.  
10 COUNCIL MEMBER KOO: Aye on all.  
11 COMMITTEE CLERK: Lander.  
12 COUNCIL MEMBER LANDER: Aye on all.  
13 COMMITTEE CLERK: Weprin.  
14 COUNCIL MEMBER WEPRIN: Aye.  
15 COMMITTEE CLERK: Williams.  
16 COUNCIL MEMBER WILLIAMS: Aye.  
17 COMMITTEE CLERK: Wills.  
18 COUNCIL MEMBER WILLS: Aye on all.  
19 COMMITTEE CLERK: Cohen.  
20 COUNCIL MEMBER COHEN: Aye on all.  
21 COMMITTEE CLERK: Kallos.  
22 COUNCIL MEMBER KALLOS: Aye on all.  
23 COMMITTEE CLERK: Reynoso.  
24  
25



1  
2 COUNCIL MEMBER REYNOSO: Congratulations  
3 to the Central Ridgewood Historic District and aye on  
4 all.

5 COMMITTEE CLERK: Ignizio.

6 COUNCIL MEMBER IGNIZIO: Consistent with  
7 my position to vote no on landmarks that the owner is  
8 opposed to, I vote no on Land Use No. 0171 and aye on  
9 all the rest.

10 COMMITTEE CLERK: By a vote of 17 in the  
11 affirmative, 0 in the negative and no abstentions,  
12 all items have been adopted with the exception of  
13 Land Use Item 0171, which was adopted by a vote of 16  
14 in the affirmative, 1 in the negative and no  
15 abstentions.

16 CHAIRPERSON GREENFIELD: Thank you. As  
17 is our practice, we're gonna keep the vote open until  
18 noon, at which time we will close the vote.

19 [pause]

20 [background comments]

21 COMMITTEE CLERK: Council Member Treyger.

22 COUNCIL MEMBER TREYGER: Aye on all.

23 [pause]

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMITTEE ON LAND USE

10

COMMITTEE CLERK: Continuation of roll call, Committee on Land Use. Council Member Richards.

COUNCIL MEMBER RICHARDS: I vote aye on all.

COMMITTEE CLERK: Final vote in the Committee on Land Use, all items have been adopted by a vote of 19 in the affirmative, 0 in the negative and no abstentions, with Land Use Item 0171 being adopted by a vote of 18 in the affirmative, 1 in the negative and no abstentions. Thank you.

CHAIRPERSON GREENFIELD: The Land Use Committee for the meeting of February 25th, 2015 is hereby adjourned.

[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 March 10, 2015