

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, July 21, 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,  
Jumaane D. Williams, Ruben Wills, Donovan J. Richards,  
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,  
Ritchie J. Torres and Mark Treyger*

## Roll Call

**Present:** Greenfield, Dickens, Garodnick, Mendez, Rodriguez, Koo, Levin, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** Mealy, Lander, Williams and Wills

**Medical:** Gentile, Palma and Arroyo

LU 0247-2015

**Application No. 20155677 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Salaam Bombay, Inc., d/b/a/ Salam Bombay, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 317 Greenwich Street Street, Borough of Manhattan, Community Board 1, Council District 1. 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 July 20, 2015 - July 24, 2015, Hearing Transcript - Zoning 7-20-15, Land Use Calendar - July 21, 2015, Hearing Transcript - Land Use 7-21-15, July 23, 2015 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Transcript of the Stated Meeting - July 23, 2015

**This Land Use Application was Hearing Held by Committee**

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

**Affirmative:** 14 - Greenfield, Dickens, Garodnick, Mendez, Rodriguez, Koo, Levin, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 4 - Mealy, Lander, Williams and Wills

**Medical:** 3 - Gentile, Palma and Arroyo

LU 0248-2015

**Application No. 20155454 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 132 4th Avenue Restaurant LLC, d/b/a The Fourth, for a revocable consent to modify and continue to maintain and operate an unenclosed sidewalk café located at 132 4th Avenue, Borough of Manhattan, Community Board 2, Council District 2. 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.**

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

**Affirmative:** 14 - Greenfield, Dickens, Garodnick, Mendez, Rodriguez, Koo, Levin, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 4 - Mealy, Lander, Williams and Wills

**Medical:** 3 - Gentile, Palma and Arroyo

LU 0249-2015

**Application No. 20155769 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 14 Spring Street Café LLC, d/b/a Rin Tin Tin, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 14 Spring Street, Borough of Manhattan, Community Board 1, Council District 1. 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.**

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**Affirmative:** 14 - Greenfield, Dickens, Garodnick, Mendez, Rodriguez, Koo, Levin, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 4 - Mealy, Lander, Williams and Wills

**Medical:** 3 - Gentile, Palma and Arroyo

LU 0250-2015

**Application No. C 150146 ZSM submitted by 41 Great Jones Holdings, 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 allow residential use (UG 2) on portions of the cellar, ground floor, 2nd – 5th floors, and proposed 6th floor of an existing 5-story building, on a property located at 41 Great Jones Street (Block 530, Lot 27), within the NoHo Historic District Extension, 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).**

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**Absent:** 4 - Mealy, Lander, Williams and Wills

**Medical:** 3 - Gentile, Palma and Arroyo

LU 0251-2015

**Application No. C 150248 ZSM submitted by The Hospital for Special Surgery pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-682 (Developments over streets) of the Zoning Resolution to permit the modification of the lot coverage requirements of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) in connection with a proposed 5-story plus 6-floor mechanical penthouse enlargement, on a property located at Block 1482, Lots 20 and part of 9020, Borough of Manhattan, Community District 8, Council District 5. 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).**

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**Affirmative:** 14 - Greenfield, Dickens, Garodnick, Mendez, Rodriguez, Koo, Levin, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 4 - Mealy, Lander, Williams and Wills

**Medical:** 3 - Gentile, Palma and Arroyo

LU 0252-2015

**Application No. N 150302 ZRY submitted by the Mayor's Office of Housing Recovery, the Department of Housing Preservation and Development, and the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution concerning Article VI, Chapter 4 and related Sections, to simplify and expedite the process of elevating and reconstructing single- and two-family homes in Hurricane Sandy-impacted areas, Community Districts 10, 13, and 14 of Queens; Community Districts 13, 15, and 18 of Brooklyn, and Community Districts 2 and 3 of Staten Island, Council Districts 31, 32, 46, 47, 48, 50, and 51.**

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**Absent:** 4 - Mealy, Lander, Williams and Wills

**Medical:** 3 - Gentile, Palma and Arroyo

LU 0253-2015

**Application No. C 150173 PPQ submitted by the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 120-22 28th Avenue (Block 4317, p/o Lot 1), Borough of Queens, Community District 7, Council District 19. 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.**

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**Absent:** 4 - Mealy, Lander, Williams and Wills

**Medical:** 3 - Gentile, Palma and Arroyo

LU 0254-2015

**Application No. C 150212 HAM submitted by NYC Department of Housing Preservation and Development pursuant to pursuant to Article 16 of the General Municipal Law for the designation of property located at 413 East 120th Street (Block 1808, Part of Lot 8), as an Urban Development Action Area and Project and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, Borough of Manhattan, Community Board 11, Council District 8.**

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**Absent:** 4 - Mealy, Lander, Williams and Wills

**Medical:** 3 - Gentile, Palma and Arroyo

LU 0255-2015

**Application No. C 150211 ZMM submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, changing R7-2 District to an R7X District, and establishing within the proposed R7X District a C1-5 District, Borough of Manhattan, Community Board 11, Council District 8.**

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**Absent:** 4 - Mealy, Lander, Williams and Wills

**Medical:** 3 - Gentile, Palma and Arroyo

LU 0256-2015

**Application No. 20155730 HKQ (N 150387 HKQ), pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Bank of Manhattan, 29-27 Queens Plaza North (Block 4030, Lot 21) (Designation List No. 481/ LP No. 2570), Borough of Queens, Community Board 1, Council District 26, as a landmark.**

**Attachments:** Land Use Calendar - Week of July 20, 2015 - July 24, 2015, Hearing Transcript - Landmarks 7-20-15, Land Use Calendar - July 21, 2015, Hearing Transcript - Land Use 7-21-15, July 23, 2015 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Transcript of the Stated Meeting - July 23, 2015

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