

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, April 27, 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, Palma, Arroyo, Dickens, Garodnick, Mealy, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: Mendez and Barron

LU 0205-2015

Application No. N 150167 ZRY submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, pertaining to exempting floor space occupied by additional safety measures required by 2014 NYC Building Code from counting towards zoning floor area, Citywide, Council Districts 1-51.

Attachments: March 31, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Zoning 4-13-15, Hearing Transcript - Zoning 4-13-15, Land Use Calendar - Week of April 13, 2015 - April 17, 2015, Hearing Testimony - Zoning 4-23-15, Hearing Transcript - Zoning 4-23-15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

This Land Use Application was Hearing Held by Committee

Attachments: March 31, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Zoning 4-13-15, Hearing Transcript - Zoning 4-13-15, Land Use Calendar - Week of April 13, 2015 - April 17, 2015, Hearing Testimony - Zoning 4-23-15, Hearing Transcript - Zoning 4-23-15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

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

Affirmative: 21 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 - Mendez and Barron

LU 0208-2015 **Application No. 20155354 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of PACAP, LLC, d/b/a Monte-Carlo NYC, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 181 East 78th Street, Borough of Manhattan, Community Board 8, Council District 4. 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: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Zoning 4-23-15, Hearing Transcript - Zoning 4-23-15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

This Land Use Application was Hearing Held by Committee

Attachments: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Zoning 4-23-15, Hearing Transcript - Zoning 4-23-15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

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

Affirmative: 21 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 - Mendez and Barron

LU 0212-2015 **Application No. C 150196 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law of New York State and Section 197-c of the New York City Charter for an Urban Development Action Area designation and Project for property located at 986-996 Washington Avenue a.k.a. 489-493 East 164th Street, Borough of the Bronx, and for the disposition of such property, Community Board 3, Council District 17.**

Attachments: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Planning 4-23-15, Hearing Transcript - Planning 4/23/15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

This Land Use Application was Hearing Held by Committee

Attachments: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Planning 4-23-15, Hearing Transcript - Planning 4/23/15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

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

Affirmative: 21 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 - Mendez and Barron

LU 0213-2015

Application No. C 150197 ZSX submitted by New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the floor area requirements to permit the allowable community facility floor area ratio to apply to a non-profit institution with sleeping accommodations in connection with a proposed 8-story building on property located at 986-996 Washington Avenue a.k.a. 489-493 East 164th Street, Borough of the Bronx, Community Board 3, Council District 17. 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: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Planning 4-23-15, Hearing Transcript - Planning 4/23/15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

This Land Use Application was Hearing Held by Committee

Attachments: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Planning 4-23-15, Hearing Transcript - Planning 4/23/15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

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

Affirmative: 21 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 - Mendez and Barron

LU 0214-2015 **Application No. C 150175 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law of New York State and Section 197-c of the New York City Charter for an Urban Development Action Area designation and Project for property located at 1561 Walton Avenue, Borough of the Bronx, and for the disposition of such property, Community Board 4, Council District 14.**

Attachments: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Planning 4-23-15, Hearing Transcript - Planning 4/23/15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

This Land Use Application was Hearing Held by Committee

Attachments: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Planning 4-23-15, Hearing Transcript - Planning 4/23/15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

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

Affirmative: 21 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 - Mendez and Barron

LU 0215-2015 **Application No. C 150174 PQX submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1561 Walton Avenue, Borough of the Bronx, Community Board 4, Council District 14. This application is subject to the 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.**

Attachments: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Planning 4-23-15, Hearing Transcript - Planning 4/23/15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

This Land Use Application was Hearing Held by Committee

Attachments: April 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 20, 2015 - April 24, 2015, Hearing Testimony - Planning 4-23-15, Hearing Transcript - Planning 4/23/15, Land Use Calendar - April 27, 2015, Hearing Transcript - Land Use 4/27/15, Committee Report, Resolution

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

Affirmative: 21 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 - Mendez and Barron

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY