

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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February 14, 2014  
Start: 10:47 a.m.  
Recess: 11:14 a.m.

HELD AT: Committee Room  
City Hall

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

COUNCIL MEMBERS:

- Vincent Ignizio
- Mark Treyger
- Antonio Reynoso
- Andrew Cohen
- Inez Barron
- Donovan Richards
- Mark Weprin
- Peter Koo
- Ydanis Rodriguez
- Maria del Carmen Arroyo
- Vincent Gentile
- Brad Lander
- Ruben Wills
- Ben Kallos
- Jumaane D. Williams
- Stephen Levin

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COMMITTEE ON LAND USE

CHAIRPERSON GREENFIELD: Good morning.

My name is David Greenfield. I am the council member for the 44th Council District in Brooklyn and I'm here to serve as the chair of the Land Use Committee. I want to welcome my esteemed colleagues, who are members of the committee and are present today, Council Member Ignizio; Council Member Treyger; Council Member Reynoso; Council Member Cohen; Council Member Barron; Council Member Richards; Council Member Weprin; Council Member Koo; Council Member Rodriguez; Council Member Arroyo; Council Member Gentile and that's all we have for now. [laughter] Colleagues, I want to thank you today for your prompt attendance. Please be advised that 11:00 a.m. is our new start time going forward for the Land Use Committee, except for today. We started at 10:30 because we rescheduled yesterday's committee hearing and there is a concurrent 11:00 a.m. meeting. We will start all of our meetings on time out of respect to your schedules. If you're running late I would appreciate it if you would call or text me or the Land Use Division so that we can make appropriate plans.

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2           You will see today on the table before  
3 you several items relating to the committee. First  
4 is the agenda prepared by the committee staff  
5 containing those matters which have had a hearing  
6 and been reviewed and fully vetted by the  
7 subcommittees. Those are the matters on which we  
8 will be acting today. I would just let to take  
9 this opportunity to thank my subcommittee chairs,  
10 Chair Weprin, Chair Koo and Chair Dickens. Also  
11 before you are the reports of the Land Use  
12 Committee and applicable subcommittee for each item  
13 we are voting on today with the proposed resolution  
14 for each item. What the committee is voting on  
15 today is to approve each of the resolutions before  
16 you for presentation and vote by the full council.  
17 The resolutions reflect the recommendation of the  
18 applicable subcommittee. In addition, today you  
19 will also find a briefing sheet, which gives you  
20 additional information about those matters and  
21 other matters which have been scheduled to be heard  
22 by the subcommittee.

23           Today we have six applications on our  
24 calendar for our consideration; two sidewalk cafes,  
25 both in Manhattan, the Red Rooster Harlem at 310

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2 Malcolm X Boulevard in Council Member Dickens'  
3 district and Pig N' Whistle at 922 3rd Avenue in  
4 Council Member Garodnick's district; a zoning text  
5 amendment to permit second floor commercial use in  
6 Manhattan's Community Board 6 in Council Member  
7 Garodnick's district; two affordable housing  
8 projects, a tax abatement for Fairmont Place in the  
9 Bronx in Council Member Arroyo's district and Ocean  
10 Village in Council Member Richards' district, which  
11 is a proposal to purchase a lot adjacent to the  
12 existing Ocean Village and used by Ocean Village  
13 for handicapped accessible entrance and for  
14 landscaping. And lastly, we have before us a  
15 motion to file the applications for the North  
16 Conduit Rezoning and Demapping pursuant to a letter  
17 of withdrawal from the applicant in Council Member  
18 Wills' district.

19           The subcommittees have recommended  
20 approval of all these items, as have the members of  
21 whose district these projects are located. I  
22 recommend an aye vote on all of these matters and  
23 now I will read the application numbers into the  
24 record.  
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2 Item Number 15, Pig N' Whistle on 3rd,  
3 20145204 TCM, Manhattan's Community Board 6,  
4 Council Member Garodnick, petition for the Pig N'  
5 Whistle for an unenclosed sidewalk café located at  
6 922 3rd Avenue. LU Number 16, Red Rooster Harlem,  
7 20145231 TCM, Manhattan's Community Board 10,  
8 Council Member Dickens' district, petition of Red  
9 Rooster Harlem to maintain and operate an  
10 unenclosed sidewalk café located at 310 Malcolm X  
11 Boulevard. LU Number 11 2nd Avenue Text Amendment  
12 and 130232 ZRY, citywide in Council Member  
13 Garodnick's district, an application submitted by  
14 945 Realty Holdings, LLC for an amendment of the  
15 zoning resolution to permit commercial use on the  
16 second floors of C1 and C2 districts mapped within  
17 R9 and R10 districts and in C-8, C-9, C-2-7 and C2-  
18 8 districts. LU Numbers 12 and 13 are related.  
19 These are on North Conduit Avenue's rezoning. We  
20 are waiting to approve a motion to file LUs 12 and  
21 13 pursuant to a letter of withdrawal by the  
22 applicant and those numbers are C070194ZMQ,  
23 C090033MMQ in Queens Community Board 12, Council  
24 Member Wills. LU Number 14, Fairmont Place,  
25 20145276 HAX, Bronx Community Board 6, Council

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2 Member Arroyo's district, an application submitted  
3 by the New York City Department of Housing,  
4 Preservation and Development, an amendment to  
5 previously approved tax exemption pursuant to  
6 Section 577 of the Private Housing Finance Law  
7 (PHFL) for the property located at 793 Fairmont  
8 Place. LU Number 17, Ocean Village, C14077 HAQ,  
9 Queens Community Board 14 in Council Member  
10 Richards district, an application submitted by HPD  
11 for 57-21 Rockaway Beach Boulevard for an Urban  
12 Development Action Area and project and the  
13 disposition of such property to a developer to be  
14 selected by HPD to repair and rehabilitate the  
15 existing entranceway, planters and landscaping  
16 adjoining the Ocean Village development. And with  
17 that, I will ask the clerk to call the roll.

18 COMMITTEE CLERK: Council Member  
19 Reynoso.

20 COUNCIL MEMBER REYNOSO: Aye on all.

21 COMMITTEE CLERK: Chair Greenfield.

22 CHAIRPERSON GREENFIELD: Aye on all.

23 COMMITTEE CLERK: Council Member  
24 Gentile.

25 COUNCIL MEMBER GENTILE: Aye on all.

1 COMMITTEE ON LAND USE 7  
2 COMMITTEE CLERK: Council Member  
3 Arroyo.  
4 COUNCIL MEMBER ARROYO: Aye.  
5 COMMITTEE CLERK: Council Member  
6 Rodriguez.  
7 COUNCIL MEMBER RODRIGUEZ: Aye.  
8 COMMITTEE CLERK: Council Member Koo.  
9 COUNCIL MEMBER KOO: Aye.  
10 COMMITTEE CLERK: Chair Weprin.  
11 COUNCIL MEMBER WEPRIN: Aye.  
12 COMMITTEE CLERK: Council Member  
13 Richards.  
14 COUNCIL MEMBER RICHARDS: Aye.  
15 COMMITTEE CLERK: Council Member  
16 Barron.  
17 COUNCIL MEMBER BARRON: Aye.  
18 COMMITTEE CLERK: Council Member Cohen.  
19 COUNCIL MEMBER COHEN: Aye on all.  
20 COMMITTEE CLERK: Council Member  
21 Treyger.  
22 COUNCIL MEMBER TREYGER: Aye.  
23 COMMITTEE CLERK: Council Member  
24 Ignizio.  
25 COUNCIL MEMBER IGNIZIO: Aye.

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COMMITTEE ON LAND USE

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COMMITTEE CLERK: Council Member

Lander.

COUNCIL MEMBER LANDER: Aye.

COMMITTEE CLERK: 'Kay.

[Pause]

COMMITTEE CLERK: Council Member Wills.

COUNCIL MEMBER WILLS: Aye. Aye on

all.

COMMITTEE CLERK: Mm-hm.

COUNCIL MEMBER WILLS: Aye on all.

COMMITTEE CLERK: By a vote of 14 in

the affirmative, zero abstentions and zero

negatives, all items have been adopted. Council

members, please sign the committee reports.

CHAIRPERSON GREENFIELD: Thank you and

we're going to keep the roll open for 15 minutes

until 11:10 a.m. Thank you.

[Pause]

[background voices]

COMMITTEE CLERK: Council Member

Kallos.

COUNCIL MEMBER KALLOS: Aye on all.

[Pause]

[background voices]



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COMMITTEE ON LAND USE

COMMITTEE CLERK: Council Member  
Williams.

COUNCIL MEMBER WILLIAMS: Aye on all.

[Pause]

COMMITTEE CLERK: Member Levin.

COUNCIL MEMBER LEVIN: Aye on all.

[Pause]

[background voices]

COMMITTEE CLERK: The final vote on the  
Committee on Land Use all items are adopted, 17 in  
the affirmative, zero abstentions, zero negatives.

CHAIRPERSON GREENFIELD: Land Use  
Committee is now 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. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.



Date: 02/19/2014