

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, November 15, 2010

10:00 AM

250 Broadway - Committee Rm, 16th Fl.

Committee on Land Use

Leroy G. Comrie, Jr., Chair

*Members: Maria del Carmen Arroyo, Charles Barron, Inez E. Dickens,
Daniel R. Garodnick, Sara M. Gonzalez, Robert Jackson, Jessica S. Lappin,
Rosie Mendez, Annabel Palma, Diana Reyna, Joel Rivera, James Sanders, Jr.
Larry B. Seabrook, James Vacca, Albert Vann, Brad S. Lander, Stephen T. Levin,
Mark S. Weprin, Jumaane D. Williams, Daniel J. Halloran III, Vincent M. Ignizio and Peter
A. Koo*

Roll Call

Present:

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent:

Comrie Jr. and Rivera

LU 0146-2010

Uniform land use review procedure application no. C 100325 ZSK pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under Section 74-902 of the Zoning Resolution in the Borough of Brooklyn, Council District no. 40, to facilitate the development of a community facility. 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 vote of the Council pursuant to §197-d (b)(3) of the Charter.

Attachments: Land Use Calendar - Week of October 25 - October 29, 2010, Hearing Testimony - Planning 10-25-10, Hearing Transcript - Planning 10-25-10, Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 25 - October 29, 2010, Hearing Testimony - Planning 10-25-10, Hearing Transcript - Planning 10-25-10, Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 20 -

Arroyo, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Negative: 1 -

Barron

Absent: 2 -

Comrie Jr. and Rivera

LU 0147-2010 **Uniform land use review procedure application no. C 100326 HAK, an Urban Development Action Area Designation and Project, located at 329 Lincoln Road and the disposition of such property, Borough of Brooklyn, Council District no. 40. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

Attachments: Land Use Calendar - Week of October 25 - October 29, 2010, Hearing Testimony - Planning 10-25-10, Hearing Transcript - Planning 10-25-10, Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 25 - October 29, 2010, Hearing Testimony - Planning 10-25-10, Hearing Transcript - Planning 10-25-10, Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 20 -

Arroyo, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Negative: 1 -

Barron

Absent: 2 -

Comrie Jr. and Rivera

LU 0208-2010 Application no. 20115156 HAK, an Urban Development Action Area Project located at 760 Jefferson Avenue, Council District no. 41, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development, and pursuant to Section 696 of the General Municipal Law for a tax exemption.

Attachments: Land Use Calendar - Week of September 13 - September 17, 2010, Hearing Testimony - Planning 9/13/10, Hearing Transcript - Planning 9/13/10, Land Use Calendar - Week of September 20 - September 24, 2010, Hearing Transcript - Planning 9-21-10, Land Use Calendar - Week of October 4 - October 8, 2010, Hearing Testimony - Planning 10/5/10, Hearing Transcript - Planning 10-5-10, Land Use Calendar - Week of October 25 - October 29, 2010, Hearing Testimony - Planning 10-25-10, Hearing Transcript - Planning 10-25-10, Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 13 - September 17, 2010, Hearing Testimony - Planning 9/13/10, Hearing Transcript - Planning 9/13/10, Land Use Calendar - Week of September 20 - September 24, 2010, Hearing Transcript - Planning 9-21-10, Land Use Calendar - Week of October 4 - October 8, 2010, Hearing Testimony - Planning 10/5/10, Hearing Transcript - Planning 10-5-10, Land Use Calendar - Week of October 25 - October 29, 2010, Hearing Testimony - Planning 10-25-10, Hearing Transcript - Planning 10-25-10, Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera

LU 0240-2010 **Application no. 20105575 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Happy Walking Boys Corp. d.b.a Chow Bar to establish, maintain and operate an unenclosed sidewalk café located at 184 West 10th Street, Borough of Manhattan, Council District no. 3. 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 §20-226(g) of the New York City Administrative Code.**

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Zoning 11-10-10, Hearing Transcript - Zoning 11-10-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Zoning 11-10-10, Hearing Transcript - Zoning 11-10-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera

LU 0241-2010 **Application no. 20105693 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Maracas Greenwich Ave Partners LLC d.b.a Maracas Mexican Grill to establish, maintain and operate an unenclosed sidewalk café located at 33 Greenwich Ave, Borough of Manhattan, Council District no. 3. 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 §20-226(g) of the New York City Administrative Code.**

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Zoning 11-10-10, Hearing Transcript - Zoning 11-10-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Zoning 11-10-10, Hearing Transcript - Zoning 11-10-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera

LU 0242-2010

Application no. 20115152 HKR (N 110045 HKR), pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.432, LP-2383) by the Landmarks Preservation Commission of the Christ Church Complex, located at 72-76 Franklin Avenue and 96 Franklin Avenue (Block 66, Lots 158 and 178) as a historic landmark, Council District no.49.

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Landmarks 11-10-10, Hearing Transcript - Landmarks 11-10-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Landmarks 11-10-10, Hearing Transcript - Landmarks 11-10-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera

LU 0243-2010 **Application no. 20115153 HKR (N 110046 HKR), pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.432, LP-2369) by the Landmarks Preservation Commission of the Headquarters Troop, 51st Cavalry Brigade Armory, located at 321 Manor Road (Block 332, Lot 4) as a historic landmark, Council District no. 49.**

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Landmarks 11-10-10, Hearing Transcript - Landmarks 11-10-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Landmarks 11-10-10, Hearing Transcript - Landmarks 11-10-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera

LU 0244-2010 **Application no. 20105436 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Ave B Buon Gusto Corp. d.b.a Café Buon Gusto to establish, maintain and operate an unenclosed sidewalk café located at 76 Avenue B, Borough of Manhattan, Council District no. 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 §20-226(g) of the New York City Administrative Code.**

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Zoning 11-10-10, Hearing Transcript - Zoning 11-10-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Zoning 11-10-10, Hearing Transcript - Zoning 11-10-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera

LU 0246-2010

Application no. 20115138 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of JDP Restaurant LLC. d.b.a Pig & Whistle to establish, maintain and operate an unenclosed sidewalk café located at 202 West 36th Street, Borough of Manhattan, Council District no. 3. 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 §20-226(g) of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Zoning 11-10-10, Hearing Transcript - Zoning 11-10-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Zoning 11-10-10, Hearing Transcript - Zoning 11-10-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera

LU 0247-2010 Application no. 20115272 HAQ, an Urban Development Action Area Project located at 164-14 104th Road, Council District no. 27, Borough of Queens. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 696 of the General Municipal law for an exemption from real property taxes.

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera

LU 0254-2010 Application no. 20115224 HAM, In Rem Action no. 38, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Board 11, Council District no. 9, Borough of Manhattan.

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Committee Report, Resolution, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera

LU 0255-2010

Application no. 20115225 HAR, In Rem Action no. 49, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Board 1, Council District no. 49, Borough of Staten Island.

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of November 8 - November 12, 2010, Land Use Calendar - November 15, 2010, Hearing Testimony - Planning 11-10-10, Hearing Transcript - Planning 11-10-10, Hearing Transcript - Planning 11-15-10, Hearing Transcript - Land Use 11-15-10

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

Affirmative: 21 -

Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Sanders Jr., Seabrook, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 2 -

Comrie Jr. and Rivera