

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, January 30, 2014

10:00 AM

Committee Room - City Hall

### Committee on Land Use

*David G. Greenfield, Chair*

*Members: 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, 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, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

**Absent:**

Palma

T2014-0036

**Application No. N 140092 ZRM submitted by Paco Lafayette LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712, concerning a special permit for developments in historic districts in M1-5A and M1-5B districts, Borough of Manhattan, Community District 2, Council District 1.**

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Affirmative:** 20 -

Greenfield, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

**Absent:** 1 -

Palma

T2014-0037

**Application No. C 140093 ZSM submitted by Paco Lafayette, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) to modify Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to facilitate the development of a 7-story commercial building on a zoning lot with street frontages on two wide streets and, as of December 15, 2003, has not more than 40% of its lot area occupied by existing buildings, located at 300 Lafayette Street (Block 510, Lots 38, 39, and 40), Borough of Manhattan, Community District 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 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:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Affirmative:** 20 -

Greenfield, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

**Absent:** 1 -

Palma

T2014-0038

**Application No. C 140095 ZSM submitted by Paco Lafayette, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on the cellar, ground floor, and second floor of a proposed 7-story commercial development, on property located at 300 Lafayette Street (Block 510, Lots 38, 39, and 40), Borough of Manhattan, Community District 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 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:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Affirmative:** 20 -

Greenfield, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

**Absent:** 1 -

Palma

T2014-0039

**Application No. C 140096 ZSM submitted by Paco Lafayette, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail and office uses) below the floor level of the second story of a proposed 7-story commercial building on a zoning lot with street frontages on two wide streets and, as of December 15, 2003, has not more than 40% of its lot area occupied by existing buildings, located at 300 Lafayette Street (Block 510, Lots 38, 39, and 40), Borough of Manhattan, Community District 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 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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**A motion was made that this Land Use Application be P-C Item Approved by Committee with Companion Resolution approved by Roll Call.**

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Greenfield, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

**Absent:** 1 -

Palma

T2014-0043

**Application No. 20145191 HKM (N 140164 HKM) pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the 39 Worth Street Building (Block 176, Lot 11) (Designation List No. 469 / LP-2539), Borough of Manhattan, Community District 1, Council District 1, as a historic landmark.**

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Landmarks 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Affirmative:** 19 -

Greenfield, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Negative:** 1 -

Ignizio

**Absent:** 1 -

Palma

T2014-0044

**Application No. 20145186 HKM (N 140165 HKM) pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the 41 Worth Street Building (Block 176, Lot 10) (Designation List No. 469 / LP-2540), Borough of Manhattan, Community District 1, Council District 1, as a historic landmark.**

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Landmarks 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Landmarks 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Affirmative:** 19 -

Greenfield, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Negative:** 1 -

Ignizio

**Absent:** 1 -

Palma

**T2014-0045**      **Application No. 20145189 HKM (N 140166 HKM) pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of 339 Grand Street House, 339 Grand Street (Block 309, Lot 19) (Designation List No. 469/LP-2413), Borough of Manhattan, Community District 3, Council District 1, as a historic landmark.**

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Landmarks 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

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**Affirmative:** 19 -

Greenfield, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Negative:** 1 -

Ignizio

**Absent:** 1 -

Palma

**T2014-0046**      **Application No. 20145176 HKM (N 140163 HKM) pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of Tammany Hall, 100 East 17th Street (Block 872, Lot 78) (Designation List No. 469/LP-2490) Borough of Manhattan, Community District 5, Council District 2, as a historic landmark.**

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Landmarks 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Landmarks 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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

**Affirmative:** 20 -

Greenfield, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

**Absent:** 1 -

Palma

T2014-0047

**Application No. C 140045 HAX submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area and Project for, and approval of the disposition of, property located at 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8, 27 and part of 10), Borough of Bronx, Community District 4, Council District 16. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law and 197-c of the New York City Charter.**

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Planning 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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Greenfield, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

**Absent:** 1 -

Palma



T2014-0049

**Application No. C 140115 HAK submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area and Project for, and approval of the disposition of, property located at 317/335 Saratoga Avenue and 1943/1963 Bergen Street and (Block 1447, Lots 1, 3 to 9, 73 to 77), Borough of Brooklyn, Community District 16, Council District 41. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law and 197-c of the New York City Charter.**

**Attachments:** Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Planning 1-28-14, Hearing Transcript - Land Use 1-30-14 (Part 1), Hearing Transcript - Land Use 1-30-14 (Part 2)

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**Absent:** 1 -

Palma