

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, November 20, 2014

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

Absent:

Reynoso

Medical:

Palma

LU 0133-2014

Application No. 20155113 HAM by the New York City Department of Housing Preservation and Development for approval of a tax exemption, pursuant to Section 577 of the Private Housing Finance Law (PHFL), for the properties located at 3603 Broadway (Block 2095, Lot 31) and 3605 Broadway (Block 2095, Lot 32), Borough of Manhattan, Community Board 9, Council District 7. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

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

Affirmative: 21 -

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

Absent: 1 -

Reynoso

Medical: 1 -

Palma

LU 0134-2014 **Application no. 20155064 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of LDV 23, LLC, d/b/a/ Barchetta for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 461 West 23rd Street, Borough of Manhattan, Community District 4, Council District 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(e) of the New York City Administrative Code.**

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Hearing Transcript - Zoning 11-12-14, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - November 20, 2014, Hearing Testimony - Zoning 11/18/14, Hearing Transcript - Zoning 11-18-14, Hearing Transcript - Zoning 11-20-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Hearing Transcript - Zoning 11-12-14, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - November 20, 2014, Hearing Testimony - Zoning 11/18/14, Hearing Transcript - Zoning 11-18-14, Hearing Transcript - Zoning 11-20-14, Hearing Transcript - Land Use 11-20-14

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

Affirmative: 14 -

Greenfield, Dickens, Mealy, Rodriguez, Koo, Lander, Weprin, Wills, Richards, Cohen, Kallos, Torres, Treyger and Ignizio

Negative: 7 -

Gentile, Arroyo, Garodnick, Mendez, Levin, Williams and Barron

Absent: 1 -

Reynoso

Medical: 1 -

Palma

LU 0139-2014

Application No. 20155062 HAK by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law (GML) for approval of Urban Development Action Area and Project and a real property tax exemption pursuant to Section 696 of the GML and Section 577 of the Private Housing Finance Law for property located at 890 Flushing Avenue (Block 3139 Lot 12), Borough of Brooklyn, Community Board 4, Council District 34.

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

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

Affirmative: 21 -

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

Absent: 1 -

Reynoso

Medical: 1 -

Palma

LU 0140-2014 **Application No. 20155171 HAX by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for properties located at Block 2426, Lots 4, 8 and 12; Block 2432, Lot 5; Block 2433, Lots 23, 28 and 36; Block 2434, Lots 47; Block 2447, Lots 51 and 56; Block 2450, Lots 29 and 31; Block 2453, Lot 55; Block 2457, Lot 50; Block 2456, Lot 51; Block 2816, Lots 1 and 70; Block 2831, Lot 32, Borough of Bronx, Community Board 4, Council District 16.**

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

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

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

Absent: 1 -
Reynoso

Medical: 1 -
Palma

LU 0141-2014

Application No. 20155172 HAX by the New York City Department of Housing Preservation and Development for approval of the termination of an existing tax exemption pursuant to Section 125 of the Private Housing Finance Law (PHFL) and to consent to the voluntary dissolution of the current owner of properties located at Block 2433, Lots 23, 28 and 36; and Block 2456, Lot 51, Borough of Bronx, Community Board 4, Council District 16.

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

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

Affirmative: 21 -

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

Absent: 1 -

Reynoso

Medical: 1 -

Palma

LU 0142-2014 **Application No. 20155173 HAX by the New York City Department of Housing Preservation and Development for approval of the termination of an existing tax exemption pursuant to Section 125 of the Private Housing Finance Law (PHFL) and to consent to the voluntary dissolution of the current owner of properties located at Block 2453, Lot 55; Block 2457, Lot 50; Block 2816, Lots 1 and 70; Block 2831, Lot 32, Borough of Bronx, Community Board 4, Council District 16.**

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

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

Affirmative: 21 -

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

Absent: 1 -

Reynoso

Medical: 1 -

Palma

LU 0143-2014 **Application no. 20155034 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Gramercy Thai, Inc., d/b/a/ Lantern for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 311 Second Avenue, Borough of Manhattan, Community District 6, 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 §20-226(e) of the New York City Administrative Code.**

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Hearing Transcript - Zoning 11-12-14, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - November 20, 2014, Hearing Testimony - Zoning 11/18/14, Hearing Transcript - Zoning 11-18-14, Hearing Transcript - Zoning 11-20-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Hearing Transcript - Zoning 11-12-14, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - November 20, 2014, Hearing Testimony - Zoning 11/18/14, Hearing Transcript - Zoning 11-18-14, Hearing Transcript - Zoning 11-20-14, Hearing Transcript - Land Use 11-20-14

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

Affirmative: 21 -

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

Absent: 1 -

Reynoso

Medical: 1 -

Palma

LU 0146-2014 **Application no. N 140410 ZRM, submitted by 605 West 42nd St. Owner LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 6 to amend Section 96-21 (Special Regulations for 42nd Street Perimeter Area) of the Special Clinton District to allow automobile showrooms or sales with automobile repair, storage, and preparation for delivery, Borough of Manhattan, Community Board 4, Council District 3.**

Attachments: Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - November 20, 2014, Hearing Testimony - Zoning 11/18/14, Hearing Transcript - Zoning 11-18-14, Hearing Transcript - Zoning 11-20-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - November 20, 2014, Hearing Testimony - Zoning 11/18/14, Hearing Transcript - Zoning 11-18-14, Hearing Transcript - Zoning 11-20-14, Hearing Transcript - Land Use 11-20-14

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

Affirmative: 21 -

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

Absent: 1 -

Reynoso

Medical: 1 -

Palma

LU 0148-2014 **Application No. 20155177 HAM, submitted by the New York City Department of Housing Preservation and Development for approval of the termination of an existing tax exemption pursuant to Section 125 of the Private Housing Finance Law (PHFL) and, pursuant to PHFL Section 123(4), to consent to the voluntary dissolution of the current owner of properties located at Block 1635, Lots 7, 16, and 17, Borough of Manhattan, Community Board 11, Council District 8.**

Attachments: Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

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

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

Absent: 1 -
Reynoso

Medical: 1 -
Palma

LU 0149-2014 Application No. 20155178 HAM, submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for properties located at Block 1635, Lots 7 and 16, Borough of Manhattan, Community Board 11, Council District 8.

Attachments: Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

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

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

Absent: 1 -
Reynoso

Medical: 1 -
Palma

LU 0150-2014

Application No. 20155179 HAM, submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for properties located at Block 1635, Lots 17, Borough of Manhattan, Community Board 11, Council District 8.

Attachments: Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Land Use Calendar - November 20, 2014, Hearing Transcript - Planning 11-18-14, Hearing Testimony - Planning 11-18-14, Hearing Transcript - Land Use 11-20-14

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

Affirmative: 21 -

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

Absent: 1 -

Reynoso

Medical: 1 -

Palma

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY