

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, September 8, 2016

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, Annabel Palma, Inez E. Dickens,
Daniel R. Garodnick, Darlene Mealy, Rosie Mendez,
Ydanis A. Rodriguez, Peter A. Koo, Brad S. Lander, Stephen T. Levin,
Jumaane D. Williams, Ruben Wills, Deborah L. Rose, Donovan J. Richards,
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres and Mark Treyger*

Roll Call

Present: Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: Mealy, Rodriguez, Rose and Barron

LU 0432-2016

Application No. C 160137 ZMM submitted by SMBRO Rivington, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c, establishing within an existing R8A District, a C2-5 District on property located south of East Houston Street between Clinton Street and Norfolk Street, Borough of Manhattan, Community Board 3, Council District 2.

Attachments: Land Use Calendar - Week of August 8, 2016 - August 12, 2016, Hearing Transcript - Zoning 8-9-16, Hearing Testimony - Zoning 8-9-16, August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 8, 2016 - August 12, 2016, Hearing Transcript - Zoning 8-9-16, Hearing Testimony - Zoning 8-9-16, August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0435-2016

Application No. 20165639 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of VER34, LLC, d/b/a Wine 34, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 127 East 34th Street, Borough of Manhattan, Community Board 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 Section 20-226 of the New York City Administrative Code.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0436-2016

Application No. 20165477 TCK pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Duke of Montrose, Inc., for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 47 5th Avenue, Borough of Brooklyn, Community Board 6, Council District 39. 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: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0437-2016

Application No. N 160069 ZRM submitted by Durst Pyramid 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 the provisions of Article IX, Chapter 6 (Special Clinton District) to allow additional commercial use in Area C1-2 of the Special Clinton District, Borough of Manhattan, Community Board 4, Council Districts 6 and 3.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0439-2016

Application No. C 150135 ZMQ submitted by the 30-70 Astoria LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a by changing from an R5B District to an R6B District property bounded by a line 140 feet northwesterly of 38th Street, a line 420 feet northeasterly of 31st Avenue, a line midway between 37th Street and 38th Street, and a line 100 feet northeasterly of 31st Avenue, Borough of the Queens, Community Board 1, Council District 22.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0440-2016

Application No 20175028 HKM (N 170007 HKM) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Church of St. Joseph of the Holy Family located at 401 – 403 West 125th Street (Block 1966, Lot 67), as an historic landmark, Borough of Manhattan, Community Board 9, Council District 7.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0441-2016

Application No 20175029 HKM (N 170008 HKM) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Saint Paul Roman Catholic Church located at Block 1645, Lot 7, as an historic landmark, Borough of Manhattan, Community Board 11, Council District 8.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0442-2016 **Application No 20175083 HKM (N 170009 HKM) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the (Former) Firehouse, Engine Company 29 located at 160 Chambers Street (Block 137, Lot 25), as an historic landmark, Borough of Manhattan, Community Board 1, Council District 1.**

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0443-2016 **Application No 20175027 HKM (N 170010 HKM) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the 315 Broadway Building (Block 151, Lot 29) as an historic landmark, Borough of Manhattan, Community Board 1, Council District 1.**

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0444-2016

Application No 20175030 HKR (N 170011 HKR) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the George William and Anna Curtis House located at 234 Bard Avenue (Block 138, Lot 166), as an historic landmark, Borough of Staten Island, Community Board 1, Council District 49.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0445-2016

Application No 20175031 HKR (N 170012 HKR) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the St. John's Protestant Episcopal Church Rectory located at 1331 Bay Street, aka. 1333-1337 Bay Street (Block 2832, Lot 12), as an historic landmark, Borough of Staten Island, Community Board 1, Council District 49.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0446-2016

Application No 20175032 HKR (N 170013 HKR) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the house on 92 Harrison Street (Block 531, Lot 1) as an historic landmark, Borough of Staten Island, Community Board 1, Council District 49.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0447-2016

Application No 20175033 HKR (N 170014 HKR) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Princes Bay Lighthouse Complex consisting of the 1864 Lighthouse, the 1868 Keeper's House, the 1869 Carriage House, and the land on which these buildings are situated, at 6204 Hylan Blvd (Block 7644, Lot 100 in part), as an historic landmark, Borough of Staten Island, Community Board 3, Council District 51.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Landmarks 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0448-2016

Application No. C 160267 ZMX submitted by the NYC Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, establishing an C6-2 district in place of existing M1-1 and C4-4 districts, on property located between Bergen Avenue and Brook Avenue, Borough of the Bronx, Community Board 1, Council District 17.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Planning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0449-2016

Application No. N 160269 ZRX submitted by the Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area on property located between Bergen Avenue and Brook Avenue, Borough of the Bronx, Community Board 1, Council District 17.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Planning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Planning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0450-2016

Application No. C 160268 HAX submitted by the Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law and Section 197-c of the New York City Charter for the designation of as an urban development action area, approval of an urban development action area project, and disposition of City property; for properties located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26 and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) Borough of the Bronx, Community Board 1, Council District 17.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Planning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0451-2016

Application No. C 160270 ZSX submitted by Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the sections 74-743(a)(1) and n 74-743(a)(2) to waive open space, yard, and height and setback regulations for a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East 149th Street Borough of the Bronx, Community Board 1, 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: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Planning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0452-2016

Application No. C 160271 ZSX submitted by 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 74-744(b) of the Zoning Resolution to modify the use location requirements for a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East 149th Street Borough of the Bronx, Community Board 1, 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: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Transcript - Planning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0459-2016 **Application No. 20165602 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of La Fiesta 95, Inc. d/b/a Le Pinta Mexican Cuisine., for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 711 W 181st Street, Borough of Manhattan, Community Board 12, Council District 10. 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: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0460-2016 **Application No. 20175006 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Nicky Meatball, Inc. d/b/a Polpette, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 483 Amsterdam Avenue, Borough of Manhattan, Community Board 7, Council District 6. 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: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0461-2016

Application No. 20165652 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Haru Chelsea Corp d/b/a Haru, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 176 8th Avenue, Borough of Manhattan, Community Board 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 Section 20-226 of the New York City Administrative Code.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0462-2016

Application No. 20165487 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Benva Bakery, LLC, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 440 Amsterdam Avenue, Borough of Manhattan, Community Board 7, Council District 6. 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: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0463-2016

Application No. 20165650 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Bill's 22 Ninth Avenue, LLC, d/b/a Bills Bar & Burger, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 22 9th Avenue, Borough of Manhattan, Community Board 2, 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 Section 20-226 of the New York City Administrative Code.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron

LU 0466-2016

Application No. N 160179 ZRX submitted by 1775 Grand Concourse, LLC, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution modifying Article XII, Chapter 2 and Appendix A to permit indirectly illuminated signs on the Grand Concourse street frontage for specified sites, Borough of the Bronx, Community Board 5, Council District 14.

Attachments: Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, September 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Attachments: Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Land Use Calendar - September 8, Hearing Testimony - Zoning 9-7-16, September 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-7-16, Hearing Transcript - Land Use 9-8-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Koo, Lander, Levin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 4 - Mealy, Rodriguez, Rose and Barron