

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, February 25, 2010

10:00 AM

250 Broadway - Hearing Room, 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:

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent:

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict:

Vacca

LU 0019-2010

Application no. 20105186 HAK, an Urban Development Action Area Project located at 64 Harman Street, 1231 Putnam Avenue and 69 Cornelia Street, Council District no. 34 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 an exemption from real property taxes.

Attachments: Land Use Calendar - Week of January 25 - January 29, 2010, Hearing Testimony - Planning 1/26/10, Hearing Transcript - Planning 1/26/10, Land Use Calendar - Week of February 8 - February 12, 2010, Hearing Transcript - Planning 2/8/10, Hearing Testimony - Planning 2/8/10, Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Planning 02/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of January 25 - January 29, 2010, Hearing Testimony - Planning 1/26/10, Hearing Transcript - Planning 1/26/10, Land Use Calendar - Week of February 8 - February 12, 2010, Hearing Transcript - Planning 2/8/10, Hearing Testimony - Planning 2/8/10, Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Planning 02/24/10

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

Affirmative: 15 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 7 -

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict: 1 -

Vacca

LU 0020-2010 **Application no. 20105213 HAM, an Urban Development Action Area Project located at 342 East 100th Street, Council District no. 8, Borough of Manhattan. 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 577 of the Private Housing Finance Law for an exemption from real property taxes.**

Attachments: Land Use Calendar - Week of January 25 - January 29, 2010, Hearing Testimony - Planning 1/26/10, Hearing Transcript - Planning 1/26/10, Land Use Calendar - Week of February 8 - February 12, 2010, Hearing Transcript - Planning 2/8/10, Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Planning 02/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of January 25 - January 29, 2010, Hearing Testimony - Planning 1/26/10, Hearing Transcript - Planning 1/26/10, Land Use Calendar - Week of February 8 - February 12, 2010, Hearing Transcript - Planning 2/8/10, Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Planning 02/24/10

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

Affirmative: 15 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 7 -

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict: 1 -

Vacca

LU 0028-2010 **Application no. N 100052 ZRM 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 relating to Article IX, Chapter 6 (Special Clinton District), Borough of Manhattan.**

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

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

Affirmative: 15 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 7 -

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict: 1 -

Vacca

LU 0029-2010

Application no. C 100051 ZMM, submitted by the New York City Department of Housing and Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map of the City of New York, Section No 8c.

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

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

Affirmative: 15 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 7 -

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict: 1 -

Vacca

LU 0030-2010 **Application no. C 100053 ZSM submitted by the New York City Department of Housing and 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 74-681 (a) (1) of the Zoning Resolution to allow that portion of the railroad or transit right of way in connection with a proposed mixed use development on property located at 592-608 Eleventh Avenue a.k.a. 507-533 West 44th Street a.k.a. 508-558 West 45th Street (Block 1073, Lot 1), within a General Large Scale Development, Borough of Manhattan.. 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 February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

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

Affirmative: 15 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 7 -

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict: 1 -

Vacca

LU 0031-2010 **Application no. C 100054 ZSM submitted by the New York City Department of Housing and 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 Sections 74-743 (a)(1) and 74-743 (a) (2) of the Zoning Resolution to facilitate a proposed mixed use development on property located at 592-608 Eleventh Avenue a.k.a. 507-533 West 44th Street a.k.a. 508-558 West 45th Street (Block 1073, Lot 1), within a General Large Scale Development, Borough of Manhattan.. 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 February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

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

Affirmative: 15 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 7 -

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict: 1 -

Vacca

LU 0032-2010 **Application no. C 100055 HAM, submitted by the Department of Housing Preservation and Development, an Urban Development Action Area Designation and Project, located at 592-608 Eleventh Avenue, 507-553 West 44th Street and 508-558 West 45th Street (Block 1073, p/o Lot 1) Borough of Manhattan, Council District no. 3. 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 February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

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

Affirmative: 15 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 7 -

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict: 1 -

Vacca

LU 0033-2010

Application no. 20105118 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Cantaloupe LLC d/b/a Lovely Day to continue, to maintain and operate an unenclosed sidewalk café located at 196 Elizabeth Street, Borough of Manhattan, Council District no. 1. 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 February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

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

Affirmative: 15 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 7 -

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict: 1 -

Vacca

LU 0034-2010 **Application no. 20105167 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Ivy's Bistro LLC d/b/a Ivy's Bistro to continue, to maintain and operate an unenclosed sidewalk café located at 385 Greenwich Street, Borough of Manhattan, Council District no. 1. 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 February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Zoning 2/24/10

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

Affirmative: 15 -

Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 7 -

Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook

Conflict: 1 -

Vacca

LU 0035-2010 **Application no. 20105061 SCR, a proposed site for a new 844 seat Primary School Facility to be located at 1034, 1050 Targee Street (Block 3168, Lot 4, 20 and 195), Council District 50, Borough of Staten Island. This matter is subject to Council review and action pursuant Section 1732 of the New York State Public Authorities Law.**

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Landmarks 02/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Landmarks 02/24/10

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

- Affirmative:** 15 -
Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo
- Absent:** 7 -
Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook
- Conflict:** 1 -
Vacca

LU 0036-2010 **Application no. 20105081 SCM, a proposed site for a new 630 seat Primary/Intermediate School Facility to be located at 515-533 West 44th Street (Block 1073, Lot 1), Council District 3, Borough of Manhattan . This matter is subject to Council review and action pursuant Section 1732 of the New York State Public Authorities.**

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Landmarks 02/24/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 22 - February 26, 2010, Agenda of the Land Use Committee - February 25, 2010, Hearing Testimony - Landmarks 02/24/10

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

- Affirmative:** 15 -
Comrie Jr., Arroyo, Barron, Garodnick, Jackson, Mendez, Palma, Vann, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo
- Absent:** 7 -
Dickens, Gonzalez, Lappin, Reyna, Rivera, Sanders Jr. and Seabrook
- Conflict:** 1 -
Vacca