

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 20, 2014
Start: 11:26 a.m.
Recess: 11:44 a.m.

HELD AT: 250 Broadway - Committee Rm.,
16th Fl.

B E F O R E: DAVID G. GREENFIELD
Chairperson

COUNCIL MEMBERS:

- Vincent Gentile
- Annabel Palma
- Maria del Carmen Arroyo
- Inez E. Dickens
- Rosie Mendez
- Peter Koo
- Stephen Levin
- Mark Weprin
- Daniel R. Garodnick
- Ruben Wills
- Donovan Richards
- Antonio Reynoso
- Ritchie Torres
- Mark Treyger
- Vincent Ignizio
- Darlene Mealy

Brad Lander
Ydanis Rodriguez
Ben Kallos
Inez Barron
Jumaane D. Williams

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COMMITTEE ON LAND USE

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CHAIRPERSON GREENFIELD: [gavel] Good morning. My name is David Greenfield. I'm the council member from the 44th Council District in Brooklyn and I'm presently serving as the chair of the Land Use Committee. I want to welcome my esteemed colleagues, who are members of the committee: Council Member Gentile, Council Member Palma, Council Member Arroyo, Council Member Dickens, Council Member Mendez, Council Member Koo, Council Member Levin, Council Member Weprin, Council Member Garodnick, Council Member Wills, Council Member Richards, Council Member Reynoso, Council Member Torres, Council Member Treyger and Council Member Ignizio. I want to thank all of you for your prompt attendance. You will see on the table before you several items relating to the committee. First is the agenda prepared by the committee staff, containing those matters which have had a hearing and been reviewed and fully vetted by the subcommittees. Those are the matters on which we will be acting today. [background voices] Shh... I'd also like to also recognize Council Members Mealy and Lander and I'd like to thank our subcommittee chairs, Chair Mark Weprin,

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2 the Subcommittee on Zoning and Franchises; Chair
3 Peter Koo, the Subcommittee on Landmarks, Public
4 Siting and Maritime Uses and of course, Chair Inez
5 Dickens, Subcommittee on Plannings, Dispositions
6 and Concessions. Also before you are joint reports
7 of the Land Use Committees and applicable
8 subcommittees for each item we are voting on today
9 with a resolution for each item. What the
10 committee is voting on today is to approve each of
11 the resolutions before you for presentation and
12 full vote by the full council. The resolutions
13 reflect the recommendations of the applicable
14 subcommittees. In addition today, we'll also find
15 a briefing sheet, which give the additional
16 information about roles, matters and other matters
17 which have been scheduled to be heard by the
18 subcommittee.

19 Today we have five applications on our
20 calendar for our consideration. We have two
21 unenclosed sidewalk cafes that are recommended for
22 approval, the White Horse Tavern and Maison O. The
23 White Horse Tavern is located in Council Member
24 Johnson's district at 567 Hudson Street and has 24
25 tables and 48 seats. Maison O is located in

1 Council Member Chin's district at 98 Kenmare Street
2 and will have 14 tables and 28 seats.
3

4 The third the council has recommended
5 for disapproval, and that is Nonna's Pizzeria and
6 Trattoria, which is located in Council Member
7 Vallone's district at 22-30 154th Street, and
8 proposes to open an enclosed sidewalk café
9 containing 11 tables and 22 seats. Questions are
10 raised as to the numerous large sidewalk
11 obstructions observed by council staff when they
12 visited the site. There were unanswered questions
13 from the community board as to the accuracy of the
14 plan submitted to them and the subcommittee was
15 concerned about whether there could be violations
16 of the requirements of the zoning resolution. The
17 applicant did not appear to address these questions
18 despite notification of this hearing by council
19 staff. The subcommittee therefore voted to
20 disapprove the application, which is before us now.

21 We also have before us an application
22 from NYCEDC to amend the zoning resolution
23 NYCZR62813 to establish a chair certification to
24 allow operations of water taxis with a vessel
25 capacity of up to 99 passengers in R6 to R10

1 residence districts, as well as commercial and
2 manufacturing districts in Brooklyn CB Number 1,
3 which is in Council Member Levin's district.
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5 Operation of ferries with a vessel capacity of up
6 to 399 passengers R6-23 R10 residence districts, as
7 well as the commercial and manufacturing districts
8 in Brooklyn Community Board 1; operation of ferries
9 with an unlimited capacity in C4, C5, C6 and C8
10 commercial districts, as well as manufacturing
11 districts in Brooklyn Community Board Number 1. In
12 conjunction with this increased vessel capacity,
13 proposed chairperson certification would require
14 that all docking facilities provide certain ferry
15 related amenities, including trash cans, bicycle
16 parking and queuing units. Other amenities may be
17 permitted by commission authorizing, including
18 shelters and ticketing machines. This application
19 was approved by Community Board 1 and approval with
20 conditions by the borough president, Council Member
21 Levin, is supportive of these changes.

22 Lastly, we have the first floor
23 interior of the Bronx General Post Office at 560
24 Grand Concourse as a historic landmark. The
25 designation was supported by borough president Diaz

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2 and by Council Member Arroyo and was approved by
3 the Subcommittee on Landmarks, Public Siting and
4 Maritime Uses.

5 These items have been fully vetted by
6 the Zoning and Franchises Subcommittee and the
7 Subcommittee on Landmarks, Public Siting and
8 Maritime Uses, which has recommended approval of
9 these items with the exception of LU 22, Nonna
10 Pizzeria enclosed sidewalk café, which the
11 subcommittee recommends disapproval. All of the
12 members... all of the members... thank you very
13 much, Council Member Arroyo, good to see you. All
14 of the members in these districts projects approve
15 of these designations. The chair recommends an aye
16 vote on all these matters. I just want to
17 recognize Council Member Rodriguez and Council
18 Member Kallos, who have joined us as well.

19 So for the record, the application
20 numbers in Council Member Johnson's district are LU
21 Number 18, White Horse Tavern, 20145268TCM,
22 Manhattan Community Board 12 for a revocable
23 consent to continue to maintain and operate an
24 enclosed sidewalk café located at 567 Hudson
25 Street. In Council Member Chin's district LU

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2 Number 21, Maison O, 20145310TCM, Manhattan
3 Community Board 12 for a revocable consent to
4 establish, maintain and operate an enclosed
5 sidewalk café located at 98 Kenmare Street. And in
6 Council Member Vallone's district LU Number 22,
7 Nonna's Pizzeria and Trattoria, 20145354TCQ, Queens
8 Community Board 7. This is a vote to disapprove a
9 revocable consent to establish, maintain and
10 operate an enclosed sidewalk café located at 22-30-
11 154th Street. And in Council Member Levin's
12 district LU Number 20, East River Ferry Text
13 Amendment N140099ZRK, Brooklyn Community Board 1
14 for an amendment to the zoning resolution
15 pertaining to the regulations governing ferry and
16 water taxi docking facilities in Community District
17 1 in the borough of Brooklyn. And finally, Council
18 Member Arroyo's district LU Number 34, Bronx
19 General Post Office 20145279HKX in Bronx Community
20 Board 4 regarding the landmarked designation of the
21 Brooklyn General Post Office first floor lobby
22 located at 560 Grand Concourse Ave, a historic
23 landmark. I remind you that an aye vote on LU-22
24 is a vote to disapprove the application per the
25 recommendation of the subcommittee. With that, we

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COMMITTEE ON LAND USE

will ask if any members have any questions.
Hearing none, we will ask the clerk to call the
roll.

COMMITTEE CLERK: William Martin,
Committee Clerk. Roll call vote Committee on Land
Use. Council Member Greenfield.

COUNCIL MEMBER GREENFIELD: Aye.

COMMITTEE CLERK: Gentile.

COUNCIL MEMBER GENTILE: Aye.

COMMITTEE CLERK: Palma.

COUNCIL MEMBER PALMA: Aye.

COMMITTEE CLERK: Arroyo.

COUNCIL MEMBER ARROYO: Yes.

COMMITTEE CLERK: Dickens.

COUNCIL MEMBER DICKENS: Aye.

COMMITTEE CLERK: Garodnick.

COUNCIL MEMBER GARDONICK: Aye.

COMMITTEE CLERK: Mealy.

COUNCIL MEMBER MEALY: Aye.

COMMITTEE CLERK: Mendez.

COUNCIL MEMBER MENDEZ: Aye.

COMMITTEE CLERK: Rodriguez.

COUNCIL MEMBER RODRIGUEZ: Aye.

COMMITTEE CLERK: Koo.

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2 COUNCIL MEMBER KOO: Aye.

3 COMMITTEE CLERK: Lander. [Response
4 not heard]

5 COMMITTEE CLERK: Weprin.

6 COUNCIL MEMBER WEPRIN: Aye.

7 COMMITTEE CLERK: Wills.

8 COUNCIL MEMBER WILLS: Aye.

9 COMMITTEE CLERK: Richards.

10 COUNCIL MEMBER RICHARDS: Aye.

11 COMMITTEE CLERK: Barron.

12 COUNCIL MEMBER BARRON: Aye.

13 COMMITTEE CLERK: Kallos.

14 COUNCIL MEMBER KALLOS: Aye.

15 COMMITTEE CLERK: Reynoso.

16 COUNCIL MEMBER REYNOSO: Aye.

17 COMMITTEE CLERK: Torres.

18 CHAIRPERSON GREENFIELD: Council Member
19 Torres.

20 COUNCIL MEMBER TORRES: Yes.

21 COMMITTEE CLERK: Treyger. [Response
22 not heard] Ignizio.

23 COUNCIL MEMBER IGNIZIO: I'd like to
24 vote aye and commend the chair for his best micro
25 machines, if you remember that from when we were

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kids, the guy who was a speed reader.

Congratulations, Chair.

CHAIRPERSON GREENFIELD: Appreciation
for your time. Thank you, sir.

[Pause]

COMMITTEE CLERK: By vote of 18 in the
affirmative, zero in the negative and no
absentions, all items have been adopted. Members,
please sign the committee reports. Thank you.

CHAIRPERSON GREENFIELD: Thank you.
We're going to keep the vote open for 15 more
minutes until 11:49 a.m. Thank you.

[Pause]

COMMITTEE CLERK: Lander.

COUNCIL MEMBER LANDER: Aye on all.

COMMITTEE CLERK: Vote is now of 19 in
the affirmative. [background voices]

[Pause]

COMMITTEE CLERK: Levin.

COUNCIL MEMBER LEVIN: Aye on all.

COMMITTEE CLERK: The vote is now 20 in
the affirmative.

[Pause]

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2 COMMITTEE CLERK: Council Member
3 Williams.

4 COUNCIL MEMBER WILLIAMS: Aye.

5 COMMITTEE CLERK: The vote now stands
6 at 21 in the affirmative.

7 [Pause]

8 COMMITTEE CLERK: Council Member
9 Treyger. [background voices]

10 [Pause]

11 COUNCIL MEMBER TREYGER: Aye. I vote
12 aye.

13 [Pause]

14 COMMITTEE CLERK: The final vote of the
15 Committee on Land Use now stands 22 in the
16 affirmative, zero in the negative and no
17 abstentions. Thank you.

18 CHAIRPERSON GREENFIELD: The Committee
19 on Land Use is now adjourned.

20 [gavel]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.



Date: 04/14/2014