

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Friday, February 14, 2014

10:30 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, Vincent M. Ignizio, Vincent J. Gentile and Ruben Wills

Roll Call

Present:

Greenfield, Arroyo, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger, Ignizio, Gentile and Wills

Absent:

Palma, Dickens, Garodnick, Mealy, Mendez and Torres

LU 0011-2014

Application No. N 130232 ZRY submitted by 945 Realty Holdings, 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 III, Chapter 2 to amend Section 32-421 to permit commercial use on the second floors of buildings in C1 and C2 districts mapped within R9 & R10 districts and in C1-8, C1-9, C2-7, & C2-8 districts, Borough of Manhattan, Community District 6, Council Districts 4 and 5.

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Transcript - Zoning 1-28-14, Land Use Calendar - Week of February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Transcript - Zoning 2-11-14, Hearing Transcript - Land Use 2-14-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Transcript - Zoning 1-28-14, Land Use Calendar - Week of February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Transcript - Zoning 2-11-14, Hearing Transcript - Land Use 2-14-14

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

Affirmative: 17 -

Greenfield, Arroyo, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger, Ignizio, Gentile and Wills

Absent: 6 -

Palma, Dickens, Garodnick, Mealy, Mendez and Torres

LU 0012-2014

Application No. C 070194 ZMQ submitted by Tserpes Holding LLC pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18d, changing from an R3-2 District to a C4-2 District and changing from an R3A District to a C4-2 District property located in Borough of Queens, Community Board 12, Council District 28.

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Transcript - Zoning 1-28-14, Land Use Calendar - Week of February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Transcript - Zoning 2-11-14, Hearing Transcript - Land Use 2-14-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Transcript - Zoning 1-28-14, Land Use Calendar - Week of February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Transcript - Zoning 2-11-14, Hearing Transcript - Land Use 2-14-14

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

Affirmative: 17 -

Greenfield, Arroyo, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger, Ignizio, Gentile and Wills

Absent: 6 -

Palma, Dickens, Garodnick, Mealy, Mendez and Torres

LU 0013-2014

Application No. C 090033 MMQ submitted by Tserpes Holding LLC pursuant to Section 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map to eliminate, discontinue, and close a portion of North Conduit Avenue, including the extinguishment of an easement located north of the street, Borough of Queens, Community Board 12, Council District 28. 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, Hearing Transcript - Zoning 1-28-14, Land Use Calendar - Week of February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Transcript - Zoning 2-11-14, Hearing Transcript - Land Use 2-14-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Transcript - Zoning 1-28-14, Land Use Calendar - Week of February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Transcript - Zoning 2-11-14, Hearing Transcript - Land Use 2-14-14

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

Affirmative: 17 -

Greenfield, Arroyo, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger, Ignizio, Gentile and Wills

Absent: 6 -

Palma, Dickens, Garodnick, Mealy, Mendez and Torres

LU 0014-2014 **Application No. 20145276 HAX submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an amendment to a previously approved tax exemption pursuant to Section 577 of the Private Housing Finance Law (PHFL) for the property located at 793 Fairmont Place (Block 2955, Lot 44), in the Borough of the Bronx, Community Board 6, Council District 17.**

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Testimony - Planning 1/28/14, Hearing Transcript - Planning 1-28-14, Land Use Calendar - Week of February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Testimony - Planning 2/11/14, Hearing Transcript - Planning 2-11-14, Hearing Transcript - Land Use 2-14-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Testimony - Planning 1/28/14, Hearing Transcript - Planning 1-28-14, Land Use Calendar - Week of February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Testimony - Planning 2/11/14, Hearing Transcript - Planning 2-11-14, Hearing Transcript - Land Use 2-14-14

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

Affirmative: 17 -

Greenfield, Arroyo, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger, Ignizio, Gentile and Wills

Absent: 6 -

Palma, Dickens, Garodnick, Mealy, Mendez and Torres

LU 0015-2014 **Application no. 20145204 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Belcantata Rest. Inc., d/b/a Pig N' Whistle, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 922 3rd Avenue, in the Borough of Manhattan, Community District 6, Council District 4. 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 February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Testimony - Zoning 2/11/14, Hearing Transcript - Zoning 2-11-14, Hearing Transcript - Land Use 2-14-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Testimony - Zoning 2/11/14, Hearing Transcript - Zoning 2-11-14, Hearing Transcript - Land Use 2-14-14

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

Affirmative: 17 -

Greenfield, Arroyo, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger, Ignizio, Gentile and Wills

Absent: 6 -

Palma, Dickens, Garodnick, Mealy, Mendez and Torres

LU 0016-2014

Application no. 20145231 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Red Rooster Harlem LLC, d/b/a Red Rooster Harlem, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 310 Malcolm X Blvd, in the Borough of Manhattan, Community District 10, Council District 9. 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 February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Testimony - Zoning 2/11/14, Hearing Transcript - Zoning 2-11-14, Hearing Transcript - Land Use 2-14-14

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, Arroyo, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger, Ignizio, Gentile and Wills

Absent: 6 -

Palma, Dickens, Garodnick, Mealy, Mendez and Torres

LU 0017-2014

Application No. C 140077HAQ 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 51-21 Rockaway Beach Boulevard (Block 15926, p/o Lot 200), Borough of Queens, Community District 14, Council District 31. 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 February 10, 2014 - February 14, 2014, Land Use Calendar - February 13, 2014, Hearing Testimony - Planning 2/11/14, Hearing Transcript - Planning 2-11-14, Hearing Transcript - Land Use 2-14-14

This Land Use Application was Hearing Held by Committee

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Greenfield, Arroyo, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger, Ignizio, Gentile and Wills

Absent: 6 -

Palma, Dickens, Garodnick, Mealy, Mendez and Torres