

The New York City Council

*New York City Council
City Hall
New York, NY 10007*



Meeting Minutes

Monday, September 17, 2007

1:00 PM

Committee Room - City Hall

Committee on Land Use

Melinda R. Katz, Chair

*Members: Maria Del Carmen Arroyo, Tony Avella, Maria Baez, Charles Barron,
Leroy G. Comrie, Inez E. Dickens, Simcha Felder, Daniel R. Garodnick, Eric N. Gioia,
Sara M. Gonzalez, Vincent M. Ignizio, Robert Jackson, Jessica S. Lappin, John C. Liu,
Miguel Martinez, Michael E. McMahon, Rosie Mendez, Annabel Palma, Joel Rivera,
Larry B. Seabrook, Helen Sears, Kendall Stewart, Albert Vann and James Oddo*

Roll Call

Present,

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma, Seabrook, Sears and Vann

Absent,

Arroyo, Martinez, Mendez, Rivera and Stewart

Other Council Members Attending: Mark-Viverito

LU 0462-2007

Uniform land use review procedure application no. C 070404 HAX, an Urban Development Action Area Designation and Project, located at 544 East 134th Street, and the disposition of such property, Borough of the Bronx, Council District no. 8. 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: Hearing Transcript - Planning 9/5/07, Hearing Transcript - Planning 9/6/07, Hearing Testimony - Planning 9/6/07, Hearing Testimony - Planning 9/6/07 (Cont), Hearing Transcript - Land Use 9/6/07, Hearing Testimony - Land Use 9/6/07, Hearing Transcript - Land Use 9/10/07, Hearing Transcript - Land Use 9/17/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 9/5/07, Hearing Transcript - Planning 9/6/07, Hearing Testimony - Planning 9/6/07, Hearing Testimony - Planning 9/6/07 (Cont), Hearing Transcript - Land Use 9/6/07, Hearing Testimony - Land Use 9/6/07, Hearing Transcript - Land Use 9/10/07, Hearing Transcript - Land Use 9/17/07

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

Affirmative, 20 -

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma, Seabrook, Sears and Vann

Absent, 5 -

Arroyo, Martinez, Mendez, Rivera and Stewart

LU 0535-2007 Uniform land use review procedure application no. C 070211 ZSM, pursuant to §197-c and §201 of the Charter of the City of New York for the grant of a special permit pursuant to Sections 13-561 of the Zoning Resolution in the Borough of Manhattan, Council District no. 3 to allow an accessory parking facility with a maximum capacity of 15 spaces at 200 11th Avenue (Block 695, Lots 67, 68, 69 and 70). 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 vote of the Council pursuant to §197-d (b)(3) of the Charter.

Zoning and Franchises

Attachments: Hearing Transcript - Zoning 9/5/07, Hearing Testimony - Zoning 9/5/07, Hearing Transcript - Zoning 9/6/07, Hearing Transcript - Zoning 9/17/07, Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 9/5/07, Hearing Testimony - Zoning 9/5/07, Hearing Transcript - Zoning 9/6/07, Hearing Transcript - Zoning 9/17/07, Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07

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

Affirmative, 20 -

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma, Seabrook, Sears and Vann

Absent, 5 -

Arroyo, Martinez, Mendez, Rivera and Stewart

LU 0536-2007 Uniform Land Use Review Procedure application no. C 030093 ZMK, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 22c.

Attachments: Hearing Transcript - Zoning 9/5/07, Hearing Testimony - Zoning 9/5/07, Hearing Transcript - Zoning 9/6/07, Hearing Transcript - Zoning 9/17/07, Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 9/5/07, Hearing Testimony - Zoning 9/5/07, Hearing Transcript - Zoning 9/6/07, Hearing Transcript - Zoning 9/17/07, Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07

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

Affirmative, 20 -

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma, Seabrook, Sears and Vann

Absent, 5 -

Arroyo, Martinez, Mendez, Rivera and Stewart

LU 0537-2007

**Uniform Land Use Review Procedure application no. C 070427
ZMM, pursuant to Sections 197-c and 201 of the New York City
Charter, for an amendment of the Zoning Map, Section No. 5d.**

Attachments: Hearing Transcript - Zoning 9/5/07, Hearing Testimony - Zoning 9/5/07,
Hearing Transcript - Zoning 9/6/07, Hearing Transcript - Zoning 9/17/07,
Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07,
Hearing Transcript - Stated Meeting 9/25

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 9/5/07, Hearing Testimony - Zoning 9/5/07,
Hearing Transcript - Zoning 9/6/07, Hearing Transcript - Zoning 9/17/07,
Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07,
Hearing Transcript - Stated Meeting 9/25

**A motion was made that this Land Use Application be Approved by Committee
with Modifications and Referred to CPC approved by Roll Call.**

Affirmative, 20 -

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia,
Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma,
Seabrook, Sears and Vann

Absent, 5 -

Arroyo, Martinez, Mendez, Rivera and Stewart

LU 0538-2007

**Uniform Land Use Review Procedure application no. C 070428 ZRY,
pursuant to Section 201 of the New York City Charter, for an
amendment of the Zoning Resolution of the City of New York,
Article 2, Chapter 3, concerning Section 23-90 (Inclusionary
Housing) to proposed R9A districts in the Borough of Manhattan.**

Attachments: Hearing Transcript - Zoning 9/5/07, Hearing Testimony - Zoning 9/5/07,
Hearing Transcript - Zoning 9/6/07, Hearing Transcript - Zoning 9/17/07,
Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07,
Hearing Transcript - Stated Meeting 9/25

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 9/5/07, Hearing Testimony - Zoning 9/5/07,
Hearing Transcript - Zoning 9/6/07, Hearing Transcript - Zoning 9/17/07,
Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07,
Hearing Transcript - Stated Meeting 9/25

**A motion was made that this Land Use Application be Approved by Committee
with Modifications and Referred to CPC approved by Roll Call.**

Affirmative, 20 -

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia,
Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma,
Seabrook, Sears and Vann

Absent, 5 -

Arroyo, Martinez, Mendez, Rivera and Stewart

LU 0548-2007

Application no. 20075564 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of 1650 Broadway Associates Inc., to establish, maintain and operate an unenclosed sidewalk café located at 1650 Broadway, Borough of Manhattan, Council District no. 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(g) of the New York City Administrative Code.

Attachments: Hearing Transcript - Zoning 9/17/07, Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 9/17/07, Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07

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

Affirmative, 20 -

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma, Seabrook, Sears and Vann

Absent, 5 -

Arroyo, Martinez, Mendez, Rivera and Stewart

LU 0549-2007

Uniform Land Use Review Procedure application no. C 050317 ZMK, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 28c.

Attachments: Hearing Transcript - Zoning 9/17/07, Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 9/17/07, Hearing Testimony - Zoning 9/17/07, Hearing Transcript - Land Use 9/17/07

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

Affirmative, 20 -

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma, Seabrook, Sears and Vann

Absent, 5 -

Arroyo, Martinez, Mendez, Rivera and Stewart

LU 0551-2007 **Application no. 20085012 HKX (N 080006 HKX), pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.393, LP-2232) by the Landmarks Preservation Commission of Crotona Play Center (exterior), Council District no. 15.**

Attachments: Hearing Transcript - Landmarks 9/17/07, Hearing Testimony - Landmarks 9/17/07, Hearing Transcript - Land Use 9/17/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Landmarks 9/17/07, Hearing Testimony - Landmarks 9/17/07, Hearing Transcript - Land Use 9/17/07

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

Affirmative, 20 -

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma, Seabrook, Sears and Vann

Absent, 5 -

Arroyo, Martinez, Mendez, Rivera and Stewart

LU 0552-2007 **Application no. 20085030 HKX (N 080007 HKX), pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.393, LP-2233) by the Landmarks Preservation Commission of Crotona Play Center Bath House (interior), Council District no.15.**

Attachments: Hearing Transcript - Landmarks 9/17/07, Hearing Testimony - Landmarks 9/17/07, Hearing Transcript - Land Use 9/17/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Landmarks 9/17/07, Hearing Testimony - Landmarks 9/17/07, Hearing Transcript - Land Use 9/17/07

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

Affirmative, 20 -

Katz, Avella, Baez, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Gonzalez, Ignizio, Jackson, Lappin, Liu, McMahon, Oddo, Palma, Seabrook, Sears and Vann

Absent, 5 -

Arroyo, Martinez, Mendez, Rivera and Stewart