

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, May 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, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent:

Vann

LU 0023-2010

Application no. 20105273 HAQ, an amendment to an Urban Development Action Area Project located at 190-01 to 190-05 Linden Boulevard, Council District no. 27 Borough of Queens. 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.

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, Hearing Testimony - Planning 2/24/10, Hearing Transcript - Planning 2/24/10, Land Use Calendar - Week of March 8 - March 12, 2010, Hearing Transcript - Planning 3/9/10, Land Use Calendar - Week of April 5 - April 9, 2010, Hearing Transcript - Planning 4/7/10, Land Use Calendar - Week of April 19 - April 23, 2010, Hearing Testimony - Planning 4/20/10, Hearing Transcript - Planning 4/20/10, Land Use Calendar - Week of May 3 - May 7, 2010, Hearing Transcript - Planning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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, Hearing Testimony - Planning 2/24/10, Hearing Transcript - Planning 2/24/10, Land Use Calendar - Week of March 8 - March 12, 2010, Hearing Transcript - Planning 3/9/10, Land Use Calendar - Week of April 5 - April 9, 2010, Hearing Transcript - Planning 4/7/10, Land Use Calendar - Week of April 19 - April 23, 2010, Hearing Testimony - Planning 4/20/10, Hearing Transcript - Planning 4/20/10, Land Use Calendar - Week of May 3 - May 7, 2010, Hearing Transcript - Planning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -
Vann

LU 0025-2010 **Application no. 20105283 HAM, an Urban Development Action Area Project located at 226 West 111th Street, Council District no. 9, 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, Hearing Testimony - Planning 2/24/10, Hearing Transcript - Planning 2/24/10, Land Use Calendar - Week of March 8 - March 12, 2010, Hearing Transcript - Planning 3/9/10, Land Use Calendar - Week of April 5 - April 9, 2010, Hearing Transcript - Planning 4/7/10, Land Use Calendar - Week of April 19 - April 23, 2010, Hearing Testimony - Planning 4/20/10, Hearing Transcript - Planning 4/20/10, Land Use Calendar - Week of May 3 - May 7, 2010, Hearing Transcript - Planning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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, Hearing Testimony - Planning 2/24/10, Hearing Transcript - Planning 2/24/10, Land Use Calendar - Week of March 8 - March 12, 2010, Hearing Transcript - Planning 3/9/10, Land Use Calendar - Week of April 5 - April 9, 2010, Hearing Transcript - Planning 4/7/10, Land Use Calendar - Week of April 19 - April 23, 2010, Hearing Testimony - Planning 4/20/10, Hearing Transcript - Planning 4/20/10, Land Use Calendar - Week of May 3 - May 7, 2010, Hearing Transcript - Planning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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

Affirmative: 22 -
Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -
Vann

LU 0069-2010 Application no. 20105415 HAM, an Urban Development Action Area Project located at 163 Lenox Avenue, Council District no. 9, 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 a partial tax exemption

Attachments: Land Use Calendar - Week of March 8 - March 12, 2010, Hearing Transcript - Planning 3/9/10, Land Use Calendar - Week of April 5 - April 9, 2010, Hearing Transcript - Planning 4/7/10, Land Use Calendar - Week of April 19 - April 23, 2010, Hearing Testimony - Planning 4/20/10, Hearing Transcript - Planning 4/20/10, Land Use Calendar - Week of May 3 - May 7, 2010, Hearing Transcript - Planning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 8 - March 12, 2010, Hearing Transcript - Planning 3/9/10, Land Use Calendar - Week of April 5 - April 9, 2010, Hearing Transcript - Planning 4/7/10, Land Use Calendar - Week of April 19 - April 23, 2010, Hearing Testimony - Planning 4/20/10, Hearing Transcript - Planning 4/20/10, Land Use Calendar - Week of May 3 - May 7, 2010, Hearing Transcript - Planning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0077-2010 **Application no. 20105423 HAM, an Urban Development Action Area Project located at 2041 Fifth Avenue, Council District no. 9, 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 a partial tax exemption.**

Attachments: Land Use Calendar - Week of April 5 - April 9, 2010, Hearing Transcript - Planning 4/7/10, Land Use Calendar - Week of April 19 - April 23, 2010, Hearing Testimony - Planning 4/20/10, Hearing Transcript - Planning 4/20/10, Land Use Calendar - Week of May 3 - May 7, 2010, Hearing Transcript - Planning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 5 - April 9, 2010, Hearing Transcript - Planning 4/7/10, Land Use Calendar - Week of April 19 - April 23, 2010, Hearing Testimony - Planning 4/20/10, Hearing Transcript - Planning 4/20/10, Land Use Calendar - Week of May 3 - May 7, 2010, Hearing Transcript - Planning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0086-2010 **Application no. 20105442 TCK, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Ahshi.Global, Inc. d/b/a Willburg Café, to establish maintain and operate an unenclosed sidewalk café located at 623 Grand Avenue, Borough of Brooklyn, Council District no. 34. 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 May 3 - May 7, 2010, Hearing Transcript - Zoning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 3 - May 7, 2010, Hearing Transcript - Zoning 5/4/10, Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0087-2010

Application no. 20105403 TCK, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Fidel Corp. d/b/a Le Barricou, to establish maintain and operate an unenclosed sidewalk café located at 533 Grand Street, Borough of Brooklyn, Council District no. 34. 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 May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0090-2010

Application no. C 070520 ZMK submitted by Jom Tob Gluck pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 22c, by establishing within an existing R5 District a C1-3 District.

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0097-2010

Application no. C 100199 ZMQ submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6b, 9a, 9b and 9c.

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0098-2010

Application no. N 100200 ZRQ submitted by the Department of City Planning 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 II, Chapter 3, Sections 23-144, and Appendix F relating to the extension of the Inclusionary Housing Program to proposed R7A districts, Borough of Queens, Community District 1.

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0101-2010

Application no. 20105619 HAX, a request for approval of a plan and project located at 1600 Sedgwick Avenue, Borough of the Bronx, Council District no. 16. This matter is subject to Council Review and action pursuant to Article V of the Private Housing Law.

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0102-2010

Application no. 20105620 HAX, a request for a conveyance for a project located at Block 2880/Lot 91, Borough the Bronx, Council District no. 16. This matter is subject to Council Review and action pursuant to Article V of the Private Housing Law.

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0103-2010 **Application no. 20105621 HAX, an amendment to an Urban Development Action Area Project located at 3120 Park Avenue, 720-722 East 161st Street, 748 Jackson Avenue and 451 East 159th Street, Council District no. 17, Borough of the Bronx. 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 a tax exemption**

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -

Vann

LU 0105-2010 **Application no. 20105623 HAK an Urban Development Action Area Project located at 281 Montauk Avenue, 664 Georgia Avenue and 662 Pine Street, Council District no. 42, 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 a tax exemption.**

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 17 - May 21, 2010, Land Use Calendar - May 25, 2010, Hearing Testimony - Planning 5/17/10

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

Affirmative: 22 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Seabrook, Vacca, Lander, Levin, Weprin, Williams, Halloran III, Ignizio and Koo

Absent: 1 -
Vann