

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, March 10, 2015

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, 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, Ruben Wills, Donovan J. Richards,
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres, Mark Treyger and Vincent M. Ignizio*

Roll Call

Present:

Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent:

Wills and Barron

Medical:

Mealy

LU 0174-2015

Application No. C 130066 ZSM submitted by Goose Mountain NYC, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the applicable district use regulations to allow residential use on the property located at 498 Broome Street, within the Soho Cast-Iron Historic District, Borough of Manhattan, Community Board 2, Council District 1. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Hearing Testimony - Zoning 2-24-15, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Hearing Transcript - Zoning 2-24-15, March 11, 2015 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 3/9/15, Hearing Transcript - Land Use 3-10-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 23, 2015 - February 27, 2015, Hearing Testimony - Zoning 2-24-15, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Hearing Transcript - Zoning 2-24-15, March 11, 2015 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 3/9/15, Hearing Transcript - Land Use 3-10-15

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 -

Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 -

Wills and Barron

Medical: 1 -

Mealy

LU 0180-2015 Application No. C 150153 HUX submitted by New York City Department of Housing Preservation and Development pursuant to Section 505 of Article 15 of the General Municipal Law of New York State and Section 197-c of the New York City Charter for an amendment to the Melrose Commons Urban Renewal Plan, Borough of the Bronx, Community Board 3, Council District 17.

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

This Land Use Application was Hearing Held by Committee

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

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

Affirmative: 20 -

Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 -

Wills and Barron

Medical: 1 -

Mealy

LU 0181-2015 Application No. C 150152 ZMX submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a and 6c, changing an existing R7-2 District to an R8 and establishing a C1-4 District within the proposed R8 District and within an existing R7-2 District, in the area of Melrose Avenue and East 163rd Street, Borough of the Bronx, Community Board 3, Council District 17.

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

This Land Use Application was Hearing Held by Committee

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

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

Affirmative: 20 -

Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 -

Wills and Barron

Medical: 1 -

Mealy

LU 0182-2015

Application No. C 150154 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law of New York State and Section 197-c of the New York City Charter for an Urban Development Action Area designation and Project for property located at 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue, Borough of the Bronx, and for the disposition of such property, Community Board 3, Council District 17.

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

This Land Use Application was Hearing Held by Committee

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

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

Affirmative: 20 -

Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 -

Wills and Barron

Medical: 1 -

Mealy

LU 0183-2015 **Application No. C 120323 MMX submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 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 involving Melrose Crescent, East 162nd Street, East 163rd Street, and establishment of a park, Borough of the Bronx, Community Board 3, Council District 17. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).**

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

This Land Use Application was Hearing Held by Committee

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

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

Affirmative: 20 -

Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 -

Wills and Barron

Medical: 1 -

Mealy

LU 0184-2015 Application No. C 150126 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law of New York State and Section 197-c of the New York City Charter for an Urban Development Action Area designation and Project for property located at 54-24 101st Street, Borough of Queens, and for the disposition of such property, Community Board 4, Council District 21.

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

This Land Use Application was Hearing Held by Committee

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

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

Affirmative: 20 -

Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 -

Wills and Barron

Medical: 1 -

Mealy

LU 0185-2015 Application No. C 150125 ZMQ submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b, changing an R6B District to an R6 District, in the area of Lewis Avenue and 101st Street, Borough of Queens, Community Board 4, Council District 21.

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

This Land Use Application was Hearing Held by Committee

Attachments: February 26, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 9, 2015 - March 13, 2015, Land Use Calendar - March 10, 2015, Committee Report, Resolution, Hearing Testimony - Planning 3-9-15, Hearing Transcript - Planning 3-9-15, Hearing Transcript - Land Use 3-10-15

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

Affirmative: 20 -

Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 2 -

Wills and Barron

Medical: 1 -

Mealy