

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Wednesday, September 6, 2017**

**11:00 AM**

**Committee Room - City Hall**

### **Committee on Land Use**

*David G. Greenfield, Chair*

*Members: Vincent J. Gentile, Annabel Palma,  
Daniel R. Garodnick, Darlene Mealy, Rosie Mendez,  
Ydanis A. Rodriguez, Peter A. Koo, Brad S. Lander, Stephen T. Levin,  
Jumaane D. Williams, Deborah L. Rose, Donovan J. Richards,  
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,  
Ritchie J. Torres, Mark Treyger, Rafael Salamanca, Jr. and Barry S. Grodenchik*

## Roll Call

**Present:** Greenfield, Gentile, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** Palma, Mealy and Rose

LU 0730-2017

**Application No. C 170029 ZMK submitted by Institute for Community Living pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-1 District to a C6-4 District property bounded by Schermerhorn Street, Nevins Street, a line midway between Schermerhorn Street and State Street, and a line 100 feet northwesterly of Nevins Street, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Zoning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Zoning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

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

**Affirmative:** 18 - Greenfield, Gentile, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 3 - Palma, Mealy and Rose

LU 0731-2017

**Application No. N 170030 ZRK submitted by the Institute for Community Living pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Zoning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Zoning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

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

**Affirmative:** 18 - Greenfield, Gentile, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 3 - Palma, Mealy and Rose

LU 0732-2017

**Application No. C 160349 ZSM submitted by 40 Wooster Restoration, 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 use regulations of Section 42-10 to allow residential use on the cellar through 6th floor and retail use in the cellar and on the ground floor of an existing six-story building on property located at 40 Wooster Street (Block 475, Lot 34), Borough of Manhattan, Community District 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:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Zoning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Zoning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

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

**Affirmative:** 17 - Greenfield, Gentile, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

**Abstain:** 1 - Williams

**Absent:** 3 - Palma, Mealy and Rose

LU 0733-2017

**Application No. C 170275 ZMM submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from an M1-2 District to an C6-3 District property bounded by East 127th Street, First Avenue, East 126th Street, and Second Avenue, in the Borough of Manhattan, Community District 11, Council District 8.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, September 7, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 9-5-17, Hearing Transcript - Land Use 9-6-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, September 7, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 9-5-17, Hearing Transcript - Land Use 9-6-17

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

**Affirmative:** 18 - Greenfield, Gentile, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 3 - Palma, Mealy and Rose

LU 0734-2017

**Application No. N 170276 ZRM submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area, in the Borough of Manhattan, Community District 11, Council District 8.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, September 7, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 9-5-17, Hearing Transcript - Land Use 9-6-17

**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 Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 18 - Greenfield, Gentile, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 3 - Palma, Mealy and Rose

LU 0735-2017

**Application No. C 170093 MMM submitted by The New York City Economic Development Corporation 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: the elimination, discontinuance and closing of a portion of Second Avenue between East 126th Street and East 127th Street and the delineation of a sidewalk easement in the Borough of Manhattan, Community District 11, Council District 8.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, September 7, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 9-5-17, Hearing Transcript - Land Use 9-6-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, September 7, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 9-5-17, Hearing Transcript - Land Use 9-6-17

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

**Affirmative:** 18 - Greenfield, Gentile, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 3 - Palma, Mealy and Rose

**LU 0736-2017**      **Application No. C170278 PPM submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located at 2460 Second Avenue (Block 1803, Lot 1), pursuant to zoning, Borough of Manhattan, Community District 11, Council District 8.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, September 7, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 9-5-17, Hearing Transcript - Land Use 9-6-17

**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 Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 18 - Greenfield, Gentile, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 3 - Palma, Mealy and Rose

**LU 0743-2017**      **Application No. 20175504 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Carnival Latin Bistro Corp., d/b/a Altus Cafe, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 4325-4327 Broadway (at the corner of West 184th Street), Borough of Manhattan, Community Board 12, Council District 10. 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 Section 20-226 of the New York City Administrative Code.**

**Attachments:** August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

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

**Affirmative:** 18 - Greenfield, Gentile, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 3 - Palma, Mealy and Rose

LU 0744-2017

**Application No. N 170374 ZRR 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 XII, Chapter 7 (Special Coastal Risk District) to establish the Special Coastal Risk District in the Borough of Staten Island, Community Districts 2 and 3, Council District 50.**

**Attachments:** August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

**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.**

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**Absent:** 3 - Palma, Mealy and Rose

LU 0745-2017

**Application No. C 170373 ZMR submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Sections Nos. 27b, 27d, and 34a to rezone all or portions of 69 blocks establishing a Special Coastal Risk District in the Borough of Staten Island, Community Districts 2 and 3, Council District 50.**

**Attachments:** August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Land Use Calendar - September 6, 2017, Hearing Transcript - Zoning 9-5-17, Hearing Transcript - Land Use 9-6-17

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**Absent:** 3 - Palma, Mealy and Rose