

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, December 6, 2012

10:00 AM

250 Broadway - Committee Rm, 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.
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, Vacca, Vann, Lander, Levin, Weprin, Williams, Halloran III and Koo

Absent:

Sanders Jr. and Ignizio

Other Council Members Attending: James

LU 0720-2012

Application no. 20135041 HKQ (N 130043 HKQ), pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of Brinckerhoff Cemetery located at 69-65 to 69-73 182nd Street (Block 7135, Lots 54 and 60), (Designation List 458, LP-2087). Borough of Queens, Community Board 8, Council District no. 24.

Attachments: Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Hearing Testimony - Landmarks 10/23/12, Hearing Transcript - Landmarks 10-23-12, Land Use Calendar - Week of November 26, 2012 - November 30, 2012, Land Use Calendar - Week of December 3, 2012 - December 7, 2012, Land Use Calendar - December 6, 2012, Hearing Testimony - Landmarks 11/26/12, Hearing Transcript - Landmarks 11-26-12, Committee Report, Resolution, Hearing Testimony - Landmarks 12/4/12, Hearing Transcript - Landmarks 12-4-12, Hearing Transcript - Land Use 12-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Hearing Testimony - Landmarks 10/23/12, Hearing Transcript - Landmarks 10-23-12, Land Use Calendar - Week of November 26, 2012 - November 30, 2012, Land Use Calendar - Week of December 3, 2012 - December 7, 2012, Land Use Calendar - December 6, 2012, Hearing Testimony - Landmarks 11/26/12, Hearing Transcript - Landmarks 11-26-12, Committee Report, Resolution, Hearing Testimony - Landmarks 12/4/12, Hearing Transcript - Landmarks 12-4-12, Hearing Transcript - Land Use 12-6-12

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

Affirmative: 20 -

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

Absent: 2 -

Sanders Jr. and Ignizio

LU 0726-2012 **Application No. N 120384 (A) ZRK 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 X, Chapter I (Special Downtown Brooklyn District) to modify the parking regulations of the Special Downtown Brooklyn District, Borough of Brooklyn, Community Board 2, Council District 35.**

Attachments: Land Use Calendar - Week of November 26, 2012 - November 30, 2012, Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Testimony - Zoning 11/26/12, Hearing Transcript - Zoning 11-26-12, Committee Report, Resolution, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 26, 2012 - November 30, 2012, Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Testimony - Zoning 11/26/12, Hearing Transcript - Zoning 11-26-12, Committee Report, Resolution, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

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

Affirmative: 20 -

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

Absent: 2 -

Sanders Jr. and Ignizio

LU 0733-2012 **Application no. 20135010 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Travertine, LLC, d/b/a Ken & Cooks Restaurant, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 19 Kenmare Street, Borough of Manhattan, Community Board 4, Council District 1. 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: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

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

Affirmative: 20 -

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

Absent: 2 -

Sanders Jr. and Ignizio

LU 0734-2012

Application no. 20135080 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Cereli Inc., d/b/a Mole', for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 57 Jane Street, Borough of Manhattan, Community Board 2, Council District 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(e) of the New York City Administrative Code.

Attachments: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

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

Affirmative: 20 -

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

Absent: 2 -

Sanders Jr. and Ignizio

LU 0735-2012 **Application no. 20135107 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of C&O Coffee Shop, Inc., d/b/a La Bonbonniere Restaurant, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 28 Eighth Avenue, Borough of Manhattan, Community Board 2, Council District 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(e) of the New York City Administrative Code.**

Attachments: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

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

Affirmative: 20 -

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

Absent: 2 -

Sanders Jr. and Ignizio

LU 0736-2012 **Application no. C 100218 ZMK submitted by McGuinness Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a, changing an M1-1 District to an R7A District and establishing a C2-4 District within the proposed R7A District, Borough of Brooklyn, Community Board 1, Council District 33.**

Attachments: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

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

Affirmative: 20 -

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

Absent: 2 -

Sanders Jr. and Ignizio

LU 0737-2012

Application No. N 100219 ZRK, submitted by McGuinness Realty Corp. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Appendix F (Inclusionary Housing Designated Areas) relating to the extension of the Inclusionary Housing Program to a proposed R7A district in Greenpoint, Brooklyn, Community Board 1, Council District 33.

Attachments: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Reconvening of Zoning Subcommittee Meeting 12-6-2012, Land Use Calendar - December 6, 2012, Committee Report, Resolution, Hearing Testimony - Zoning 12-4-12, Hearing Testimony - Zoning 12-6-12, Hearing Transcript - Zoning 12-6-12, Hearing Transcript - Land Use 12-6-12

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

Affirmative: 20 -

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

Absent: 2 -

Sanders Jr. and Ignizio

LU 0738-2012 **Application no. 20135153 HKM (N 130075 HKM), pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Edward Ridley & Sons Department Store Buildings located at 315-317 Grand Street (aka 66-68 Allen Street) and 319-321 Grand Street (aka 65 Orchard Street) (Tax Map Block 308, Lots 14 and 15) (Designation List 459, LP-2397), Borough of Manhattan, Community Board 2, Council District 1, as an historic landmark.**

Attachments: Land Use Calendar - Week of December 3, 2012 - December 7, 2012, Land Use Calendar - December 6, 2012, Hearing Testimony - Landmarks 12/4/12, Committee Report, Resolution, Hearing Transcript - Landmarks 12-4-12, Hearing Transcript - Land Use 12-6-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of December 3, 2012 - December 7, 2012, Land Use Calendar - December 6, 2012, Hearing Testimony - Landmarks 12/4/12, Committee Report, Resolution, Hearing Transcript - Landmarks 12-4-12, Hearing Transcript - Land Use 12-6-12

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

Affirmative: 20 -

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

Absent: 2 -

Sanders Jr. and Ignizio

LU 0739-2012 **In Rem Action No. 45: Application No. 20135096 HAM submitted by the New York City Department of Finance and the Department of Housing Preservation and Development, pursuant to § 11-412.1 of the New York City Administrative Code and Article 16 of the General Municipal Law (GML) for the transfer and disposition of property located at 273 Wadsworth Avenue (aka 618 West 187th Street), Community Board 12, Council District 10, Borough of Manhattan, and the designation of such property as an Urban Development Action Area Project and Area and related tax exemptions pursuant to GML § 696 and Section 577 of the Private Housing Finance Law.**

Attachments: Land Use Calendar - Week of December 3, 2012 - December 7, 2012, Land Use Calendar - Week of December 3, 2012 - December 7, 2012, Land Use Calendar - December 6, 2012, Hearing Testimony - Planning 12/4/12, Committee Report, Resolution, Hearing Transcript - Planning 12-4-12, Hearing Transcript - Land Use 12-6-12

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: 20 -

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

Absent: 2 -

Sanders Jr. and Ignizio

LU 0740-2012

Application No. 20135197 HAK submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law, for an amendment to a previously approved Urban Development Action Area Project and Area located at 640 Broadway, Borough of Brooklyn, Community Board 1, Council District 33.

Attachments: Land Use Calendar - Week of December 3, 2012 - December 7, 2012, Land Use Calendar - Week of December 3, 2012 - December 7, 2012, Land Use Calendar - December 6, 2012, Hearing Testimony - Planning 12/4/12, Committee Report, Resolution, Hearing Transcript - Planning 12-4-12, Hearing Transcript - Land Use 12-6-12

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: 14 -

Comrie Jr., Arroyo, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Rivera, Vacca, Lander, Levin, Weprin, Halloran III and Koo

Negative: 5 -

Barron, Mendez, Palma, Reyna and Vann

Abstain: 1 -

Williams

Absent: 2 -

Sanders Jr. and Ignizio