

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, September 22, 2016

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

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

Roll Call

Present: Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: Barron

LU 0427-2016

Application No. 20175023 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project and waiver of the area designation requirement and Section 197-c and 197-d of the new York City Charter for property located at 212 East 117th Street (Block 1666, Lot 41), Borough of Manhattan, Community Board 11, Council District 8.

Attachments: Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

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, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 1 - Barron

LU 0438-2016

Application No. C 160082 ZSM submitted by 42 West 18th Realty Corp. 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 requirements for height and setback, rear yard, permitted obstructions in rear yards, and minimum distance between buildings, to facilitate a mixed-use development on property located at 38-42 West 18th Street (Block 819, Lots 14, 15 & 66), Borough of Manhattan, Community Board 5, Council District 3. 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: Manhattan Borough President Brewer - Objection Letter, August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Testimony - Zoning 9-20-16, Hearing Transcript - Zoning 9-20-16, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing Held by Committee

Attachments: Manhattan Borough President Brewer - Objection Letter, August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Testimony - Zoning 9-20-16, Hearing Transcript - Zoning 9-20-16, Hearing Transcript - Land Use 9-22-16

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

Affirmative: 19 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Abstain: 1 - Williams

Absent: 1 - Barron

LU 0454-2016

Application No. 20175036 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of a real property tax exemption, urban development action area project and waiver of the area designation requirement and Section 197-c and 197-d of the New York City Charter for property located at 32-10 102nd Street (Block 1696, Lot 9) Community Board 3, Council District 21, Borough of Queens.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

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, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 1 - Barron

LU 0455-2016

Application No. 20175037 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of a real property tax exemption, urban development action area project and waiver of the area designation requirement and Section 197-c and 197-d of the New York City Charter for property located at 89-55 208th Street (Block 10573, Lot 43) Community Board 13, Council District 23, Borough of Queens.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

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, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 1 - Barron

LU 0456-2016

Application No. 20175038 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of a real property tax exemption, urban development action area project and waiver of the area designation requirement and Section 197-c and 197-d of the New York City Charter for property located at 80-44 162nd Street (Block 6856, Lot 59) Community Board 8, Council District 24, Borough of Queens.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

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, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 1 - Barron

LU 0457-2016

Application No. 20175040 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of a real property tax exemption, urban development action area project and waiver of the area designation requirement and Section 197-c and 197-d of the New York City Charter for three properties located in Community Boards 12 and 13, Council District 31, Borough of Queens.

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Transcript - Planning 9-7-16, Hearing Testimony - Planning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, Hearing Transcript - Land Use 9-22-16

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, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 1 - Barron

LU 0458-2016

Application No. 20165640 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Carnival Latin Bistro, d/b/a Altus Cafe, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 4325 East Broadway, 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 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Testimony - Zoning 9/20/16, Hearing Transcript - Zoning 9-20-16, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing Held by Committee

Attachments: August 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 5, 2016 - September 9, 2016, REVISED - Land Use Calendar - Week of September 5, 2016 - September 9, 2016, Hearing Testimony - Zoning 9-7-16, Hearing Transcript - Zoning 9-7-16, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Testimony - Zoning 9/20/16, Hearing Transcript - Zoning 9-20-16, Hearing Transcript - Land Use 9-22-16

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, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 1 - Barron

LU 0467-2016 **Application No. C 160247 PQQ submitted by the Queens Public Library and the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 31-32 Union Street (Block 4414, Lots 1333-1339) for continued use as a library, Borough of Queens, Community Board 7, Council District 20. 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: September 14, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Landmarks 9-20-16, Hearing Testimony - Landmarks 9-20-16, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing Held by Committee

Attachments: September 14, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Landmarks 9-20-16, Hearing Testimony - Landmarks 9-20-16, Hearing Transcript - Land Use 9-22-16

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, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 1 - Barron

LU 0468-2016 **Application No. C 160248 PQQ submitted by the Queens Public Library and the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 144-20 243rd Street (Block 13549, Lot 7) for continued use as a library, Borough of Queens, Community Board 13, Council District 30. 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: September 14, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Landmarks 9-20-16, Hearing Testimony - Landmarks 9-20-16, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing Held by Committee

Attachments: September 14, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Landmarks 9-20-16, Hearing Testimony - Landmarks 9-20-16, Hearing Transcript - Land Use 9-22-16

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, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 1 - Barron

LU 0469-2016

Application No. 20175071 HAX submitted by the New York City Department of Housing Preservation and Development for the approval of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for properties located at 430 Westchester Avenue, 599 Brook Avenue, 625 Brook Avenue, 626 Bergen Avenue, and 503 East 153rd Street, Borough of the Bronx, Community Board 1, Council District 17.

Attachments: Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, September 28, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 9-22-16

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of September 19, 2016 - September 23, 2016, Land Use Calendar - September 22, Hearing Transcript - Planning 9-20-16, Hearing Testimony - Planning 9-20-16, September 28, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 9-22-16

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

Affirmative: 20 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Absent: 1 - Barron