

The New York City Council

*New York City Council
City Hall
New York, NY 10007*



Meeting Minutes

Thursday, February 7, 2008

10:00 AM

Committee Room - City Hall

Committee on Land Use

Melinda R. Katz, Chair

*Members: Maria Del Carmen Arroyo, Tony Avella, Maria Baez, Charles Barron,
Leroy G. Comrie, Inez E. Dickens, Simcha Felder, Daniel R. Garodnick, Eric N. Gioia,
Sara M. Gonzalez, Vincent M. Ignizio, Robert Jackson, Jessica S. Lappin, John C. Liu,
Miguel Martinez, Michael E. McMahon, Rosie Mendez, Annabel Palma, Joel Rivera,
Larry B. Seabrook, Helen Sears, Kendall Stewart, Albert Vann and James Oddo*

Roll Call

Present,

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent,

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0658-2008

Uniform land use review procedure application no. C 070247 ZSM, pursuant to §197-c and §201 of the Charter of the City of New York for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution in the Borough of Manhattan, Council District no. 1 to facilitate the conversion to residential use of two existing 4-story buildings at 23-25 Wooster Street and the development of a 9-story mixed use building at 325-329 West Broadway (Block 228, lot 200 in M1-5A and M1-5B Districts, within the SoHo cast Iron District. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to §197-d (b)(2) of the Charter or called up by vote of the Council pursuant to §197-d (b)(3) of the Charter.

Attachments: Hearing Transcript - Zoning 1/22/08, Hearing Testimony - Zoning 1/22/08, Hearing Transcript - Zoning 2/6/08, Hearing Testimony - Zoning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 1/22/08, Hearing Testimony - Zoning 1/22/08, Hearing Transcript - Zoning 2/6/08, Hearing Testimony - Zoning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0661-2008 **Uniform land use review procedure application no. C 070551 HAK, an Urban Development Action Area Designation and Project, located at 4213-4223 Second Avenue and the disposition of such property, Borough of Brooklyn, Council District no. 38. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

Attachments: Press Release, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08

This Land Use Application was Hearing Held by Committee

Attachments: Press Release, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0672-2008 **Uniform land use review procedure application no. C 070055 ZSM, pursuant to §197-c and §201 of the Charter of the City of New York for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution in the Borough of Manhattan, Council District no. 1, to modify the requirements of Section 42-10 to allow U.G. 2 uses (residential use) on the second through fourth floors and a portion of the fifth floor of an existing 5-story building on property located at 309 Canal Street (Block 231, Lot 5) . This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to §197-d (b)(2) of the Charter or called up by vote of the Council pursuant to §197-d (b)(3) of the Charter.**

Attachments: Hearing Transcript - Zoning 2/6/08, Hearing Testimony - Zoning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 2/6/08, Hearing Testimony - Zoning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0673-2008

Application no. 20085145 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Ramjar Holdings, Inc d/b/a Hudson Bar & Books, to continue to maintain and operate an unenclosed sidewalk café located at 636 Hudson Street, Borough of Manhattan, Council District no. 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(g) of the New York City Administrative Code.

Attachments: Hearing Transcript - Zoning 2/6/08, Hearing Testimony - Zoning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 2/6/08, Hearing Testimony - Zoning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0676-2008

Application no. 20085007 SCK, a site selection of Block 5799, Lot 38, for a new, 380-seat early childhood center, Council District no. 38, Borough of Brooklyn. This matter is subject to Council review and action pursuant Section 1732 of the New York State Public Authorities Law.

Attachments: Press Release, Hearing Transcript - Landmarks 2/6/08, Hearing Transcript - Land Use 2/7/08

This Land Use Application was Hearing Held by Committee

Attachments: Press Release, Hearing Transcript - Landmarks 2/6/08, Hearing Transcript - Land Use 2/7/08

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0561-2007

Application no. 20085081 HAX, an Urban Development Action Area Project located at 430 East 149th 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 577 of the Private Housing Finance Law for a partial tax exemption.

Attachments: Hearing Transcript - Planning 10/9/07, Hearing Transcript - Planning 10/23/07, Hearing Testimony - Planning 10/23/07, Hearing Transcript - Planning 11/14/07, Hearing Transcript - Land Use 11/14/07, Hearing Transcript - Planning 11/15/07, Hearing Transcript - Planning 11/26/07, Press Release, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 10/9/07, Hearing Transcript - Planning 10/23/07, Hearing Testimony - Planning 10/23/07, Hearing Transcript - Planning 11/14/07, Hearing Transcript - Land Use 11/14/07, Hearing Transcript - Planning 11/15/07, Hearing Transcript - Planning 11/26/07, Press Release, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0565-2007

Application no. 20085085 HAM, an Urban Development Action Area Project located at 16 Morningside 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: Hearing Transcript - Planning 10/9/07, Hearing Transcript - Planning 10/23/07, Hearing Testimony - Planning 10/23/07, Hearing Transcript - Planning 11/14/07, Hearing Transcript - Land Use 11/14/07, Hearing Transcript - Planning 11/15/07, Hearing Transcript - Planning 11/26/07, Press Release, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 10/9/07, Hearing Transcript - Planning 10/23/07, Hearing Testimony - Planning 10/23/07, Hearing Transcript - Planning 11/14/07, Hearing Transcript - Land Use 11/14/07, Hearing Transcript - Planning 11/15/07, Hearing Transcript - Planning 11/26/07, Press Release, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0613-2007 **Application no. 20085166 HAK, an Urban Development Action Area Project known as Marcy Willoughby, located in Community Board 3, Council District no. 36, 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning 11/14/07, Hearing Transcript - Land Use 11/14/07, Hearing Transcript - Planning 11/15/07, Hearing Transcript - Planning 11/26/07, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 11/14/07, Hearing Transcript - Land Use 11/14/07, Hearing Transcript - Planning 11/15/07, Hearing Transcript - Planning 11/26/07, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0618-2007 **Application no. 20085180 HAK, an Urban Development Action Area Project located at 232 Norwood Avenue, Council District no. 37, 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.**

Attachments: Hearing Transcript - Planning 11/26/07, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 11/26/07, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0642-2007

Application no. 20085207 HAK, an Urban Development Action Area Project known as Mother Gaston/Bergen, located in Community Board 16, Council District no. 37, 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 an exemption from real property taxes.

Attachments: Press Release, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08

This Land Use Application was Hearing Held by Committee

Attachments: Press Release, Hearing Transcript - Planning 12/17/07, Hearing Transcript - Planning 12/19/07, Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon

LU 0650-2008 **Application no. 20085237 HAM, an Urban Development Action Area Project located at 484 Convent Avenue, Council District no. 7, 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: Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 1/9/08, Hearing Transcript - Planning 1/22/08, Hearing Transcript - Planning 2/6/08, Hearing Transcript - Land Use 2/7/08, Press Release

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

Affirmative, 20 -

Katz, Avella, Barron, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Ignizio, Jackson, Lappin, Liu, Mendez, Oddo, Palma, Rivera, Seabrook, Sears, Stewart and Vann

Absent, 5 -

Arroyo, Baez, Gonzalez, Martinez and McMahon