

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, September 27, 2012

12:00 PM

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:

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

Absent:

Comrie Jr. and Barron

Medical:

Dickens

Other Council Members Attending: Chin

LU 0688-2012

Application No. C 120226 ZMM submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for amendment of the Zoning Map, Section No. 12c, by establishing within an existing R8 District a C2-5 District, Borough of Manhattan, Community District 3, Council District 1.

Attachments: Land Use Calendar - Week of September 17, 2012 - September 21, 2012, Reconvening of Planning Subcommittee Meeting, Reconvening of Planning Subcommittee Meeting and new Land Use Meeting, Hearing Transcript - Planning 9-27-12, Hearing Testimony - Planning 9-19-12, Hearing Transcript - Planning 9-19-12, Hearing Transcript - Land Use 9-27-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 17, 2012 - September 21, 2012, Reconvening of Planning Subcommittee Meeting, Reconvening of Planning Subcommittee Meeting and new Land Use Meeting, Hearing Transcript - Planning 9-27-12, Hearing Testimony - Planning 9-19-12, Hearing Transcript - Planning 9-19-12, Hearing Transcript - Land Use 9-27-12

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

Affirmative: 19 -

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0689-2012 **Application No. N 120227 ZRM submitted by the NYC Department of Housing Preservation and Development and Department of Citywide Administrative Services, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Sections 74-743 (Special Provisions for bulk modifications) and 74-744 (Modification of use regulations) concerning special permit regulations for large scale general developments, relating to the former Seward Park Extension Urban Renewal Area, Borough of Manhattan, Community Board 3, Council District 1.**

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Attachments: Land Use Calendar - Week of September 17, 2012 - September 21, 2012, Reconvening of Planning Subcommittee Meeting, Reconvening of Planning Subcommittee Meeting and new Land Use Meeting, Hearing Transcript - Planning 9-27-12, Hearing Testimony - Planning 9-19-12, Hearing Transcript - Planning 9-19-12, Hearing Transcript - Land Use 9-27-12

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

Affirmative: 19 -

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0690-2012 **Application No. C 120228 ZSM submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant a special permit pursuant Sections 74-743(a)(1), 74-743 (a)(2) and 74-743 (a) (10), in connection with a proposed mixed use development, within a large-scale general development (Block 346, p/o Lot 40; Block 347, Lot 71; Block 352, Lots 1 and 28; and Block 409, Lot 56) in R8/C2-5 and C6-1 districts, partially within the former Seward Park Extension Urban Renewal Area, Borough of Manhattan, Community Board 3, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Land Use Calendar - Week of September 17, 2012 - September 21, 2012, Reconvening of Planning Subcommittee Meeting, Reconvening of Planning Subcommittee Meeting and new Land Use Meeting, Hearing Transcript - Planning 9-27-12, Hearing Testimony - Planning 9-19-12, Hearing Transcript - Planning 9-19-12, Hearing Transcript - Land Use 9-27-12

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Affirmative: 19 -

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0691-2012 **Application No. C 120229 ZSM submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant special permit pursuant Sections 74-744(a)(3) and Section 74-744(b) to modify applicable district use regulations in connection with a proposed mixed use development, within a large-scale general development (Block 346, p/o Lot 40; Block 347, Lot 71; Block 352, Lots 1 and 28; and Block 409, Lot 56) in R8/C2-5 and C6-1 districts, partially within the former Seward Park Extension Urban Renewal Area, Borough of Manhattan, Community Board 3, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Land Use Calendar - Week of September 17, 2012 - September 21, 2012, Reconvening of Planning Subcommittee Meeting, Reconvening of Planning Subcommittee Meeting and new Land Use Meeting, Hearing Transcript - Planning 9-27-12, Hearing Testimony - Planning 9-19-12, Hearing Transcript - Planning 9-19-12, Hearing Transcript - Land Use 9-27-12

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0692-2012 **Application no. C 120231 ZSM submitted by the NYC Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 168 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street, Norfolk Street, Broome Street and Essex Street (Site 2, Block 353, p/o Lot 1 and Lot 28), in a C6-1 District, Borough of Manhattan, Community Board 3, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

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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: 19 -

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0693-2012 **Application no. C 120233 ZSM submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 250 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street, Suffolk Street, Broome Street and Norfolk Street (Site 3, Block 346, p/o Lot 40), in an R 8/C2-5, Borough of Manhattan, Community Board 3, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Land Use Calendar - Week of September 17, 2012 - September 21, 2012, Reconvening of Planning Subcommittee Meeting, Reconvening of Planning Subcommittee Meeting and new Land Use Meeting, Hearing Transcript - Planning 9-27-12, Hearing Testimony - Planning 9-19-12, Hearing Transcript - Planning 9-19-12, Hearing Transcript - Land Use 9-27-12

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 Modifications and Referred to CPC approved by Roll Call.

Affirmative: 19 -

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0694-2012 **Application no. C 120234 ZSM submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 250 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street, Clinton Street, Broome Street and Suffolk Street (Site 4, Block 346, p/o Lot 40), in an R8/C2-5 District, Borough of Manhattan, Community Board 3, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Land Use Calendar - Week of September 17, 2012 - September 21, 2012, Reconvening of Planning Subcommittee Meeting, Reconvening of Planning Subcommittee Meeting and new Land Use Meeting, Hearing Transcript - Planning 9-27-12, Hearing Testimony - Planning 9-19-12, Hearing Transcript - Planning 9-19-12, Hearing Transcript - Land Use 9-27-12

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Affirmative: 19 -

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0695-2012 **Application no. C 120235 ZSM submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 305 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Broome Street, Clinton Street, Grand Street and Suffolk Street (Site 5, Block 346, p/o Lot 40), in an R8/C2-5 District, Borough of Manhattan, Community Board 3, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0696-2012 **Application No. N 120236 HAM submitted by NYC Department of Housing Preservation and Development, for an Urban Development Action Area Designation and Project located at Essex, Delancey, Norfolk, Grand, Stanton and Broome streets (Block 346, part of Lot 40; Block 347, Lot 71; Block 352, Lots 1, 28; Block 353, Lot 44; Block 354, Lots 1, 12; and Block 409, Lot 56) and the disposition of city owned property, to facilitate the development of residential, community facility and commercial uses, including the redevelopment of the Essex Street Market, Borough of Manhattan, Community Board 3, Council District 1. 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 New York General Municipal Law.**

Attachments: Land Use Calendar - Week of September 17, 2012 - September 21, 2012, Reconvening of Planning Subcommittee Meeting, Reconvening of Planning Subcommittee Meeting and new Land Use Meeting, Hearing Transcript - Planning 9-27-12, Hearing Testimony - Planning 9-19-12, Hearing Transcript - Planning 9-19-12, Hearing Transcript - Land Use 9-27-12

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0697-2012 **Application no. C 120237 PQM submitted by the NYC Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property bounded by Essex, Delancey, Norfolk, and Broome streets (Block 352, p/o Lots 1 and 28), Borough of Manhattan, Community Board 3, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

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

Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0698-2012 **Application no. C 120245 PPM submitted by the Department of Housing Preservation and Development (HPD) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the Charter, for disposition of city-owned property (Block 346, p/o of Lot 40; Block 347, Lot 71; Block 352, Lots 1 and 28; Block 353, Lot 44; Block 354, Lots 1 and 12; and Block 409, Lot 56), by HPD to a future developer or by DCAS to the New York City Economic Development Corporation or a successor local development corporation, Borough of Manhattan, Community Board 3, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

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Absent: 2 -

Comrie Jr. and Barron

Medical: 1 -

Dickens

LU 0699-2012 **Application no. C 120156 MMM submitted by the NYC 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: the establishment of portions of Broome Street and Suffolk Street; the narrowing, by elimination, discontinuance and closing, of portions of Clinton Street and Delancey Street; the establishment of the name Delancey Street between Clinton Street and FDR Drive; the adjustment of grades; and authorization for any disposition or acquisition of real property related thereto, in Borough of Manhattan, Community Board 3, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Land Use Calendar - Week of September 17, 2012 - September 21, 2012, Reconvening of Planning Subcommittee Meeting, Reconvening of Planning Subcommittee Meeting and new Land Use Meeting, Hearing Transcript - Planning 9-27-12, Hearing Testimony - Planning 9-19-12, Hearing Transcript - Planning 9-19-12, Hearing Transcript - Land Use 9-27-12

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