

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, January 14, 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, 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, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

Medical: Wills

Other Council Members Attending: Matteo and Eugene

LU 0299-2015

Application No. 20165077 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Bar Giacosa Corp., d/b/a Il Pittino for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 270 6th 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 Section 20-226 of the New York City Administrative Code.

Attachments: October 29, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 16, 2015 - November 20, 2015, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 30, 2015 - December 4, 2015, REVISED - Land Use Calendar - Week of November 30, 2015 - December 4, 2015, Land Use Calendar - Week of December 14, 2015 - December 18, 2015, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: October 29, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 16, 2015 - November 20, 2015, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 30, 2015 - December 4, 2015, REVISED - Land Use Calendar - Week of November 30, 2015 - December 4, 2015, Land Use Calendar - Week of December 14, 2015 - December 18, 2015, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

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

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

Medical: 1 - Wills

LU 0300-2015

Application No. 20165089 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 643 Broadway Holdings LLC, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 643 Broadway, Borough of Manhattan, Community Board 2, 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 Section 20-226 of the New York City Administrative Code.

Attachments: November 10, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 30, 2015 - December 4, 2015, REVISED - Land Use Calendar - Week of November 30, 2015 - December 4, 2015, Land Use Calendar - Week of December 14, 2015 - December 18, 2015, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: November 10, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 30, 2015 - December 4, 2015, REVISED - Land Use Calendar - Week of November 30, 2015 - December 4, 2015, Land Use Calendar - Week of December 14, 2015 - December 18, 2015, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

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

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

Medical: 1 - Wills

LU 0315-2015

Application No. 20165181 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Haru Gramercy Park Corp., d/b/a Haru for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 220 Park Avenue South, Borough of Manhattan, Community Board 5, Council District 2. 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: December 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: December 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

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, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

Medical: 1 - Wills

LU 0316-2015

Application No. 20165189 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of La Meridiana I, Ltd., d/b/a Numero 28 for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 176 2nd Avenue, Borough of Manhattan, Community Board 3, Council District 2. 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: December 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: December 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

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, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

Medical: 1 - Wills

LU 0317-2015

Application No. 20165190 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 4N Corp., d/b/a Blind Pig for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 233 East 14th Street, Borough of Manhattan, Community Board 6, Council District 2. 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: December 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: December 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

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, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

Medical: 1 - Wills

LU 0318-2015

Application No. 20165168 HKM (N 160068 HKM), pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Mount Morris Park Historic District Extension (Designation List 484/ LP No. 2571), Borough of Manhattan, Community Board 10, Council District 9, as an historic district.

Attachments: December 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Hearing Testimony - Landmarks 1/12/16, Hearing Transcript - Landmarks 1/12/16, Land Use Calendar - January 14, 2016, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: December 16, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Hearing Testimony - Landmarks 1/12/16, Hearing Transcript - Landmarks 1/12/16, Land Use Calendar - January 14, 2016, Hearing Transcript - Land Use 1-14-16

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, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

Medical: 1 - Wills

LU 0321-2016

Application No. N 150340 ZRR submitted by BIRB Realty Inc. 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 A of Article X, Chapter 7, concerning the boundaries of Designated Open Space, within the Special South Richmond Development District, Borough of Staten Island, Community Board 3, Council District 51.

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

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, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

Medical: 1 - Wills

LU 0322-2016

Application No. N 150421 ZRR submitted by NFC Associates, LLC and 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 Article X Chapter 5, and related sections, concerning the bulk, parking, grading, and private roads regulations in a Tier I site within the Special Natural Area District and the New York City Farm Colony-Seaview Hospital Historic District, Borough of Staten Island, Community Board 2, Council District 50.

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Abstain: 2 - Williams and Barron

Medical: 1 - Wills

LU 0323-2016

Application No. C 150422 ZMR submitted by NFC Associates, LLC and 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 Nos. 26c and 27a, to establish within an existing R3-2 District a C1-3 District near the intersection of Brielle Avenue and Walcott Avenue in the New York City Farm Colony-Seaview Hospital Historic District, Borough of Staten Island, Community Board 2, Council District 50.

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Abstain: 2 - Williams and Barron

Medical: 1 - Wills

LU 0324-2016

Application No. C 150428 PPR submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 475 Brielle Avenue (Block 1955, p/o Lot 1) Borough of Staten Island, Community Board 2, Council District 50. 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: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Reconvening of the Recessed Zoning and Franchises Subcommittee Meeting, Land Use Calendar - January 14, 2016, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Hearing Transcript - Land Use 1-14-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Richards, Cohen, Kallos, Reynoso, Torres and Treyger

Abstain: 2 - Williams and Barron

Medical: 1 - Wills

LU 0325-2016 **Application No. C 160002 ZMK submitted by the Department of Housing Preservation and Development and New Van Sinderen Lots LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of Zoning Map, Section No. 17d, changing from an M1-1 District to an R7A/C2-4 District property bounded by a line 185 feet southerly of Newport Avenue, a line midway between Van Sinderen Avenue and Snediker Avenue, 430 feet northerly of Linden Avenue, and Van Sinderen Avenue, Borough of Brooklyn, Community Board 5, Council District 42.**

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Hearing Testimony - Planning 1/12/16, Hearing Transcript - Planning 1/12/16, Land Use Calendar - January 14, 2016, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Hearing Testimony - Planning 1/12/16, Hearing Transcript - Planning 1/12/16, Land Use Calendar - January 14, 2016, Hearing Transcript - Land Use 1-14-16

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

Affirmative: 18 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Kallos, Reynoso, Torres and Treyger

Abstain: 1 - Cohen

Medical: 1 - Wills

LU 0326-2016 **Application No. C 160003 HAK submitted by NYC Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for the designation of property located at 679, 669 Van Sinderen Avenue, and 169-182 New Lots Avenue (Block 3850, Lot 1 and Block 3865, Lots 24, 25, 26, 27, 128 and 129), as an Urban Development Action Area and Project and pursuant to Section 197-c of the New York City Charter for the disposition of such property, Borough of Brooklyn, Community Board 5, Council District 42.**

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Hearing Testimony - Planning 1/12/16, Hearing Transcript - Planning 1/12/16, Land Use Calendar - January 14, 2016, Hearing Transcript - Land Use 1-14-16

This Land Use Application was Hearing Held by Committee

Attachments: January 6, 2016 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 11, 2016 - January 15, 2016, Hearing Testimony - Planning 1/12/16, Hearing Transcript - Planning 1/12/16, Land Use Calendar - January 14, 2016, Hearing Transcript - Land Use 1-14-16

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

Affirmative: 18 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Kallos, Reynoso, Torres and Treyger

Abstain: 1 - Cohen

Medical: 1 - Wills

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY