

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, January 28, 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, Levin, Williams, Richards, Cohen, Kallos, Torres and Treyger

**Absent:** Lander, Barron and Reynoso

**Medical:** Wills

LU 0320-2016

**Application No. 20165210 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Becaf, LLC, d/b/a Poco NYC for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 33 Avenue B, 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:** 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, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

**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, Hearing Testimony - Zoning 1-12-16, Hearing Transcript - Zoning 1-12-16, Hearing Transcript - Zoning 1-14-16, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

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

**Affirmative:** 16 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Richards, Cohen, Kallos, Torres and Treyger

**Absent:** 3 - Lander, Barron and Reynoso

**Medical:** 1 - Wills

**LU 0327-2016**      **Application No. C 150384 ZSM submitted by 321 New Canal, LLC 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 the use regulations to allow residential and retail uses in an existing building on property located at 321 Canal Street (Block 230, Lot 5) Borough of Manhattan, Community Board 2, Council District 1.**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

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

**Affirmative:** 15 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Levin, Richards, Cohen, Kallos, Torres and Treyger

**Abstain:** 1 - Williams

**Absent:** 3 - Lander, Barron and Reynoso

**Medical:** 1 - Wills

**LU 0328-2016**      **Application No. C 150385 ZSM submitted by 323 Equities, LLC 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 the use regulations to allow residential and retail uses in an existing building on property located at 323 Canal Street (Block 230, Lot 6) Borough of Manhattan, Community Board 2, Council District 1.**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

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

**Affirmative:** 15 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Levin, Richards, Cohen, Kallos, Torres and Treyger

**Abstain:** 1 - Williams

**Absent:** 3 - Lander, Barron and Reynoso

**Medical:** 1 - Wills

LU 0329-2016

**Application No. N 150416 ZRM submitted by 150 Wooster LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712, concerning the special permit for developments in an historic district within M1-5A and M1-5B districts, Borough of Manhattan, Community Board 2, Council District 1.**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

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

**Affirmative:** 16 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Richards, Cohen, Kallos, Torres and Treyger

**Absent:** 3 - Lander, Barron and Reynoso

**Medical:** 1 - Wills

LU 0330-2016

**Application No. C 150417 ZSM submitted by 150 Wooster LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations to allow residential and retail uses in a proposed 8-story building on property located at 150 Wooster Street (Block 514, Lots 7 and 9) Borough of Manhattan, Community Board 2, Council District 1.**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

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

**Affirmative:** 16 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Richards, Cohen, Kallos, Torres and Treyger

**Absent:** 3 - Lander, Barron and Reynoso

**Medical:** 1 - Wills

LU 0331-2016

**Application No. C 150418 ZSM submitted by 150 Wooster LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) of the Zoning Resolution to modify height, setback, and permitted obstructions regulations for a proposed 8-story building on property located at 150 Wooster Street (Block 514, Lots 7 and 9) Borough of Manhattan, Community Board 2, Council District 1.**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 19, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 25, 2016 - January 29, 2016, Land Use Calendar - January 28, Hearing Transcript - Land Use 1-28-16

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

**Affirmative:** 16 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Richards, Cohen, Kallos, Torres and Treyger

**Absent:** 3 - Lander, Barron and Reynoso

**Medical:** 1 - Wills

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY