

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, July 19, 2017

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, Annabel Palma,
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, Mark Treyger and Rafael Salamanca, Jr.*

Roll Call

Present: Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: Palma, Lander, Levin, Williams, Wills and Richards

LU 0682-2017

Application No. C 170087 ZMX submitted by The Ader Group LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section no. 6c, changing an existing M1-1 District to an R8A/C2-4 District on property on Whitlock Avenue and 165th Street, Borough of the Bronx, Community Board 2, Council District 17.

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

This Land Use Application was Hearing Held by Committee

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Affirmative: 15 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 6 - Palma, Lander, Levin, Williams, Wills and Richards

LU 0683-2017

Application No. N 170088 ZRX submitted by The Ader Group LLC pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of the Bronx, Community Board 2, Council District 17.

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

This Land Use Application was Hearing Held by Committee

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Affirmative: 15 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 6 - Palma, Lander, Levin, Williams, Wills and Richards

LU 0684-2017

Application No. N 170286 ZRM submitted by Lightstone Acquisitions X, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, modifying regulations of Article IX, Chapter 1 (Special Lower Manhattan District) allowing a floor area bonus for public plazas, Borough of Manhattan, Community Board 1, Council District 1.

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

This Land Use Application was Hearing Held by Committee

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Affirmative: 15 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 6 - Palma, Lander, Levin, Williams, Wills and Richards

LU 0689-2017

Application No. N 170251 ZRM submitted by 517 West 35th LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, modifying Section 93-122 to change development phasing regulations, Borough of Manhattan, Community Board 4, Council District 3.

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

This Land Use Application was Hearing Held by Committee

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Affirmative: 15 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 6 - Palma, Lander, Levin, Williams, Wills and Richards

LU 0690-2017

Application No. 20175520 HAK submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for the approval of a real property tax exemption for property located at Block 1205, p/o lot 28 (Tentative Lot 127), Borough of Brooklyn, Community Board 1, Council District 35.

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

This Land Use Application was Hearing Held by Committee

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17, Hearing Testimony - Zoning 7-17-17, Committee Report, Resolution, Hearing Transcript - Zoning 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Affirmative: 14 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Negative: 1 - Barron

Absent: 6 - Palma, Lander, Levin, Williams, Wills and Richards

LU 0704-2017

Application No. 20175521 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for the approval of an urban development action area project and a real property tax exemption for property located on Block 10850, Lot 29, Block 10960, Lot 604, and Block 10923, Lot 26, Borough of Queens, Community Board 12, Council District 27.

Attachments: June 21, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Hearing Testimony - Planning 7-17-17, Land Use Calendar - July 19, 2017, Committee Report, Resolution, Project Summary, Hearing Transcript - Planning 7-17-17, Hearing Transcript - Land Use 7-19-17

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Hearing Testimony - Planning 7-17-17, Land Use Calendar - July 19, 2017, Committee Report, Resolution, Project Summary, Hearing Transcript - Planning 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Affirmative: 15 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 6 - Palma, Lander, Levin, Williams, Wills and Richards

LU 0705-2017

Application No. 20175523 HAK submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for the approval of a real property tax exemption for property located on Block 1646, Lot 10, Borough of Brooklyn, Community Board 3, Council District 36.

Attachments: June 21, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Hearing Testimony - Planning 7-17-17, Land Use Calendar - July 19, 2017, Committee Report, Resolution, Hearing Transcript - Planning 7-17-17, Hearing Transcript - Land Use 7-19-17

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Hearing Testimony - Planning 7-17-17, Land Use Calendar - July 19, 2017, Committee Report, Resolution, Hearing Transcript - Planning 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Affirmative: 15 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 6 - Palma, Lander, Levin, Williams, Wills and Richards

LU 0707-2017 **Application No. 20175217 SCK pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 332-Seat Primary School Facility to be located on Block 751, Lot 1, Borough of Brooklyn, Community School District 15, Community Board 12, Council District 38.**

Attachments: Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Landmarks 7-17-17, Hearing Testimony - Landmarks 7-17-17 additional, Committee Report, Resolution, Hearing Transcript - Landmarks 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Attachments: Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Landmarks 7-17-17, Hearing Testimony - Landmarks 7-17-17 additional, Committee Report, Resolution, Hearing Transcript - Landmarks 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Affirmative: 15 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 6 - Palma, Lander, Levin, Williams, Wills and Richards

LU 0708-2017 **Application No. 20175647 SCK pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 332-Seat Primary School Facility to be located on Block 728, Lots 34 and 36, Borough of Brooklyn, Community School District 15, Community Board 7, Council District 38.**

Attachments: Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Landmarks 7-17-17, Hearing Testimony - Landmarks 7-17-17 additional, Committee Report, Resolution, Hearing Transcript - Landmarks 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Attachments: Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Landmarks 7-17-17, Hearing Testimony - Landmarks 7-17-17 additional, Committee Report, Resolution, Hearing Transcript - Landmarks 7-17-17, Hearing Transcript - Land Use 7-19-17

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

Affirmative: 15 - Greenfield, Gentile, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 6 - Palma, Lander, Levin, Williams, Wills and Richards