

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, October 26, 2017

11:00 AM

Council Chambers - 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, Deborah L. Rose, Donovan J. Richards,
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres, Mark Treyger, Rafael Salamanca, Jr. and Barry S. Grodenchik*

Roll Call

Present: Greenfield, Gentile, Palma, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Int 1661-2017

A Local Law in relation to developing a comprehensive urban agriculture plan

Attachments: Summary of Int. No. 1661, Int. No. 1661, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Hearing Transcript - Land Use 10-26-17

This Introduction was Hearing Held by Committee

Attachments: Summary of Int. No. 1661, Int. No. 1661, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Hearing Transcript - Land Use 10-26-17

This Introduction was Laid Over by Committee

Int 1685-2017

A Local Law to amend the administrative code of the city of New York, in relation to exempting certain government entities from pre-application requirements for zoning text amendments

Attachments: Summary of Int. No. 1685, Int. No. 1685, August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Committee Report 10/31/17, Additional Meetings of the Land Use Committee and the Subcommittee on Zoning & Franchises, October 31, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 10-26-17

This Introduction was Hearing Held by Committee

Attachments: Summary of Int. No. 1685, Int. No. 1685, August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Committee Report 10/31/17, Additional Meetings of the Land Use Committee and the Subcommittee on Zoning & Franchises, October 31, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 10-26-17

This Introduction was Laid Over by Committee

Int 1692-2017

A Local Law to amend the administrative code of the city of New York, in relation to technical corrections to local law 116 for the year 2017

Attachments: Summary of Int. No. 1692, Int. No. 1692, August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Proposed Int. No. 1692-A - 10/24/17, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Hearing Transcript - Land Use 10-26-17

This Introduction was Hearing Held by Committee

Attachments: Summary of Int. No. 1692, Int. No. 1692, August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Proposed Int. No. 1692-A - 10/24/17, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Hearing Transcript - Land Use 10-26-17

This Introduction was Laid Over by Committee

LU 0761-2017

Application No. C 150278 ZMK submitted by Harrison Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M3-1 District to R7A/C2-4, R7D/C2-4, and R8A/C2-4 Districts property located in the vicinity of Flushing Avenue and Union Avenue, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

This Land Use Application was Hearing Held by Committee

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

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, Garodnick, Mealy, Rodriguez, Koo, Lander, Levin, Rose, Richards, Cohen, Kallos, Torres, Treyger, Salamanca Jr. and Grodenchik

Negative: 4 - Mendez, Williams, Barron and Reynoso

LU 0762-2017

Application No. N 150277 ZRK submitted by Harrison Realty 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

This Land Use Application was Hearing Held by Committee

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

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, Garodnick, Mealy, Rodriguez, Koo, Lander, Levin, Rose, Richards, Cohen, Kallos, Torres, Treyger, Salamanca Jr. and Grodenchik

Negative: 4 - Mendez, Williams, Barron and Reynoso

LU 0766-2017

Application No. C 170400 ZMK submitted by YYY Brooklyn NY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d, changing an R6 district to a C6-4 district and extending the Special Downtown Brooklyn District on property located at Tillary and Prince Street, Borough of Brooklyn, Community Board 2, Council District 35.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

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

Affirmative: 21 - Greenfield, Gentile, Palma, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

LU 0767-2017

Application No. N 170401 ZRK submitted by YYY Brooklyn NY, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections, Borough of Brooklyn, Community District 2.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

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

Affirmative: 21 - Greenfield, Gentile, Palma, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

LU 0768-2017

Application No. C 170430 ZMK submitted by Canyon Sterling Emerald LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, changing an R4/C1-2 district to R6A, R7A, and R8A/CC2-4 districts on property located south of Linden Boulevard between Emerald and Amber Streets, Borough of Brooklyn, Community Board 5, Council District 42.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, City Planning Commission Approval Letter, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, City Planning Commission Approval Letter, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

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

Affirmative: 20 - Greenfield, Gentile, Palma, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Abstain: 1 - Cohen

LU 0769-2017

Application No. N 170431 ZRK submitted by Canyon Sterling Emerald, 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 5, Council District 42.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, City Planning Commission Approval Letter, October 31, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, City Planning Commission Approval Letter, October 31, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

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

Affirmative: 20 - Greenfield, Gentile, Palma, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Abstain: 1 - Cohen

LU 0770-2017

Application No. N 170433 ZRM submitted by 42nd and 8th Owner 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 signage regulations for zoning lots in the Eighth Avenue Corridor of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 4, Council District 3.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, City Planning Commission Approval Letter, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17, Hearing Testimony - Zoning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, City Planning Commission Approval Letter, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

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

Affirmative: 20 - Gentile, Palma, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Abstain: 1 - Greenfield

LU 0796-2017

Application No. 20185066 HAM submitted by the Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 1948, Lots 45, 46, and 47, Borough of Manhattan, Community District 10, Council District 9.

Attachments: October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Land Use 10-26-17

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Land Use 10-26-17

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

Affirmative: 21 - Greenfield, Gentile, Palma, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

LU 0798-2017

Application No. 20185050 HKM (N 180078 HKM) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the New York Public Library (Stephen A. Schwartzman Building) Interiors located at 476 Fifth Avenue (Block 1257, Lot 1), as an interior landmark, Borough of Manhattan, Community Board 5, Council District 4.

Attachments: Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Landmarks 10-24-17, Hearing Transcript - Land Use 10-26-17

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

Attachments: Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Landmarks 10-24-17, Hearing Transcript - Land Use 10-26-17

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

Affirmative: 21 - Greenfield, Gentile, Palma, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

LU 0799-2017

Application No. 20185103 HAK submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 4496, Lot 29, Borough of Brooklyn, Community District 5, Council District 42.

Attachments: REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

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

Attachments: REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Hearing Transcript - Zoning 10-24-17, Hearing Transcript - Land Use 10-26-17

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

Affirmative: 21 - Greenfield, Gentile, Palma, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik