

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, September 29, 2020

11:00 AM

VOTE

REMOTE HEARING (VIRTUAL ROOM 2)

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,
Chaim M. Deutsch, Ruben Diaz, Sr., Vanessa L. Gibson,
Barry S. Grodenchik, Peter A. Koo, Rory I. Lancman,
Stephen T. Levin, I. Daneek Miller, Francisco P. Moya,
Antonio Reynoso, Donovan J. Richards, Carlina Rivera and Mark Treyger*

Roll Call

Present: Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera and Treyger

Absent: Richards

LU 0666-2020

Application No. C 200106 HAK (Weeksville NCP at Prospect Place) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State and 197 c of the New York City Charter for the designation of an Urban Development Action Area and an Urban Development Action Area Project for such area, and the disposition of such property to a developer to be selected by HPD, for property located at 1559-1563 Prospect Place (Block 1363, Lots 90, 91 and 92), Borough of Brooklyn, Community District 8, Council District 41.

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Remarks by Council Member Alicka Ampry-Samuel, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Remarks by Council Member Alicka Ampry-Samuel, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera and Treyger

Absent: 1 - Richards

LU 0667-2020 **Application No. 20205415 HAK (Old Stanley - 641 Chauncey) submitted by the Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law requesting an exemption from real property taxes for property located at 641 Chauncey Street (Block 3444, Lot 18), Borough of Brooklyn, Community District 4, Council District 37.**

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera and Treyger

Absent: 1 - Richards

LU 0668-2020 **Application No. C 200188 HAK (Old Stanley - 641 Chauncey) submitted by the Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, for the designation of an Urban Development Action Area and an Urban Development Action Area Project for such area, and for the disposition of such property, to a developer to be selected by HPD, for property located at 641 Chauncey Street (Block 3444, Lot 18), Borough of Brooklyn, Community District 4, Council District 37.**

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera and Treyger

Absent: 1 - Richards

LU 0669-2020

Application No. 20205416 HAK (Old Stanley II) submitted by the Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law requesting the approval of an Urban Development Action Area Project, waiver of the designation requirements of Sections 197-c and 197-d of the Charter, and an exemption from real property taxes for property located at 676 Central Avenue (Block 3440, Lot 35) and 1277 DeKalb Avenue (Block 3232, Lot 63), Borough of Brooklyn, Community District 4, Council Districts 34 & 37.

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera and Treyger

Absent: 1 - Richards

LU 0670-2020

Application No. 20205417 HAK (Open Door Bed Stuy Central & North I) submitted by the Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law requesting the approval of an Urban Development Action Area Project, waiver of the designation and approval requirements Sections 197-c and 197-d of the Charter, and an exemption from real property taxes for property located at 358 Malcolm X Boulevard (Block 1686, Lot 48), 1662 Bergen Street (Block 1356, Lot 6), 821 Willoughby Avenue (Block 1589, Lot 58), 697A Jefferson Avenue (Block 1651, Lot 52), 687A Hancock Street (Block 1657, Lot 59), 278 Bainbridge Street (Block 1687, Lot 47), 191 Chauncey Street (Block 1687, Lot 73), 191R Chauncey Street (Block 1687, Lot 173), 179 Chauncey Street (Block 1687, Lot 80), 13 Hunterfly Place (Block 1708, Lot 67), 50 Buffalo Avenue (Block 1710, Lot 49), 54 Buffalo Avenue (Block 1710, Lot 51), and 1835 Atlantic Avenue (Block 1710, Lot 52), Borough of Brooklyn, Community Districts 3 and 8, Council District 36.

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera and Treyger

Negative: 1 - Barron

Absent: 1 - Richards

LU 0671-2020

Application No. 20215002 HIM (N 210020 HIM) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the Charter of the City of New York and Section 25-303 of the Administrative Code of the City of New York, proposing the rescission of the landmark designation of Beth Hamedrash Hagodol Synagogue (originally the Norfolk Street Baptist Church) [DL-518/LP-0637A] and the Landmark Site of 60-64 Norfolk Street (Block 346, Lot 37), Borough of Manhattan, Community District 3, Council District 1.

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera and Treyger

Absent: 1 - Richards

LU 0672-2020

Application No. 20215004 HIM (N 210019 HIM) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the Charter of the City of New York and Section 25 303 of the Administrative Code of the City of New York, amending the landmark designation of the Alexander Hamilton House, aka Hamilton Grange [DL 518/LP-0317A] to make its Landmark Site 414 West 141Street (Block 1957 Lot 140), Borough of Manhattan, Community District 10, Council District 9.

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera and Treyger

Absent: 1 - Richards

LU 0673-2020

Application No. 20215003 HIQ (N 210018 HIQ) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the Charter of the City of New York and Section 25 303 of the Administrative Code of the City of New York, amending the landmark designation of the Kingsland Homestead [DL 518/LP-0005A] to make its Landmark Site 143-35 37th Avenue (Block 5012, Lot 60), Borough of Queens, Community District 7, Council District 20.

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 10, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Landmarks 9-10-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera and Treyger

Absent: 1 - Richards

LU 0678-2020

Application No. C 190377 ZMK (5914 Bay Parkway Rezoning) submitted by SUW 4 LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22d by changing from an R5 District to an R6 District and establishing within the proposed R6 District a C2-4 District, Borough of Brooklyn, Community District 12, Council District 44.

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Zoning 9-15-20, Hearing Transcript - Zoning 9-24-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Zoning 9-15-20, Hearing Transcript - Zoning 9-24-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 13 - Salamanca Jr., Adams, Ayala, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Moya, Rivera and Treyger

Negative: 2 - Barron and Reynoso

Abstain: 1 - Miller

Absent: 1 - Richards

LU 0679-2020

Application No. N 190378 ZRK (5914 Bay Parkway Rezoning) submitted by SUW 4 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 12, Council District 44.

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Zoning 9-15-20, Hearing Transcript - Zoning 9-24-20, Hearing Transcript - Land Use 9-29-20

This Land Use Application was Hearing Held by Committee

Attachments: August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Zoning 9-15-20, Hearing Transcript - Zoning 9-24-20, Hearing Transcript - Land Use 9-29-20

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

Affirmative: 13 - Salamanca Jr., Adams, Ayala, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Levin, Moya, Rivera and Treyger

Negative: 2 - Barron and Reynoso

Abstain: 1 - Miller

Absent: 1 - Richards