

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, February 4, 2020**

**11:00 AM**

**Committee Room - City Hall**

### **Committee on Land Use**

*Rafael Salamanca, Jr., Chair*

*Members: Adrienne E. Adams, 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, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Rivera and Treyger

**Absent:** Levin, Reynoso and Richards

LU 0597-2020

**Application No. 20205054 HIK (N 200195 HIK, DL 515/LP-2640) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter, for the historic landmark designation of the Somers Brothers Tinware Factory (later American Can Company), located at 238-246 3rd Street, 365-379 3rd Avenue, and 232-236 3rd Street (aka 361-363 3rd Avenue) (Block 980, p/o Lot 8), Borough of Brooklyn, Council District 39, Community District 6.**

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

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

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

**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, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Rivera and Treyger

**Absent:** 3 - Levin, Reynoso and Richards

LU 0598-2020

**Application No. 20205055 HIK (N 200196 HIK, DL 515/LP-2639) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter, for the historic landmark designation of the Brooklyn Rapid Transit Company Central Power Station Engine House, located at 153 Second Street (Block 967, p/o Lot 1), Borough of Brooklyn, Council District 39, Community District 6.**

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

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

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

**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, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Rivera and Treyger

**Absent:** 3 - Levin, Reynoso and Richards

LU 0599-2020

**Application No. 20205056 HIK (N 200197 HIK, DL 515/LP-2641) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter, for the historic landmark designation of the Montauk Paint Manufacturing Company Building, located at 170 Second Avenue (Block 1025, Lot 49), Borough of Brooklyn, Council District 39, Community District 6.**

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

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

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

**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, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Rivera and Treyger

**Absent:** 3 - Levin, Reynoso and Richards

LU 0600-2020

**Application No. 20205057 HIK (N 200198 HIK, DL 515/LP-2638) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter, for the historic landmark designation of the Gowanus Canal Flushing Tunnel Pumping Station and Gate House, located at 201 Douglass Street (Block 411, Lot 14), Borough of Brooklyn, Council District 33, Community District 6.**

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

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

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

**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, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Rivera and Treyger

**Absent:** 3 - Levin, Reynoso and Richards

LU 0601-2020

**Application No. 20205058 HIK (N 200199 HIK, DL 515/LP-2637) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter, for the historic landmark designation of the American Society for the Prevention of Cruelty to Animals Brooklyn Office, Shelter, and Garage Building, located at 233 Butler Street (Block 405, p/o Lot 51), including a portion of the sidewalk in front of Lot 51, Borough of Brooklyn, Council District 33, Community District 6.**

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

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

**Attachments:** January 8, 2020 - Charter Meeting Agenda with Links to Files, Land Use Calendar - Week of January 13, 2020, Hearing Transcript - Charter Meeting 1-8-20, Hearing Testimony - Landmarks 1-14-20, Hearing Transcript - Landmarks 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

**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, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Rivera and Treyger

**Absent:** 3 - Levin, Reynoso and Richards

LU 0603-2020

**Application No. C 190029 ZMQ (147-40 15th Avenue Commercial Overlay Rezoning) submitted by 8850 Management, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3A District a C1-2 District bounded by 15th Avenue, 149th Street, 15th Road, a line 100 feet westerly of 149th Street, a line 75 feet northerly of 15th Road, and a line 150 westerly of 149th Street, Borough of Queens, Council District 19, Community District 7.**

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20

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

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20

**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, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Rivera and Treyger

**Absent:** 3 - Levin, Reynoso and Richards

LU 0604-2020

**Application No. C 190267 ZMQ (22-60 46th Street Rezoning) submitted by Mega Realty Holding, LLC, and Pancyprian Association, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c, changing from an R4 District to an R6A District, changing from an M1-1 District to an R4 District, changing from an M1-1 District to an R6A District, establishing within the proposed R4 District a C2-3 District, establishing within the proposed R6A District a C2-3 District, Borough of Queens, Council District 22, Community District 1.**

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20

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

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20

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

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

**Absent:** 3 - Levin, Reynoso and Richards

LU 0605-2020

**Application No. N 190266 ZRQ (22-60 46th Street Rezoning) submitted by MEGA Development, 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 Queens, Council District 22, Community District 1.**

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20

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

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20

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

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

**Absent:** 3 - Levin, Reynoso and Richards

T2020-5722

**Application No. 20205259 SCQ (476-Seat Primary School Q340) submitted by the New York City School Construction Authority pursuant to Section 1732 of the Public Authorities Law for approval of a site selection for a new, approximately 476-Seat Primary School Facility, Q340 located at 69-02 Queens Boulevard (Block 2432, all or p/o Lots 41, 44, and 50), Borough of Queens, Community School District 24, Council District 30, Community District 2.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Hearing Testimony - Landmarks 1-30-20, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, Hearing Testimony - Landmarks 1-30-20, Land Use Calendar - February 4, 2020, Hearing Transcript - Land Use 2-4-20

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

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

**Absent:** 3 - Levin, Reynoso and Richards