

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, October 13, 2021

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 1)

Subcommittee on Landmarks, Public Sitings and Dispositions

Kevin C. Riley, Chair

*Members: Inez D. Barron, Peter A. Koo,
I. Daneek Miller and Mark Treyger*

Roll Call

Present: Riley, Barron, Koo and Miller

Absent: Treyger

LU 0828-2021

Application No. 20215034 HKM (N 210498 HKM/DL 524-LP 2651) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Dorrance Brooks Square Street Historic District, consisting of approximately 325 buildings located on Fredrick Douglass Boulevard, generally bounded by St. Nicholas Avenue to the west, West 140th Street to the north, West 136th Street to the south, and Adam Clayton Powell Boulevard to the east, Borough of Manhattan, Council District 9, Community District 10.

Attachments: August 26, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-26-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting - September 13, 2021, Hearing Testimony - Landmarks 9-13-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Minutes of the Stated Meeting - August 26, 2021, Hearing Transcript - Landmarks 9-13-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1766, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Landmarks 10-13-21

This Land Use Application was Hearing Held by Committee

Attachments: August 26, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-26-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting - September 13, 2021, Hearing Testimony - Landmarks 9-13-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Minutes of the Stated Meeting - August 26, 2021, Hearing Transcript - Landmarks 9-13-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1766, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Landmarks 10-13-21

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 4 - Riley, Barron, Koo and Miller

Absent: 1 - Treyger

LU 0835-2021

Application No. C 210329 PCK (101 Varick Avenue) submitted by New York City Department of Citywide Administrative Services (DCAS) and New York City Department of Transportation (DOT) pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located 101 Varick Avenue (Block 2974, Lot 113) for DOT's Sidewalk Inspection Management (SIM) Concrete Operations and Street Light storage facility, Borough of Brooklyn, Council District 34, Community District 1.

Attachments: August 26, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-26-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting - September 13, 2021, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Minutes of the Stated Meeting - August 26, 2021, Hearing Transcript - Landmarks 9-13-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1767, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Landmarks 10-13-21

This Land Use Application was Hearing Held by Committee

Attachments: August 26, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-26-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting - September 13, 2021, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Minutes of the Stated Meeting - August 26, 2021, Hearing Transcript - Landmarks 9-13-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1767, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Landmarks 10-13-21

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 4 - Riley, Barron, Koo and Miller

Absent: 1 - Treyger

LU 0847-2021

Application No. 20225004 HAM (TMN1002-West Harlem Renaissance) submitted by the New York City Department of Housing and Development requesting the waiver of the designation requirements of Section 693 of the General Municipal Law and Sections 197-c and 197-d of the Charter pursuant to Section 694 of the General Municipal Law, approval of an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law, and approval of an exemption from real property taxation pursuant to Article XI of the Private Housing Finance Law for property located at 101 West 141th Street, aka 621-23 Lenox Avenue (Block 2010, Lot 28) and 121-23 West 144th (Block 2013, Lot 20), Borough of Manhattan, Community District 10, Council District 9.

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1789, Committee Report, Hearing Transcript - Landmarks 10-13-21

This Land Use Application was Hearing Held by Committee

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1789, Committee Report, Hearing Transcript - Landmarks 10-13-21

This Land Use Application was Laid Over by Subcommittee

LU 0848-2021

Application No. C 210253 ZMK (Glenmore Manor) submitted by New York City Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c and 17d, changing from an R6 District to an R7A District, changing from an R6 District to an R7D District property, establishing within the proposed R7A District a C2-4 District, and establishing within the proposed R7D District a C2-4 District, for property bounded by Liberty Avenue, Christopher Avenue, Glenmore Avenue, and Mother Gaston Boulevard, Borough of Brooklyn, Community District 16, Council District 37.

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

This Land Use Application was Hearing Held by Committee

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

This Land Use Application was Laid Over by Subcommittee

LU 0849-2021

Application No. N 210254 ZRK (Glenmore Manor) submitted by the New York City Department of Housing Preservation and Development 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 16, Council District 37.

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

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This Land Use Application was Laid Over by Subcommittee

LU 0850-2021

Application No. C 210255 HAK (Glenmore Manor) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and approval of Urban Development Action Area Project for such area, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 305-309 Mother Gaston Boulevard (Block 3692, Lots 1, 2, 3 and 4), 46 – 64 Christopher Avenue (Block 3692, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32), 111-117 Glenmore Avenue (Block 3692, Lots 34, 35 and 37), Borough of Brooklyn, Community District 16, Council District 37.

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

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This Land Use Application was Laid Over by Subcommittee

LU 0851-2021

Application No. C 210256 HUK (Glenmore Manor) submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, for the third amendment to the Brownsville II Urban Renewal Plan, Borough of Brooklyn, Community District 16, Council District 37.

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

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This Land Use Application was Laid Over by Subcommittee

LU 0889-2021

Application No. C 210480 ZMK (Cooper Park Commons) submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 13a and 13b, changing from an R6 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, Borough of Brooklyn, Council District 34, Community District 1.

Attachments: October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Hearing Transcript - Stated Meeting 10-7-21, Hearing Testimony - Landmarks 10-13-21, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0890-2021

Application No. C 210481 ZSK (Cooper Park Commons) submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-711 (Standard minimum distance between buildings), in connection the development of two new buildings and the enlargement and conversion of two existing buildings, within a large-scale general development generally bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue/Grandparents Avenue (Block 2885, Lots 1, 20, 23, 28, and 32), in proposed R7-2* and R7-2/C2-4* Districts, Borough of Brooklyn, Council District 34, Community District 1.

Attachments: October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Hearing Transcript - Stated Meeting 10-7-21, Hearing Testimony - Landmarks 10-13-21, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

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This Land Use Application was Laid Over by Subcommittee

LU 0891-2021 Application No. N 210482 ZRK (Cooper Park Commons) submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development, 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, Council District 34, Community District 1.

Attachments: October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Hearing Transcript - Stated Meeting 10-7-21, Hearing Testimony - Landmarks 10-13-21, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

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This Land Use Application was Laid Over by Subcommittee

LU 0892-2021 Application No. C 210483 HAK (Cooper Park Commons) submitted by the New York City Department of Housing Preservation and Development (HPD) 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 property located at 288 Jackson Avenue (Block 2885, Lot 1) as an Urban Development Action Area, approval of an Urban Development Action Area Project for such area, and the disposition of such property to a developer to be selected by HPD, Borough of Brooklyn, Council District 34, Community District 1.

Attachments: October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Hearing Transcript - Stated Meeting 10-7-21, Hearing Testimony - Landmarks 10-13-21, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

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This Land Use Application was Laid Over by Subcommittee

LU 0893-2021

Application No. C 210484 PPK (Cooper Park Commons) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c of the New York City Charter, to modify the restriction limiting use of property located at 20 Kingsland Avenue (Block 2885, Lot 10) from a health care facility use to general community facility uses, Borough of Brooklyn, Council District 34, Community District 1.

Attachments: October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, Hearing Transcript - Stated Meeting 10-7-21, Hearing Testimony - Landmarks 10-13-21, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 10-13-21

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