

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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February 4, 2020

Start: 11:19 AM

Recess: 11:50 AM

HELD AT: Committee Room - City Hall

B E F O R E: RAFAEL SALAMANCA, JR.
Chairperson

COUNCIL 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
Mark Treyger

A P P E A R A N C E S (CONTINUED)

2 (sound check) (pause) (gavel)

3 CHAIRPERSON SALAMANCA: Alright, good
4 morning, and welcome to the Committee on Land Use. I
5 am Council Member Rafael Salamanca, the chair of this
6 committee. I want to welcome my esteemed colleagues
7 who are—who are members of this committee, and are
8 present today. We have Council Members Deutsch, Koo,
9 Lancman, Grodenchik, Chair Adams, Diaz, Chair Moya,
10 and Rivera. I want to thank Chair Moya and Chair
11 Adams for their work on our Land Use Subcommittees.
12 Today, we will vote to approve LU 603 for the 147-40
13 15th Avenue Rezoning Proposal relating to property in
14 Council Member Vallone's district. The application
15 seeks approval for a zoning map amendment to map a
16 C12 Commercial Overlay District within an existing
17 R3A district along the south side of 15th Avenue
18 between 147th Street and 149th Street in Whitestone,
19 Queens, and they would bring an existing building
20 with two stories of commercial office use into
21 conformance with the zoning. We will vote to approve
22 the modifications of LU 604 and 605, the 22-60 46th
23 Street Rezoning relating to property in Council
24 Member Constantinides' district in Queens. The
25 application for a zoning map amendment to rezone the

2 block from R4 and M1-1 districts to R4 and R6A
3 districts with a C2-3 commercial overlay along 45th
4 Street. There is a related zoning text amending to
5 establish a Mandatory Inclusionary Housing area
6 utilizing Option 2 and the Workforce option. A
7 modification would be to remove the MIH Workforce
8 option, and add Option 1. These actions would
9 facilitate the construction of a new mixed-use
10 building with eight story portions along 45th Street
11 and 46th Street as well an approximately 250-seat
12 theater. From our Landmarks Subcommittee we will
13 vote to approve five individual landmark designations
14 for properties located in the districts of Council
15 Members Lander and Levin. These landmarks have been
16 designated in connection with the proposed Gowaus
17 Rezoning. They are LU 597, the Landmark designation
18 of the Somers Brothers Tinware Factory later known as
19 the American Can Company located 361-363 3rd Avenue.
20 LU 598, the landmark designation of the Brooklyn
21 Rapid Transit Company, Central Power Station Engine
22 House located at 153 Second Street. LU 599 the
23 landmark designation of the Montauk Paint
24 Manufacturing Company Building located at 170th
25 Second Avenue. LU 600 the landmark designation of

2 the Gowanus Flushing Tunnel Pumping Station and
3 Gatehouse located at 201 Douglas Street and LU 601
4 the landmark designation of the American Society for
5 the Prevention of Cruelty to Animals Brooklyn Office,
6 Shelter and Garage Building located at 233 Butler
7 Street including a portion of the sidewalk. Finally,
8 we will vote to approve Preconsidered LU20205259SEQ,
9 an application submitted pursuant to Section 1731 of
10 the New York School Construction Authority Act. The
11 proposed site selection for a new approximately 476-
12 street-so 476-seat primary school Q-340 to be located
13 at 69-02 Queens Boulevard in Queens is in Community
14 School District 24 in Council Member Holden's
15 district. Are there any questions or remarks from
16 members of the committee? Alright, seeing none, I
17 will now call for a vote in accordance with the
18 recommendations of the Subcommittees and local
19 Council Members to approve Preconsidered LUs 202, 05,
20 259SEQ, LUs 597 through 601, and LU 693 and to
21 approve with the modifications I have described LU
22 604 and 605. Will the clerk please call the roll.

23 CLERK: William Martin, Committee Clerk,
24 roll call vote Committee on Land Use. All items are
25 coupled. Chair Salamanca.

2 CHAIRPERSON SALAMANCA: Aye on all.

3 CLERK: Deutsch.

4 COUNCIL MEMBER DEUTSCH: Aye.

5 CLERK: Koo.

6 COUNCIL MEMBER KOO: Aye.

7 CLERK: Lancman.

8 COUNCIL MEMBER LANCMAN: Aye.

9 CLERK: Grodenchik.

10 COUNCIL MEMBER GRODENCHIK: Aye.

11 CLERK: Adams.

12 COUNCIL MEMBER ADAMS: Aye.

13 CLERK: Diaz.

14 COUNCIL MEMBER DIAZ: Aye.

15 CLERK: Moya.

16 COUNCIL MEMBER MOYA: Aye.

17 CLERK: Rivera.

18 COUNCIL MEMBER RIVERA: Aye.

19 CLERK: By a vote of 9 in the

20 affirmative, zero in the negative and no abstentions,

21 all items have been adopted by the committee.

22 CHAIRPERSON SALAMANCA: Thank you. I

23 would like to thank the members of the public, my

24 colleagues, Counsel and Land use staff for attending

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2 today's hearing. We will leave the roll open for ten
3 minutes. (pause)

4 CLERK: Continue-continuation roll call
5 Committee on Land Use. Council Member Miller.

6 COUNCIL MEMBER MILLER: I vote aye.

7 CLERK: The vote is now currently at 10
8 in the affirmative. (pause) Continuation roll call,
9 Committee on Land Use, Council Member Gibson.

10 COUNCIL MEMBER GIBSON: I vote aye.

11 CLERK: The vote is now 11 in the
12 affirmative. (background comments)

13 CLERK: Continuation roll call Committee
14 on Land Use. Council Member Barron.

15 COUNCIL MEMBER BARRON: I vote aye on
16 all.

17 CLERK: The vote is now 12 in the
18 affirmative. (background comments/pause)

19 COUNCIL MEMBER BARRON: Thank you.
20 (pause)

21 CLERK: Continuation roll call Committee
22 on Land Use. Council Member Treyger.

23 COUNCIL MEMBER TREYGER: I vote aye.
24 (pause)

25

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2 CLERK: Final vote, Committee on Land Use
3 all items have been adopted by the committee 13 in
4 the affirmative, zero in the negative and no
5 abstentions. Council Member Miller.

6 COUNCIL MEMBER MILLER: Land Use is now
7 adjourned. (gavel)

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date February 7, 2020