

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, May 4, 2017

11:00 AM

Committee Room - 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, Ruben Wills, Deborah L. Rose, Donovan J. Richards,
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres, Mark Treyger and Rafael Salamanca, Jr.*

Roll Call

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

Absent: Mealy and Richards

LU 0602-2017

Application No. 20175219 HKK (N 170265 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of People's Trust Company Building located at 181-183 Montague Street (Block 244, Lot 15), as an historic landmark, Borough of Brooklyn, Community Board 2, Council District 33.

Attachments: April 5, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Landmarks 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Landmarks 5-2-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 5, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Landmarks 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Landmarks 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0603-2017

Application No. 20175220 HKK (N 170266 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the National Title Guaranty Company Building, located at 185 Montague Street (Block 244, Lot 13), as an historic landmark, Borough of Brooklyn, Community Board 2, Council District 33.

Attachments: April 5, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Landmarks 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Landmarks 5-2-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 5, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Landmarks 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Landmarks 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0612-2017

Application No. C 170142 ZMK submitted by Atlantic East Affiliates LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, Section 17c, changing an existing R6 District to an R8A/C2-4 District on property located at Atlantic Avenue and Eastern Parkway, Borough of Brooklyn, Community District 16, Council District 37.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, Land Use Calendar - May 4, 2017, May 10, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, Land Use Calendar - May 4, 2017, May 10, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0613-2017 Application No. N 170143 ZRK submitted by Atlantic East Affiliates LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying Appendix F to establish a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 16, Council District 37.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, Land Use Calendar - May 4, 2017, May 10, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, Land Use Calendar - May 4, 2017, May 10, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0618-2017 Application No. 20175326 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for the approval of a new real property tax exemption for property located at 287 West 150th Street, Borough of Manhattan, Community Board 10, Council District 9.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0620-2017

Application No. 20175319 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for the approval of an amendment to a previously approved urban development action area project and tax exemption, for property located at Block 1696, Lot 9, Borough of Queens, Community Board 3, Council District 21.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0621-2017

Application No. 20175320 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for the approval of an amendment to a previously approved urban development action area project and tax exemption, for property located at Block 10573, Lot 43, Borough of Queens, Community Board 13, Council District 23.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0622-2017

Application No. 20175323 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for the approval of an amendment to a previously approved urban development action area project and tax exemption, for property located at Block 15013, Lot 4, Block 12594, Lot 16, Block 13086, Lot 57, Borough of Queens, Community Boards 12 and 13, Council District 31.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0623-2017

Application No. 20175322 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for the approval of an amendment to a previously approved urban development action area project and tax exemption, for property located at Block 11206, Lot 67, Block 11026, Lot 379, Block 11069, Lot 198, Block 11033, Lot 69, Block 12634, Lot 24, Block 12654, Lot 7, Block 12605, Lot 39, Block 12438, Lot 142, Block 12462, Lot 12, Block 12469, Lot 137, Block 12375, Lot 85, Block 12370, Lot 16, Block 12368, Lot 53, Borough of Queens, Community Boards 12 and 13, Council District 27.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0624-2017

Application No. 20175321 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for the approval of an amendment to a previously approved urban development action area project and tax exemption, for property located at Block 6856, Lot 59, Borough of Queens, Community Board 8, Council District 24.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Planning 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Planning 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards

LU 0630-2017

Application No. 20175310 HKM (N 170321 HKM) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Waldorf-Astoria Hotel Interiors, located at 301 Park Avenue (Block 1304, Lot), as an historic landmark, Borough of Manhattan, Community Board 5, Council District 4.

Attachments: Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Landmarks 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Landmarks 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Attachments: Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Landmarks 5-2-17, Land Use Calendar - May 4, 2017, Committee Report, Resolution, Hearing Transcript - Landmarks 5-2-17, Hearing Transcript - Land Use 5-4-17

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

Affirmative: 19 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Wills, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Absent: 2 - Mealy and Richards