

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, July 12, 2016

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, Annabel Palma, Inez E. Dickens,
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 and Mark Treyger*

Roll Call

Present: Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

Res 0985-2016

Resolution calling upon the New York City Landmarks Preservation Commission to designate the Riegelmann Boardwalk in Coney Island as a scenic landmark pursuant to Section 3020 of the New York City Charter.

Attachments: February 5, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 2, 2016 - May 6, 2016, Land Use Calendar - May 4, Hearing Testimony 5/4/16, Hearing Transcript - Land Use 5-4-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, July 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 7-12-16

This Resolution was Hearing Held by Committee

Attachments: February 5, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 2, 2016 - May 6, 2016, Land Use Calendar - May 4, Hearing Testimony 5/4/16, Hearing Transcript - Land Use 5-4-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, July 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 7-12-16

A motion was made that this Resolution be Approved by Committee approved by Roll Call.

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0424-2016

Application No. 20165648 HHK submitted by New York City Health and Hospitals Corporation, pursuant to Section 7385(6) of the Health and Hospitals Corporation Enabling Act, for approval to lease approximately 13,000 square feet of land within the parking lot on the campus of Woodhull Hospital and Mental Health Center located at 179 Throop Avenue to Comunilife, Inc., Borough of Brooklyn, Community Board 3, Council District 36.

Attachments: Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Attachments: Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0398-2016

Application No. C 160124 ZSK submitted by 19 Kent Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-962 of the Zoning Resolution to allow an increase in the maximum permitted floor area for a development occupied by Business-Enhancing uses and Incentive uses, and to allow modifications of the public plazas regulations of 37-70, in connection with a proposed 8-story commercial building, on property located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District, Borough of Brooklyn, Community Board 1, Council District 33. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16, July 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16, July 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0399-2016

Application No. C 160125 ZSK submitted by 19 Kent Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-963 of the Zoning Resolution to allow a reduction in the parking requirements of Section 44-20 and a reduction in the loading berth requirements of Section 44-50, in connection with a proposed 8-story commercial building on property located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District, Borough of Brooklyn, Community Board 1, Council District 33. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16, July 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16, July 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0400-2016

Application No. N 160126 ZRK submitted by the New York City Department of City Planning and 19 Kent 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, concerning Section 74-96 (Modification of Use, Bulk, Parking and Loading Regulations in Enhanced Business Areas) specifying a Kent Avenue Enhanced Business Area, Borough of Brooklyn, Community Board 1, Council District 33.

Attachments: June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16, July 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16, July 14, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0413-2016

Application No 20165535 HKX (N 160297 HKX) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the William H. Schofield House located at 65 Schofield Street, as an historic landmark, Borough of the Bronx, Community Board 10, Council District 13.

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0414-2016

Application No 20165536 HKK (N 160298 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Green-Wood Cemetery Chapel and the Fort Hamilton Parkway Entrance, located at 500 25th Street, as an historic landmark, Borough of Brooklyn, Community Board 7, Council District 38.

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0415-2016

Application No 20165537 HKK (N 160300 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Van Sicklen House located at 27 Gravesend Neck Road, as an historic landmark, Borough of Brooklyn, Community Board 15, Council District 47.

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0416-2016 Application No 20165538 HKM (N 160293 HKM) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the 57 Sullivan Street House as an historic landmark, Borough of Manhattan, Community Board 2, Council District 3.

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0417-2016 Application No 20165539 HKM (N 160292 HKM) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the St. Michael's Episcopal Church, Parish House and Rectory located at 201 West 99th Street, as an historic landmark, Borough of Manhattan, Community Board 7, Council District 7.

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0419-2016 **Application No 20165541 HKQ (N 160294 HKQ) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission the Pepsi-Cola Sign located at 4-09 47th Road, Long Island City, as an historic landmark, Borough of Queens, Community Board 2, Council District 26.**

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0420-2016 **Application No 20165542 HKR (N 160296 HKR) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Vanderbilt Mausoleum as an historic landmark, Borough of Staten Island, Community Board 2, Council District 50.**

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres

LU 0421-2016

Application No 20165543 HKK (N 160299 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Park Slope Historic District Extension II, as an historic district, Borough of Brooklyn, Community Board 6, Council District 39.

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

This Land Use Application was Hearing Held by Committee

Attachments: June 21, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, Hearing Transcript - Land Use 7-12-16

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

Affirmative: 14 - Greenfield, Gentile, Dickens, Mealy, Mendez, Rodriguez, Koo, Levin, Williams, Wills, Richards, Cohen, Kallos and Treyger

Absent: 7 - Palma, Garodnick, Lander, Rose, Barron, Reynoso and Torres