

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, March 21, 2022

2:30 PM

REMOTE HEARING (VIRTUAL ROOM 4)

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Joseph C. Borelli, Erik D. Bottcher, Selvena N. Brooks-Powers,
Kamillah Hanks, Ari Kagan, Shekar Krishnan, Farah N. Louis, Darlene Mealy,
Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: Mealy

Other Council Members Attending: Schulman and De La Rosa

LU 0013-2022

Application Number C 220059 ZSM (Castle III 107-111 East 123rd Street) submitted by the 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 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in an R7-2 District, in connection with a proposed 15-story building on property located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8), Borough of Manhattan, Community District 11, Council District 9.

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Landmarks 2-16-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Hearing Transcript - Landmarks 3-3-22, March 24, 2022 - Stated Meeting Agenda, Res. No. 101, Committee Report, Hearing Transcript - Land Use 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Landmarks 2-16-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Hearing Transcript - Landmarks 3-3-22, March 24, 2022 - Stated Meeting Agenda, Res. No. 101, Committee Report, Hearing Transcript - Land Use 3-21-22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0014-2022

Application Number C 220060 HAM (Castle III 107-111 East 123rd Street) 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 an 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, to facilitate the development of a 15-story building containing approximately 81 supportive and affordable housing units on property located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8), Borough of Manhattan, Community District 11, Council District 9.

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Landmarks 2-16-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Hearing Transcript - Landmarks 3-3-22, March 24, 2022 - Stated Meeting Agenda, Res. No. 102, Committee Report, Hearing Transcript - Land Use 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Landmarks 2-16-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Hearing Transcript - Landmarks 3-3-22, March 24, 2022 - Stated Meeting Agenda, Res. No. 102, Committee Report, Hearing Transcript - Land Use 3-21-22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0015-2022

Application Number C 220102 HUK (ENY URP 5th Amendment) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the New York State General Municipal Law (Urban Renewal) and Section 197-c of the New York City Charter, for the fifth amendment to the East New York I Urban Renewal Plan for the East New York I Urban Renewal Area, Borough of Brooklyn, Community District 5, Council District 42.

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Landmarks 2-16-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Hearing Transcript - Landmarks 3-3-22, March 24, 2022 - Stated Meeting Agenda, Res. No. 103, Committee Report, Hearing Transcript - Land Use 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Landmarks 2-16-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Hearing Transcript - Landmarks 3-3-22, March 24, 2022 - Stated Meeting Agenda, Res. No. 103, Committee Report, Hearing Transcript - Land Use 3-21-22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0016-2022 **Application Number C 210213 ZMQ (97-04 Sutphin Boulevard Rezoning) submitted by BG Sutphin LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d, by changing from a C4-5X District to a C6-3 District property bounded by 97th Avenue, 146th Street, a line 100 feet southeasterly of 97th Avenue and Waltham Street, Borough of Queens, Community District 3, Council District 28.**

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No., Committee Report, Hearing Transcript - Land Use 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No., Committee Report, Hearing Transcript - Land Use 3-21-22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0017-2022 **Application Number N 210214 ZRQ (97-04 Sutphin Boulevard Rezoning) submitted by BG Sutphin 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 Article XI, Chapter 5 (Special Downtown Jamaica District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 3, Council District 28.**

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Res. No., March 24, 2022 - Stated Meeting Agenda, Committee Report, Hearing Transcript - Land Use 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Res. No., March 24, 2022 - Stated Meeting Agenda, Committee Report, Hearing Transcript - Land Use 3-21-22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0026-2022

Application No. C 210161 ZMQ (98-81 QUEENS BOULEVARD REZONING) submitted by Trylon LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R7-1 District a C1-2 District, changing from an R7-1 District to an R8X District, and establishing within the proposed R8X District a C2-4 District, for property located in the Borough of Queens, Community District 6, Council District 29.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No., Committee Report, Hearing Transcript - Land Use 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No., Committee Report, Hearing Transcript - Land Use 3-21-22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0027-2022

Application No. C 210162 ZRQ (98-81 QUEENS BOULEVARD REZONING) submitted by Trylon 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 on property located in Borough of Queens, Community District 6, Council District 29.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No., Committee Report, Hearing Transcript - Land Use 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No., Committee Report, Hearing Transcript - Land Use 3-21-22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0028-2022

Application No. G 220011 CCX (Belmont Cove Technical Correction) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 576-a(2) of the New York State Private Housing Finance Law requesting a technical amendment to Council Resolution 753 for the year 2019 related to the disposition of City owned property located at Block 2945, Lots 65 and 66, Borough of the Bronx, Community District 6, Council District 17.

Attachments: March 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-10-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Res. No. 104, Committee Report, March 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: March 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-10-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, Res. No. 104, Committee Report, March 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 3-21-22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy