

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, March 15, 2018

11:15 AM

VOTE

Committee Room - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

Members: Adrienne E. Adams, Inez D. Barron, Costa G. Constantinides, Chaim M. Deutsch,

Ruben Diaz, Sr., Vanessa L. Gibson, Barry S. Grodenchik, Ben Kallos, Andy L. King, Peter A. Koo, Rory I. Lancman, Stephen T. Levin, I. Daneek Miller, Francisco P. Moya, Antonio Reynoso, Donovan J. Richards, Carlina Rivera, Ritchie J. Torres and Mark Treyger

Roll Call

Present: Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: Barron, Kallos, King, Levin and Richards

LU 0021-2018

Application No. 20185148 HKX (N 180166 HKX) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Samuel H. and Mary T. Booth House, 30 Centre Street (Block 5626, Lot 414), as an historic landmark, Borough of the Bronx, Community Board 10, Council District 13.

Attachments: January 31, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Hearing Testimony - Landmarks 2-6-18, Hearing Transcript - Landmarks 2-6-18, Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, Hearing Testimony - Landmarks 2-26-18, Hearing Transcript - Landmarks 2-26-18, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - March 15, 2018, Hearing Testimony - Landmarks 03-12-18, Committee Report, Resolution, Hearing Transcript - Landmarks 3-12-18, Hearing Transcript - Land Use 3-15-18

This Land Use Application was Hearing Held by Committee

Attachments: January 31, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Hearing Testimony - Landmarks 2-6-18, Hearing Transcript - Landmarks 2-6-18, Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, Hearing Testimony - Landmarks 2-26-18, Hearing Transcript - Landmarks 2-26-18, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - March 15, 2018, Hearing Testimony - Landmarks 03-12-18, Committee Report, Resolution, Hearing Transcript - Landmarks 3-12-18, Hearing Transcript - Land Use 3-15-18

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

Affirmative: 15 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 5 - Barron, Kallos, King, Levin and Richards

LU 0022-2018

Application No. 20185149 HKX (N 180169 HKX) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Stafford Osborn House, 95 Pell Place (Block 5626, Lot 221), as an historic landmark, Borough of the Bronx, Community Board 10, Council District 13.

Attachments: Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Hearing Testimony - Landmarks 2-6-18, Hearing Transcript - Landmarks 2-6-18, Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, January 31, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Landmarks 2-26-18, Hearing Transcript - Landmarks 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Landmarks 03-12-18, Committee Report, Resolution, Hearing Transcript - Landmarks 3-12-18, Hearing Transcript - Land Use 3-15-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Hearing Testimony - Landmarks 2-6-18, Hearing Transcript - Landmarks 2-6-18, Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, January 31, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Landmarks 2-26-18, Hearing Transcript - Landmarks 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Landmarks 03-12-18, Committee Report, Resolution, Hearing Transcript - Landmarks 3-12-18, Hearing Transcript - Land Use 3-15-18

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

Affirmative: 15 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 5 - Barron, Kallos, King, Levin and Richards

LU 0031-2018

Application No. C 180121 ZMX submitted by the New York City Economic Development Corporation and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c, changing an R6 District to an M1-2/R7-2 District and establishing a Special Mixed Use District (MX-17) on property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street, Borough of the Bronx, Community Board 2, Council District 17.

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18, Hearing Transcript - Land Use 3-15-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18, Hearing Transcript - Land Use 3-15-18

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

Affirmative: 15 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 5 - Barron, Kallos, King, Levin and Richards

LU 0032-2018

Application No. N 180122 ZRX submitted by New York City Economic Development Corporation and The Peninsula JV, 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 Section 74-745 for the purpose of modifying parking and loading regulations; modifying Section 123-90 for the purpose of establishing a Special Mixed Use District; and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 2, Council District 17.

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18, Hearing Transcript - Land Use 3-15-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18, Hearing Transcript - Land Use 3-15-18

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

Affirmative: 15 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 5 - Barron, Kallos, King, Levin and Richards

LU 0033-2018

Application No. C 180123 ZSX submitted by the New York City Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC 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 rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings) and the height and setback requirements of Section 123-66 (Height and Setback Regulations), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17), Borough of the Bronx, Community District 2, Council District 17.

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Spofford Campus Redevelopment - Restrictive Declaration, Hearing Transcript - Planning 3-12-18, Hearing Transcript - Land Use 3-15-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Spofford Campus Redevelopment - Restrictive Declaration, Hearing Transcript - Planning 3-12-18, Hearing Transcript - Land Use 3-15-18

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

Affirmative: 15 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 5 - Barron, Kallos, King, Levin and Richards

LU 0034-2018

Application No. C 180124 ZSX submitted by the New York City Economic Development Corporation, the Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to allow a reduction of loading berth requirements of Section 44-52 (Required Accessory Off-street Loading Berths), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17). Borough of the Bronx, Community Board 2, Council District 17.

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18, Hearing Transcript - Land Use 3-15-18

This Land Use Application was Hearing Held by Committee

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

Affirmative: 15 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 5 - Barron, Kallos, King, Levin and Richards

LU 0035-2018 **Application No. C 180126 PPX submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition, by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning, Borough of the Bronx, Community District 2, Council District 17.**

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18, Hearing Transcript - Land Use 3-15-18

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

Affirmative: 15 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 5 - Barron, Kallos, King, Levin and Richards

LU 0039-2018 **Application No. 20185068 SCQ submitted by the New York City School Construction Authority pursuant to Section 1731 of the New York City School Construction Authority Act for the site selection of property located at Block 6, Lot 130, for the construction of a new, approximately 612-seat primary school facility, Borough of Queens, Community School District 30, Community District 2, Council District 26.**

Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - March 15, 2018, Hearing Testimony - Landmarks 03-12-18, Committee Report, Resolution, Hearing Transcript - Landmarks 3-12-18, Hearing Transcript - Land Use 3-15-18

This Land Use Application was Hearing Held by Committee

Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - March 15, 2018, Hearing Testimony - Landmarks 03-12-18, Committee Report, Resolution, Hearing Transcript - Landmarks 3-12-18, Hearing Transcript - Land Use 3-15-18

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

Affirmative: 15 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 5 - Barron, Kallos, King, Levin and Richards

LU 0040-2018

Application No. 20185069 SCQ submitted by the New York City School Construction Authority pursuant to Section 1731 of the New York City School Construction Authority Act for the site selection of property located at Block 60, Lot 6, for the construction of a new, approximately 572-seat primary school facility, Borough of Queens, Community School District 30, Community District 2, Council District 26.

Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - March 15, 2018, Hearing Testimony - Landmarks 03-12-18, Committee Report, Resolution, Hearing Transcript - Landmarks 3-12-18, Hearing Transcript - Land Use 3-15-18

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Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - March 15, 2018, Hearing Testimony - Landmarks 03-12-18, Committee Report, Resolution, Hearing Transcript - Landmarks 3-12-18, Hearing Transcript - Land Use 3-15-18

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

Affirmative: 15 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Miller, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 5 - Barron, Kallos, King, Levin and Richards