

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, June 15, 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, Palma, Dickens, Garodnick, Mealy, Mendez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Torres and Treyger

Absent: Rodriguez, Cohen and Reynoso

Medical: Wills

LU 0361-2016

Application submitted by the Alliance for Downtown New York, the New York City Economic Development Corporation, and the New York City Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 1 (the Special Lower Manhattan District) to allow increased retail uses in existing public plazas and arcades; Borough of Manhattan, Community Board 1, Council District 1. (N 160166 ZRM)

Attachments: Water Street POPS Modified Text Amendment, Land Use Calendar - Week of May 2, 2016 - May 6, 2016, Date and Location Change of the Zoning & Franchise Meeting, REVISED - Land Use Calendar - Week of May 2, 2016 - May 6, 2016, Hearing Testimony - Zoning 5/4/16, Hearing Transcript - Zoning 5/4/16, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Zoning 5-17-16, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Deferral of the Subcommittee on Zoning & Franchises Meeting and Scheduling of an Additional Meeting, Land Use Calendar - June 7, Hearing Transcript - Zoning 5-17-16, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Transcript - Zoning 6-7-16, Hearing Testimony - Zoning 6-14-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Transcript - Zoning 6-14-16, Hearing Transcript - Land Use 6-15-16

This Land Use Application was Hearing Held by Committee

Attachments: Water Street POPS Modified Text Amendment, Land Use Calendar - Week of May 2, 2016 - May 6, 2016, Date and Location Change of the Zoning & Franchise Meeting, REVISED - Land Use Calendar - Week of May 2, 2016 - May 6, 2016, Hearing Testimony - Zoning 5/4/16, Hearing Transcript - Zoning 5/4/16, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Zoning 5-17-16, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Deferral of the Subcommittee on Zoning & Franchises Meeting and Scheduling of an Additional Meeting, Land Use Calendar - June 7, Hearing Transcript - Zoning 5-17-16, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Transcript - Zoning 6-7-16, Hearing Testimony - Zoning 6-14-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Transcript - Zoning 6-14-16, Hearing Transcript - Land Use 6-15-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Torres and Treyger

Absent: 3 - Rodriguez, Cohen and Reynoso

Medical: 1 - Wills

LU 0378-2016

Application No. C 160138 ZMQ submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b, changing from a C4-2 District to a C4-5X District property located at Main Street and 41st Avenue, Borough of Queens, Community Board 7, Council District 20.

Attachments: May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16, Committee Report, Resolution, Hearing Transcript - Planning 6-15-16, Hearing Transcript - Land Use 6-15-16

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 Modifications and Referred to CPC approved by Roll Call.

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Torres and Treyger

Absent: 3 - Rodriguez, Cohen and Reynoso

Medical: 1 - Wills

LU 0379-2016

Application No. N 160139 ZRQ submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area on property located at property located at Main Street and 41st Avenue, Borough of Queens, Community Board 7, Council District 20.

Attachments: May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16, Committee Report, Resolution, Hearing Transcript - Planning 6-15-16, Hearing Transcript - Land Use 6-15-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Torres and Treyger

Absent: 3 - Rodriguez, Cohen and Reynoso

Medical: 1 - Wills

LU 0380-2016

Application No. C 160140 ZSQ submitted by the New York City 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 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 229 spaces on a portion of the ground floor and cellar level of a proposed mixed use development on property located at 133-45 41st Avenue (Block 5037, Lots 64 & 65), in a C4-5X District, Borough of Queens, Community Board 7, Council District 20. 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: May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16, Committee Report, Resolution, Hearing Transcript - Planning 6-15-16, Hearing Transcript - Land Use 6-15-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Torres and Treyger

Absent: 3 - Rodriguez, Cohen and Reynoso

Medical: 1 - Wills

LU 0381-2016

Application No. C 160141 ZSQ submitted by the New York City 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 74-681 of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed-use development on property located at 133-45 41st Avenue (Block 5037, Lots 64 & 65), in a C4-5X District, Borough of Queens, Community Board 7, Council District 20. 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: May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16, Committee Report, Resolution, Hearing Transcript - Planning 6-15-16, Hearing Transcript - Land Use 6-15-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Torres and Treyger

Absent: 3 - Rodriguez, Cohen and Reynoso

Medical: 1 - Wills

LU 0382-2016

Application No. C 160143 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law of New York State approval of an urban development action area designation and project, and pursuant to Section 197-c of the New York City Charter for approval of the disposition of property located at 133-45 41st Avenue (Block 5037, Lots 64 & 65), Borough of Queens, Community Board 7, Council District 20.

Attachments: May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16, Committee Report, Resolution, Hearing Transcript - Planning 6-15-16, Hearing Transcript - Land Use 6-15-16

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

Affirmative: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Torres and Treyger

Absent: 3 - Rodriguez, Cohen and Reynoso

Medical: 1 - Wills

LU 0383-2016

Application No. 20165452 HKK (N 160255 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the East New York Savings Bank, Parkway Branch Building (Block 1390, Lot 44), as an historic landmark, Borough of Brooklyn, Community Board 8, Council District 37.

Attachments: May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Deferral of the Meeting of the Subcommittee on Landmarks, Public Siting & Maritime Uses, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Landmarks 6-14-16, Hearing Transcript - Landmarks 6/14/16, Land Use Calendar - June 15, Committee Report, Resolution, Hearing Transcript - Land Use 6-15-16

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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: 17 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mealy, Mendez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Kallos, Torres and Treyger

Absent: 3 - Rodriguez, Cohen and Reynoso

Medical: 1 - Wills

LU 0388-2016

Application No. 20165592 HAX submitted by the New York City Department of Housing Preservation and Development for an exemption from real property taxation and termination of a prior tax exemption for property located at Block 3132, Lot 1; Block 3138, Lot 1; Block 3139, Lots 1 and 19; Block 3140, Lot 7; Borough of the Bronx, Community Board 1, Council District 15. This matter is subject to Council review and action at the request of HPD and pursuant to Sections 125(1)(a-3) and 577 of the Private Housing Finance Law.

Attachments: May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16, Land Use Calendar - June 15, Committee Report, Hearing Testimony - Planning 6-15-16, Resolution, Hearing Transcript - Planning 6-15-16, Hearing Transcript - Land Use 6-15-16

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Medical: 1 - Wills