

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, February 13, 2020

11:00 AM

Committee Room - City Hall

### Committee on Land Use

*Rafael Salamanca, Jr., Chair*

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,  
Chaim M. Deutsch, Ruben Diaz, Sr., Vanessa L. Gibson,  
Barry S. Grodenchik, Peter A. Koo, Rory I. Lancman,  
Stephen T. Levin, I. Daneek Miller, Francisco P. Moya,  
Antonio Reynoso, Donovan J. Richards, Carlina Rivera and Mark Treyger*

## Roll Call

**Present:** Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera

*Other Council Members Attending: Chin*

LU 0606-2020

**Application No. C 200061(A) ZSM (GO Broome Street Development) submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large- scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5 Districts, Borough of Manhattan, Council District 1, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

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

**Affirmative:** 12 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera

LU 0607-2020

**Application No. C 200064 ZMM (GO Broome Street Development) submitted by GO Broome, LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c, changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street, and establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street, Borough of Manhattan, Council District 1, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

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

**Affirmative:** 12 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera

LU 0608-2020

**Application No. N 200065 ZRM (GO Broome Street Development) submitted by GO Broome LLC and Chinatown Planning Council Development Fund, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Council District 1, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

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

**Affirmative:** 12 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera

LU 0609-2020

**Application No. C 190265 ZSM (503 BROADWAY) submitted by FSF Soho, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on portions of the cellar, ground floor, second floor of an existing 5-story commercial building, on property located at 503 Broadway (Block 484, Lots 1201 & 1202), in an M1-5B District, within the SoHo Cast-Iron Historic District, Borough of Manhattan, Council District 1, Community District 2.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

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

**Affirmative:** 12 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera

LU 0610-2020

**Application No. C 190508 MMX (Bridge Park South Mapping) submitted by the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance and closing of Exterior Street between the High Bridge and the Alexander Hamilton Bridge; the elimination, discontinuance and closing of West 171st Street between Exterior Street and the U.S. Pierhead and Bulkhead Line; the establishment of a public park; the adjustment block dimensions and grades necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13144 dated June 24, 2019 and signed by the Borough President, Borough of the Bronx, Council District 16, Community District 4.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, Hearing Transcript - Land Use 2-13-20

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

**Affirmative:** 12 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera

LU 0614-2020

**Application No. C 190438 ZMK (2513-2523 Avenue O Rezoning) submitted by Pulmonary and Sleep Medical, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R2 District to an R3-2 District property bounded by a line 100 feet northerly of Avenue O, East 26th Street, Avenue O, and a line midway between East 26th Street and Bedford Avenue, Borough of Brooklyn, Council District 48, Community District 14.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, February 11, 2020 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, City Planning Commission Approval Letter, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, February 11, 2020 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20, City Planning Commission Approval Letter, Hearing Transcript - Land Use 2-13-20

**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 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera

LU 0615-2020

**Application No. 20205150 SCK (322-Seat Primary School Facility) submitted pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 322-Seat Primary School Facility, located at 6740 3rd Avenue (Block 5853, Lot 45), Borough of Brooklyn, Council District 43, Community School District 20.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Stated Meeting 2-11-20, Hearing Transcript - Landmarks 2-12-20, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Stated Meeting 2-11-20, Hearing Transcript - Landmarks 2-12-20, Hearing Transcript - Land Use 2-13-20

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

**Affirmative:** 12 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera

LU 0624-2020

**Application No. 20205180 TCM (Bluestone Lane) submitted pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of BL 417 Amsterdam NY, LLC, d/b/a Bluestone Lane, for a renewal of a revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 417 Amsterdam Avenue, Borough of Manhattan Council District 6, Community District 7. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant Section 11.20(c) of the Rules of the Council and Section 20-226 of the New York City Administrative Code.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Withdrawal Letter, Hearing Transcript - Stated Meeting 2-11-20, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Withdrawal Letter, Hearing Transcript - Stated Meeting 2-11-20, Hearing Transcript - Land Use 2-13-20

*Motion to File Pursuant to Letter of Withdrawal*

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

**Affirmative:** 12 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera



LU 0625-2020

**Application No. 20205106 TCM (Trattoria Dell'Arte) submitted pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Cieli Partners, L.P., d/b/a Trattoria Dell 'Arte, for a renewal of a revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 900 7th Avenue, Borough of Manhattan, Council District 4, Community District 5. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant Section 11.20(c) of the Rules of the Council and Section 20-226 of the New York City Administrative Code.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Stated Meeting 2-11-20, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Stated Meeting 2-11-20, Hearing Transcript - Land Use 2-13-20

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

**Affirmative:** 12 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera

LU 0636-2020

**Application No. C 200088 ZMX (C7 Baychester Avenue Rezoning) submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 4a, by changing from a C7 District to a C8-2 District property located at Block 5141, Lots 101, 102, and part of Lot 110, Borough of the Bronx, Council District 12, Community District 10.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Withdrawal Letter, Hearing Transcript - Stated Meeting 2-11-20, Hearing Transcript - Land Use 2-13-20

**This Land Use Application was Hearing Held by Committee**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Withdrawal Letter, Hearing Transcript - Stated Meeting 2-11-20, Hearing Transcript - Land Use 2-13-20

*Motion to File Pursuant to Letter of Withdrawal*

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

**Affirmative:** 12 - Adams, Ayala, Barron, Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards and Treyger

**Absent:** 5 - Salamanca Jr., Deutsch, Diaz Sr., Gibson and Rivera