



The New York City Council

City Hall
New York, NY 10007

Meeting Minutes 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

Monday, November 5, 2018

11:00 AM

Committee Room - City Hall

Roll Call

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

Absent: Barron

Medical: Treyger

LU 0231-2018

Application No. C 180346 PSX submitted by the New York City Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2050 Bartow Avenue (Block 5141, p/o Lot 1085) for use as a full service animal shelter, veterinary clinic and accompanying office space facility, Borough of the Bronx, Community District 10, Council District 12. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20(b) of the Council and Section 197-d(b)(3) of the New York City Charter.

Attachments: September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 8, 2018 - October 12, 2018, REVISED - Land Use Calendar - Week of October 8, 2018 - October 12, 2018, Hearing Testimony - Landmarks 10-09-18, Hearing Testimony - Landmarks 10-09-18 (Con't), Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - November 5, 2018, Hearing Transcript - Landmarks 10-9-18, Hearing Transcript - Landmarks 11-1-18, Hearing Transcript - Land Use 11-5-18

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 8, 2018 - October 12, 2018, REVISED - Land Use Calendar - Week of October 8, 2018 - October 12, 2018, Hearing Testimony - Landmarks 10-09-18, Hearing Testimony - Landmarks 10-09-18 (Con't), Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - November 5, 2018, Hearing Transcript - Landmarks 10-9-18, Hearing Transcript - Landmarks 11-1-18, Hearing Transcript - Land Use 11-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Torres

Absent: 1 - Barron

Medical: 1 - Treyger

LU 0241-2018

Application No. C 180390 HAX (599 Cortlandt Avenue) submitted by the Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 197-c of the New York City Charter for the designation of an Urban Development Action Area, an Urban Development Action Area Project and the disposition real property located at 599 Courtlandt Avenue (Block 2410, Lot 43), Borough of the Bronx, Community District 1, Council District 17.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Planning 10-23-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Planning 10-23-18, Hearing Transcript - Land Use 11-5-18, Hearing Transcript - Planning 11-1-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Planning 10-23-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Planning 10-23-18, Hearing Transcript - Land Use 11-5-18, Hearing Transcript - Planning 11-1-18

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

Affirmative: 18 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Torres

Absent: 1 - Barron

Medical: 1 - Treyger

LU 0242-2018 **Application No. C 180391 PQX (599 Cortlandt Avenue) submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 599 Cortlandt Street (Block 2410, Lot 43) to facilitate an affordable housing development, Borough of the Bronx, Community District 1, Council District 17.**

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Planning 10-23-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Planning 10-23-18, Hearing Transcript - Land Use 11-5-18, Hearing Transcript - Planning 11-1-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Planning 10-23-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Planning 10-23-18, Hearing Transcript - Land Use 11-5-18, Hearing Transcript - Planning 11-1-18

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

Affirmative: 18 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Torres

Absent: 1 - Barron

Medical: 1 - Treyger

LU 0243-2018 **Application No. 20195160 HAX (599 Cortlandt Avenue) submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for the approval of a new exemption of real property taxes for property located at Block 2410, Lot 43, Borough of the Bronx, Community District 1, Council District 17.**

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Planning 10-23-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Planning 10-23-18, Hearing Transcript - Land Use 11-5-18, Hearing Transcript - Planning 11-1-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Planning 10-23-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Planning 10-23-18, Hearing Transcript - Land Use 11-5-18, Hearing Transcript - Planning 11-1-18

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

Affirmative: 18 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Torres

Absent: 1 - Barron

Medical: 1 - Treyger

LU 0250-2018

Application No. 20195149 CCQ (St. Michael's Cemetery Land Acquisition) submitted by St. Michael's Cemetery pursuant to Section 1506 of the New York State Not-for-Profit Corporation Law for approval to to acquire from the New York City Department of Parks and Recreation and to use for cemetery purposes certain real property known as St. Michael's Park (the "Property"), located at Block 1016, Lot 225, Borough of Queens. Community District 1, Council District 22.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Torres

Absent: 1 - Barron

Medical: 1 - Treyger

LU 0251-2018

Application No. C 180174 ZMQ (St. Michael's Park Rezoning) submitted by NYC Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 9c and 9d, by establishing within a former park (St. Michael's Park) an R4 District bounded by the northwesterly boundary lines of a former park (St. Michael's Park), the southerly street line of Astoria Boulevard South, the northwesterly street line of Brooklyn Queens Expressway, and the northerly street line of 30th Avenue, Borough of Queens. Community District 1, Council District 22.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Torres

Absent: 1 - Barron

Medical: 1 - Treyger

LU 0252-2018

Application No. C 180175 MMQ (St. Michael's Park Demapping) submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of parkland within the area bounded by the Grand Central Parkway, 49th Street, 30th Avenue and the Brooklyn Queens Expressway; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5027 dated June 7, 2018 and signed by the Borough President, Borough of Queens. Community District 1, Council District 22.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Torres

Absent: 1 - Barron

Medical: 1 - Treyger

LU 0253-2018

Application No. C 180321 ZSX (Hebrew Home) submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901(a) of the Zoning Resolution to modify the use regulations of Section 22-13, to allow a long-term care facility (Use Group 3) in an R1-1 District (Block 5933, Lot 55), on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), in R1-1 and R4 Districts, within the Special Natural Area District (NA-2), Borough of the Bronx, Council District 11, Community District 8.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, City Planning Commission Approval Letter, November 14, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 11-5-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, City Planning Commission Approval Letter, November 14, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 11-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Torres

Absent: 1 - Barron

Medical: 1 - Treyger

LU 0254-2018

Application No. 20195153 RSY submitted by the Department of Parks and Recreation and the New York City Economic Development Corporation pursuant to the Special Process Agreement approved by the City Council on August 20, 2009, as modified by (first) Amendment to Agreement for Special Process Agreement dated as of the 25th day of April, 2013 (as amended, the “Special Process Agreement”), between the Mayor of the City of New York and the Council of the City of New York, Chapter 281 of the 2011 New York State Session Laws, and Resolution No. 2138 for the year 2009, for the approval of a Second Amendment to Special Process Agreement and disposition of real property located in the Coney Island Amusement Park identified as portions of West 12th Street (Block 8695 Lot 500), Stillwell Avenue (Block 7074 Lot 450) and West 15th Street (Block 7074 Lot 370), all lying south of Wonder Wheel Way, as well as a portion of land identified as Block 7074, Lot 2, formerly p/o Lots 20, 23 and 105, Borough of Brooklyn, Council District 47, Community District 13.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Transmittal Letter, Memorandum - Second Amendment to Coney Island Amusement Park Special Process, Second Amendment to Coney Island Amusement Park Special Process Agreement, Coney Island Amusement Park Special Process Agreement, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Transmittal Letter, Memorandum - Second Amendment to Coney Island Amusement Park Special Process, Second Amendment to Coney Island Amusement Park Special Process Agreement, Coney Island Amusement Park Special Process Agreement, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Torres

Absent: 1 - Barron

Medical: 1 - Treyger