

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, January 26, 2017

11:00 AM

Committee Room - City Hall

### Committee on Land Use

*David G. Greenfield, Chair*

*Members: Vincent J. Gentile, Annabel Palma,  
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, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** Mealy and Wills

**Medical:** Rose

LU 0546-2017

**Application No. 20175171 HAX submitted by the New York City Department of Housing Preservation and Development for approval pursuant to Section 114 and Section 125 of the Private Housing Finance Law, to approve a project summary and exemption of real property taxes for property located at Block 2552, Lot 21 and Block 2553, Lot 2, Borough of the Bronx, Community Board 1, Council District 8**

**Attachments:** January 18, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Hearing Testimony - Planning 1-24-17, Hearing Transcript - Planning 1/24/17, Land Use Calendar - January 26, 2017, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Attachments:** January 18, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Hearing Testimony - Planning 1-24-17, Hearing Transcript - Planning 1/24/17, Land Use Calendar - January 26, 2017, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**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, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

**LU 0547-2017**      **Application No. 20175160 HKM (N 170173 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2554] pursuant to Section 3020 of the New York City Charter of the landmark designation of The Graybar Building, located at 420 Lexington Avenue (a/k/a 420-30 Lexington Avenue), (Block 1280, Lot 7501), as an historic landmark, Borough of Manhattan, Community Board 5, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

**LU 0548-2017**      **Application No. 20175161 HKM (N 170175 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2555] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Beverly Hotel (now The Benjamin Hotel), located at 125 East 50th Street (a/k/a 125-129 East 50th Street and 557-565 Lexington Avenue), (Block 1305, Lot 20), as an historic landmark, Borough of Manhattan, Community Board 6, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

LU 0549-2017

**Application No. 20175162 HKM (N 170172 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2556] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Pershing Square Building, located at 125 Park Avenue (a/k/a 101-105 East 41st Street, 100-108 East 42nd Street, 117-123 Park Avenue and 127-131 Park Avenue), (Block 1296, Lot 1), as an historic landmark, Borough of Manhattan, Community Board 5, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

LU 0550-2017      **Application No. 20175163 HKM (N 170174 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2557] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Shelton Hotel, located at 525 Lexington Avenue (a/k/a 523-527 Lexington Avenue, 137-139 East 48th Street and 136-140 East 49th Street), (Block 1303, Lot 53), as an historic landmark, Borough of Manhattan, Community Board 6, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

LU 0551-2017      **Application No. 20175164 HKM (N 170176 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2559] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Hotel Lexington, located at 511 Lexington Avenue (a/k/a 509-515 Lexington Avenue and 134-142 East 48th Street), (Block 1302, Lot 51), as an historic landmark , Borough of Manhattan, Community Board 6, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

LU 0552-2017

**Application No. 20175165 HKM (N 170177 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2576] pursuant to Section 3020 of the New York City Charter of the landmark designation of the 400 Madison Avenue Building, located at 400 Madison Avenue (a/k/a 394-408 Madison Avenue, 23-25 East 47th Street and 24-26 East 48th Street), (Block 1283, Lot 17), as an historic landmark, Borough of Manhattan, Community Board 5, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

**LU 0553-2017**      **Application No. 20175166 HKM (N 170167 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2577] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Minnie E. Young House, located at 19 East 54th Street (Block 1290, Lot 14), as an historic landmark, Borough of Manhattan, Community Board 5, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

**LU 0554-2017**      **Application No. 20175167 HKM (N 170168 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2578] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Martin Erdmann House, located at 57 (-59) East 55th Street (Block 1291, Lot 127), as an historic landmark, Borough of Manhattan, Community Board 5, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

**LU 0555-2017**      **Application No. 20175168 HKM (N 170171 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2579] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Yale Club of New York City, located at 50 Vanderbilt Avenue (a/k/a 49-55 East 44th Street), (Block 1279, Lot 28), as an historic landmark, Borough of Manhattan, Community Board 5, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

**LU 0556-2017**      **Application No. 20175169 HKM (N 170170 HKM) for the designation by the Landmarks Preservation Commission [DL-490/LP-2580] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Hampton Shops Building, located at 18-20 East 50th Street, (Block 1285, Lot 59), as an historic landmark, Borough of Manhattan, Community Board 5, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**



**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

LU 0557-2017

**Application No. 20175170 HKM (N 170169 HKM) for the designation by the Landmarks Preservation Commission [DL-430/LP-2581] pursuant to Section 3020 of the New York City Charter of the landmark designation of 18 East 41st Street (a/k/a 18-20 East 41st Street), (Block 1275, Lot 61), as an historic landmark, Borough of Manhattan, Community Board 5, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose

LU 0558-2017

**Application No. 20175172 HKM (N 170194 HKM) for the designation by the Landmarks Preservation Commission [DL-491/LP-2582] pursuant to Section 3020 of the New York City Charter of the landmark designation of Citicorp Center (now 601 Lexington Avenue) including Saint Peter's Church, located at 601 Lexington Avenue (a/k/a 601-635 Lexington Avenue, 139-153 East 53rd Street, 140-160 East 54th Street and 884-892 Third Avenue), (Block 1308, Lot 7501 [1001, 1002, 1005]), as an historic landmark, Borough of Manhattan, Community Board 6, Council District 4.**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Land Use Calendar - Week of January 23, 2017 - January 27, 2017, Land Use Calendar - January 26, 2017, Hearing Transcript - Landmarks 1-24-17, Hearing Testimony - Landmarks 1-24-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 2-1-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres and Treyger

**Absent:** 2 - Mealy and Wills

**Medical:** 1 - Rose