

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, December 12, 2023

12:00 PM

250 Broadway - Committee Room, 16th Floor

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Joseph C. Borelli, Erik D. Bottcher,
Selvena N. Brooks-Powers, Kamillah Hanks, Shekar Krishnan, Farah N. Louis,
Darlene Mealy, Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana
Sanchez*

Roll Call

Present: Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0281-2023

Application number G 230036 XAM (506 West 135th Street ANCP) submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law for approval of an Urban Development Action Area Project (UDAAP), and an exemption from real property taxes for property located at Block 1988, Lot 131; Block 1988, Lot 40; and Block 2070, Lot 26, Borough of Manhattan, Community District 9, Council District 7.

Attachments: Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Hearing Testimony - Landmarks 10/11/23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Stated Meeting 10-19-23, Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Hearing Testimony - Landmarks 10/11/23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Stated Meeting 10-19-23, Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

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

Affirmative: 13 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0282-2023

Application number G 230037 NUK (Linden Gardens – UDAAP) submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an Urban Development Action Area Project (UDAAP) for property located at Blake Avenue (Block 4072, Lots 25 and 27), Essex Street (Block 4083, Lot 146), Jerome Street (Block 4078, Lot 11), Barbey Street (Block 4076, Lot 25), Livonia Avenue (Block 4074, Lot 39), Van Siclen Avenue (Block 4009, Lot 47; Block 4010, Lot 6), and Warwick Street (Block 4030, Lots 19 and 20), Borough of Brooklyn, Community District 5, Council Districts 37 and 42.

Attachments: Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Hearing Testimony - Landmarks 10/11/23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Stated Meeting 10-19-23, Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Hearing Testimony - Landmarks 10/11/23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Stated Meeting 10-19-23, Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

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

Affirmative: 13 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0283-2023

Application number G 230038 XAK (Linden Gardens – Article XI) submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at Milford Street & Logan Street (Block 4208, Lots 10, 35), Blake Avenue (Block 4072, Lots 25 and 27), Essex Street (Block 4083, Lot 146), Jerome Street (Block 4078, Lot 11), Barbey Street (Block 4076, Lot 25), Livonia Avenue (Block 4074, Lot 39), Van Siclen Avenue (Block 4009, Lot 47; Block 4010, Lot 6), and Warwick Street (Block 4030, Lots 19 and 20), Borough of Brooklyn, Community District 5, Council Districts 37 and 42.

Attachments: Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Hearing Testimony - Landmarks 10/11/23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Stated Meeting 10-19-23, Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Hearing Testimony - Landmarks 10/11/23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Stated Meeting 10-19-23, Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

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

Affirmative: 13 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0292-2023

Application number G 230040 XAK (New Penn Article XI) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 577 of Article XI of the Private Housing Finance Law for the approval of an exemption from real property taxation for property located at Block 3583, Lot 27; Block 3602, Lot 44; Block 3754, Lot 31; Block 3767, Lot 5; Block 3773, Lot 56; Block 3774, Lot 138; Block 3790, Lot 49; Block 3791, Lot 25 and 28; Block 3833, Lot 47, Borough of Brooklyn, Community Districts 5 and 16, Council District 42.

Attachments: Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, December 6, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, December 6, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

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

Affirmative: 13 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0293-2023

Application number G 230039 XAM (West 120-126th Street Cluster) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law, requesting approval of an Urban Development Action Area Project, waiver of the designation requirement of Section 693 of the General Municipal Law and waiver of the requirements of Charter Sections 197 c and 197-d, and approval of an exemption from real property taxation for properties located at 150 West 121st Street (Block 1905, Lot 155), 204 West 120th Street (Block 1925, Lot 38), 271 West 126th Street (Block 1932, Lot 1), and 305 West 126th Street (Block 1953, Lot 27), Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, New York City Department of Housing Preservation and Development, December 6, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, New York City Department of Housing Preservation and Development, December 6, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

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

Affirmative: 13 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0294-2023

Application number G 230041 SCK (New 676-Seat High School Facility) submitted by the New York City School Construction Authority, pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 676-Seat High School facility including D75 Special Education, located at Block 5873, Lots 73 and 77, Borough of Brooklyn, Community District 10, Council District 43, Community School District 20.

Attachments: Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, New York City School Construction Authority, December 6, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, New York City School Construction Authority, December 6, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

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

Affirmative: 13 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0295-2023

Application number G 230042 SCQ (New 696-Seat Primary School Facility) submitted by the New York City School Construction Authority, pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 696-Seat Primary School facility, located at Block 5145, Lot 90, Borough of Queens, Community District 7, Council District 20, Community School District 25.

Attachments: Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, New York City School Construction Authority, December 6, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - December 5, 2023, New York City School Construction Authority, December 6, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023, Hearing Transcript - Landmarks 12-5-23

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

Affirmative: 13 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0296-2023

Application number C 220426 ZMR (541-545 Bay Street) submitted by Epsilon Enterprises Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c, changing from a C4-2 District to an R6 District, establishing within a proposed R6 District a C2-3 District, and establishing a Special Bay Street Corridor District (BSC), Borough of Staten Island, Community District 1, Council District 49.

Attachments: Calendar of the Zoning Subcommittee Meeting - November 30, 2023, December 6, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 11-20-23, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - November 30, 2023, December 6, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 11-20-23, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023

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

Affirmative: 13 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0297-2023

Application number N 220392 ZRR (541-545 Bay Street) submitted by Epsilon Enterprises Realty, 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 Article XIII, Chapter 5 (Special Bay Street Corridor District) to create a new Subdistrict and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Staten Island, Community District 1, Council District 49.

Attachments: Calendar of the Zoning Subcommittee Meeting - November 30, 2023, December 6, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 11-20-23, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - November 30, 2023, December 6, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 11-20-23, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023

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

Affirmative: 13 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez