



# 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*

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Thursday, September 20, 2018

11:30 AM

Committee Room - City Hall

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### Roll Call

**Present:** Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** Diaz Sr. and Miller

**Conflict:** King

LU 0151-2018

**Application No. 20185492 HKM [DL 507, LP-2607] pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Central Harlem – West 130th St-132nd Streets Historic District, Borough of Manhattan, Community District 10, Council District 9.**

**Attachments:** Hearing Transcript - Stated Meeting 6-28-18, Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Transcript - Landmarks 8-14-18, Hearing Testimony - Landmarks 8-14-18, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Landmarks 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Landmarks 9-17-18, Hearing Transcript - Landmarks 9-17-18, Land Use Calendar - September 20, 2018, Hearing Testimony 9-20-18, Land Use Calendar - September 26, 2018, Hearing Transcript - Land Use 9-26-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** Hearing Transcript - Stated Meeting 6-28-18, Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Transcript - Landmarks 8-14-18, Hearing Testimony - Landmarks 8-14-18, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Landmarks 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Landmarks 9-17-18, Hearing Transcript - Landmarks 9-17-18, Land Use Calendar - September 20, 2018, Hearing Testimony 9-20-18, Land Use Calendar - September 26, 2018, Hearing Transcript - Land Use 9-26-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

### **This Land Use Application was Laid Over by Committee**

LU 0175-2018

**Application No. C 180256 PQK (NYPD Evidence Storage Erie Basin) submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 700 Columbia Street (Block 612, Lot 250 and p/o Lot 205) for continued use as a vehicular evidence storage facility, Borough of Brooklyn, Community District 6, Council District 38.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Transcript - Landmarks 8-14-18, Hearing Testimony - Landmarks 8-14-18, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Landmarks 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Landmarks 9-17-18, City Planning Commission Approval Letter, September 26, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Transcript - Landmarks 8-14-18, Hearing Testimony - Landmarks 8-14-18, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Landmarks 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Landmarks 9-17-18, City Planning Commission Approval Letter, September 26, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 17 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0184-2018

**Application No. 20195013 HAM (TMN209G2) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Financing Law, for approval of a new exemption from real property taxes and termination of the prior exemption for property located at Block 2088, Lot 74, Borough of Manhattan, Community District 9, Council District 7.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Transcript - Planning 8-14-18, Hearing Testimony - Planning 8-14-18, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Testimony - Planning 9-5-18, Hearing Transcript - Planning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Planning 9-17-18, Hearing Transcript - Planning 9-17-18, Land Use Calendar - September 20, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Transcript - Planning 8-14-18, Hearing Testimony - Planning 8-14-18, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Testimony - Planning 9-5-18, Hearing Transcript - Planning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Planning 9-17-18, Hearing Transcript - Planning 9-17-18, Land Use Calendar - September 20, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 17 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0185-2018

**Application No. 20195014 HAM (TMN209G) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Financing Law, for approval of a new exemption from real property taxes and termination of the prior exemption for property located at Block 2088, Lot 114, Borough of Manhattan, Community District 9, Council District 7.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Transcript - Planning 8-14-18, Hearing Testimony - Planning 8-14-18, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Planning 9-5-18, Hearing Transcript - Planning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Planning 9-17-18, Hearing Transcript - Planning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Transcript - Planning 8-14-18, Hearing Testimony - Planning 8-14-18, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Planning 9-5-18, Hearing Transcript - Planning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Planning 9-17-18, Hearing Transcript - Planning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 17 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0192-2018

**Application No. C 180216 ZMK (80 Flatbush Avenue Rezoning) submitted by New York City Educational Construction Fund and 80 Flatbush Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-2 District to a C6-9 District property bounded by the southeasterly centerline prolongation of Schermerhorn Street, Flatbush Avenue, State Street and 3rd Avenue, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, City Planning Commission Approval Letter, September 26, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, City Planning Commission Approval Letter, September 26, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 16 - Salamanca Jr., Adams, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0193-2018

**Application No. N 180217 ZRK (80 Flatbush Avenue Rezoning) submitted by the New York City Education Construction Fund and 80 Flatbush Avenue, 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 VII, Chapter 4 (Special Permits by the City Planning Commission) relating to modifications of the special permit for school construction in the Special Downtown Brooklyn District, modifying Article X, Chapter 1 (Special Downtown Brooklyn District) and modifying Appendix F (Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 33. This application is related to application nos. C 180216 ZMK and N 180217 ZRK.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, City Planning Commission Approval Letter, September 26, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, City Planning Commission Approval Letter, September 26, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 16 - Salamanca Jr., Adams, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0194-2018

**Application No. C 180218 ZSK (80 Flatbush Avenue Rezoning) submitted by New York City Educational Construction Fund and 80 Flatbush Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-752\* of the Zoning Resolution in connection with a proposed mixed-use development, on property located at 80 Flatbush Avenue (Block 174, Lots 1, 9, 13, 18, 23 & 24), in a C6-9\*\* District, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, City Planning Commission Approval Letter, September 26, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, City Planning Commission Approval Letter, September 26, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 16 - Salamanca Jr., Adams, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0199-2018

**Application No. C 170213 ZMK (57 Caton Place Rezoning) submitted by 57 Caton Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d, changing from a C8-2 District to an R7A District and establishing within such proposed R7A District a C2-4 District property located at Block 5322, Lots 1 and 4, Borough of Brooklyn, Community District 7, Council District 39.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 16 - Salamanca Jr., Adams, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0200-2018

**Application No. N 170214 ZRK (57 Caton Place Rezoning) submitted by 57 Caton Partners, 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 Section 113-00 and Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 7, Council District 39.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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



**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 16 - Salamanca Jr., Adams, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0201-2018

**Application No. C 180029 ZMK (1881-1883 McDonald Avenue Rezoning) submitted by Quentin Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d changing from an R5 District to an R7A District and establishing within the proposed R7A District a C2-4 District property located at Block 6633, Lots 45 and 48 and Block 6658, Lots 1 and 86, Borough of Brooklyn, Community District 15, Council District 44.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 16 - Salamanca Jr., Adams, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Diaz Sr. and Miller

Conflict: 1 - King

LU 0202-2018

**Application No. N 180030 ZRK (1881-1883 McDonald Avenue Rezoning) submitted by Quentin Plaza, 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 15, Council District 44.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 16 - Salamanca Jr., Adams, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0203-2018

**Application No. N 170115 ZRM (27 East 4th Street) submitted by Kalodop II Park Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712 (Developments in Historic Districts), concerning special permits within the NoHo Historic District Extension, Borough of Manhattan, Community District 2, Council District 2.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 17 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0204-2018

**Application No. C 170116 ZSM (27 East 4th Street) submitted by Kalodop II Park Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 5 uses (transient hotel and accessory uses) and Use Group 6 uses (retail and office uses) below the floor level of the second story of a proposed 8-story commercial building on a zoning lot that, as of December 15, 2003, is improved with a one-story building, on property located at 27 East 4th Street (Block 544, Lot 72), in an M1-5B District, within the NoHo Historic District Extension, Borough of Manhattan, Community District 2, Council District 2.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 17 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0205-2018

**Application No. C 170117 ZSM (27 East 4th Street) submitted by Kalodop II Park Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to facilitate the development of an eight-story commercial building on a zoning lot that, as of December 15, 2003, is improved with a one-story building, on property located at 27 East 4th Street (Block 544, Lot 72), in an M1-5B District, within the NoHo Historic District Extension, Borough of Manhattan, Community District 2, Council District 2.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 17 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0206-2018

**Application No. C 170178 ZMR (3122-3136 Victory Boulevard Rezoning) submitted by C & A Realty Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20d, eliminating from within an existing R3X District a C2-2 District and changing from an R3X District to a C8-1 District, for property located at Block 2159, Lots 1, 10, 13, 15 and p/o Lot 18, Borough of Staten Island, Community District 2, Council District 50.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, City Planning Commission Approval Letter, September 26, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

**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 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0207-2018

**Application No. C 180138 ZMQ (O' Neill's Rezoning) submitted by O'Neill's of Maspeth, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13c, changing from an R4 District to an R5D District, establishing within an existing R4 District a C2-2 District, and establishing within the proposed R5D District a C2-2 District for property located at Block 2374, Lots 101, 106, 197, 198 and 199, and Block 2381, Lots 1, 2 and 3, Borough of Queens, Community District 5, Council District 30.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-5-18, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 17 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King

LU 0217-2018

**Application No. 20185544TCX pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of HK Kitchen Corp, for a revocable consent to establish maintain and operate an unenclosed sidewalk café located at 3599 East Tremont Avenue, Borough of Bronx, Community District 10, Council District 13. 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 11.20b of the Council and Section 20-226 of the New York City Administrative Code.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Agreement Letter, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Land Use Calendar - September 20, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Hearing Transcript - Zoning 9-20-18, Agreement Letter, Committee Report, Resolution, Hearing Transcript - Land Use 9-20-18

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

**Affirmative:** 17 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Gibson, Grodenchik, Kallos, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 2 - Diaz Sr. and Miller

**Conflict:** 1 - King