



# 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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Wednesday, October 10, 2018

11:00 AM

Committee Room - City Hall

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### Roll Call

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

**Absent:** Kallos, King, Levin, Miller and Rivera

*Other Council Members Attending: Perkins*

LU 0208-2018

**Application No. C 180304 ZMQ (Lefferts Boulevard Rezoning) submitted by Opos Sou Kapnisi, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18a: establishing within an existing R4-1 District a C2-3 District; and establishing within an existing R6A District a C2-3 District, to facilitate development of a one-story commercial building at 104-12 Lefferts Boulevard (Block 9572, Lot 10), Borough of Queens, Community District 10, Council District 28.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Land Use Calendar - Week of October 8, 2018 - October 12, 2018, REVISED - Land Use Calendar - Week of October 8, 2018 - October 12, 2018, Land Use Calendar - October 10, 2018, Hearing Testimony - Zoning 10-03-18, Hearing Transcript - Land Use 10-10-18

### **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, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Land Use Calendar - Week of October 8, 2018 - October 12, 2018, REVISED - Land Use Calendar - Week of October 8, 2018 - October 12, 2018, Land Use Calendar - October 10, 2018, Hearing Testimony - Zoning 10-03-18, Hearing Transcript - Land Use 10-10-18

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

**Affirmative:** 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Moya, Reynoso, Richards, Torres and Treyger

**Absent:** 5 - Kallos, King, Levin, Miller and Rivera

LU 0216-2018

**Application No. N 180188 ZRK (180 Myrtle Avenue Text Amendment) submitted by Red Apple Real Estate, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying Article X, Chapter 1, Section 11 (Special Ground Floor Use Regulations within the Special Downtown Brooklyn District) and related Sections, Borough of Brooklyn, Community District 2, Council District 35.**

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

**Affirmative:** 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Moya, Reynoso, Richards, Torres and Treyger

**Absent:** 5 - Kallos, King, Levin, Miller and Rivera

**LU 0219-2018**      **Application No. 20195003 HKK (N 190101 HKK) [DL 508, LP-2599] submitted by the New York City Landmarks Preservation Commission 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 of the Boerum Hill Historic District Extension as a historic district, Borough of Brooklyn, Community District 2.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, 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 - Week of October 8, 2018 - October 12, 2018, REVISED - Land Use Calendar - Week of October 8, 2018 - October 12, 2018, Land Use Calendar - October 10, 2018, Hearing Transcript - Land Use 10-10-18

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**Affirmative:** 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Koo, Lancman, Moya, Reynoso, Richards, Torres and Treyger

**Absent:** 5 - Kallos, King, Levin, Miller and Rivera

**LU 0220-2018**      **Application No. C 160161 PQX (LSSNY Early Life Child Center 2) submitted by the Administration for Children's Services 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 888 Westchester Avenue (Block 2696, Lot 30) for continued use as a child care facility, Borough of the Bronx, Community District 2, Council District 17.**

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**Absent:** 5 - Kallos, King, Levin, Miller and Rivera

LU 0223-2018

**Application No. 20195048 HAM (95 Lenox Ave Plan and Project) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 115 of the Private Housing Finance Law for the modification of the plan and project for Canaan IV Towers currently known as Block 1824, Lots 16 and 155 (f/k/a Lots 16, 18, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 and then as Lot 16), Borough of Manhattan, dated July 17, 1980, and recorded in the Office of the City Register of New York County at Reel 550, Pages 2014-2062 (“Plan and Project”), by deleting from the areas described in such Plan and Project all references to that portion currently known as Block 1824, Lot 155 (f/k/a p/o Lots 16, 18, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 and then as p/o Lot 16), Borough of Manhattan, Community District 10, Council District 9.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Planning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Transcript - Planning 9-17-18, Land Use Calendar - Week of October 8, 2018 - October 12, 2018, REVISED - Land Use Calendar - Week of October 8, 2018 - October 12, 2018, Land Use Calendar - October 10, 2018, Hearing Testimony - Planning 10-03-18, Hearing Transcript - Land Use 10-10-18

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

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**Absent:** 5 - Kallos, King, Levin, Miller and Rivera

LU 0224-2018

**Application No. 20195047 HAM (95 Lenox Ave Conveyance) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 122(1) of the Private Housing Finance Law for approval, contingent on the recordation of a restrictive covenant, of a conveyance of real property located at Block 1824, Lot 155 (f/k/a p/o Lots 16, 18, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54 and then as p/o Lot 16), from Church Homes Associates L.P. to 115th Street Holdings LLC, Borough of Manhattan, Community District 10, Council District 9.**

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**Absent:** 5 - Kallos, King, Levin, Miller and Rivera

LU 0225-2018

**Application No. 20195049 HAM (95 Lenox Ave Tax Exemption) 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 a new exemption from real property taxes, pursuant to Section 125 of the Private Housing Finance Law for approval of the termination of the prior exemption, pursuant to Section 123(4) of the Private Housing Finance Law for consent to the voluntary dissolution of the current owner, for property located at Block 1824, Lot 16, Borough of Manhattan, Community District 10, Council District 9.**

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