

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, March 26, 2019

11:00 AM

250 Broadway - Committee Rm, 16th Fl.

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

Roll Call

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

Absent: Miller and Treyger

LU 0347-2019

Application No. 20195395 HAM (Cooper Square MHA-Phase 1) 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 an approval from real property taxation for property located at Block 426, Lot 22, Block 445, Lot 42, Block 459, Lots 14, 15, 16, 36, 37, 38, 39, 43, and 45, and Block 460, Lots 35, 48, 49, 50, 51, 52, 53, 54, 55, and 59, Borough of Manhattan, Council Districts 1 and 2, Community District 3.

Attachments: February 13, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 4, 2019 - March 8, 2019, Hearing Testimony - Planning 3-6-19, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Hearing Transcript - Stated Meeting 2-13-19, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Transcript - Planning 3-6-19, Hearing Transcript - Land Use 3-26-19

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 4, 2019 - March 8, 2019, Hearing Testimony - Planning 3-6-19, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Hearing Transcript - Stated Meeting 2-13-19, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Transcript - Planning 3-6-19, Hearing Transcript - Land Use 3-26-19

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, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera and Torres

Absent: 2 - Miller and Treyger

LU 0357-2019 **Application No. 20195417 HAK (332 Eldert Street) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 694 of the General Municipal Law for the approval of an Urban Development Area Project for property located at 332 Eldert Street (Block 3419, Lot 2), Borough of Brooklyn, Council District 37, Community District 4.**

Attachments: February 28, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 4, 2019 - March 8, 2019, Hearing Testimony - Planning 3-6-19, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Transcript - Planning 3-6-19, Hearing Transcript - Land Use 3-26-19

This Land Use Application was Hearing Held by Committee

Attachments: February 28, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 4, 2019 - March 8, 2019, Hearing Testimony - Planning 3-6-19, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Transcript - Planning 3-6-19, Hearing Transcript - Land Use 3-26-19

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, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera and Torres

Absent: 2 - Miller and Treyger

LU 0358-2019 **Application No. C 190078 HAK (63 Stockholm St) submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for the designation of property located at 63 Stockholm Street (Block 3243, Lot 65) as an Urban Development Action Area and as an Urban Development Action Area Project (UDAAP) for such area, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, Borough of Brooklyn, Council District 34, Community District 4.**

Attachments: February 28, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 4, 2019 - March 8, 2019, Hearing Testimony - Planning 3-6-19, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Transcript - Planning 3-6-19, Hearing Transcript - Land Use 3-26-19

This Land Use Application was Hearing Held by Committee

Attachments: February 28, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 4, 2019 - March 8, 2019, Hearing Testimony - Planning 3-6-19, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Transcript - Planning 3-6-19, Hearing Transcript - Land Use 3-26-19

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, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera and Torres

Absent: 2 - Miller and Treyger

LU 0359-2019

Application No. 20195317 TCM (Thessabul LLC) pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Thessabul LLC, for a revocable consent to establish maintain and operate an unenclosed sidewalk café located at 250 Park Avenue South, Borough of Manhattan, Council District 2, Community District 5. 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: February 28, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Testimony - Zoning 3-19-19, Hearing Transcript - Zoning 3-19-19, Hearing Transcript - Land Use 3-26-19

This Land Use Application was Hearing Held by Committee

Attachments: February 28, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Testimony - Zoning 3-19-19, Hearing Transcript - Zoning 3-19-19, Hearing Transcript - Land Use 3-26-19

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, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera and Torres

Absent: 2 - Miller and Treyger

LU 0366-2019 **Application No. 20195418 HAM 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 approval of a new real property tax exemption, and the termination of the prior exemption for property located at Block 1918, Lot 7, Borough of Manhattan, Community District 10, Council District 9.**

Attachments: Land Use Calendar - Week of March 4, 2019 - March 8, 2019, Hearing Testimony - Planning 3-6-19, March 13, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Transcript - Planning 3-6-19, Hearing Transcript - Land Use 3-26-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 4, 2019 - March 8, 2019, Hearing Testimony - Planning 3-6-19, March 13, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Committee Report, Resolution, Hearing Transcript - Planning 3-6-19, Hearing Transcript - Land Use 3-26-19

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, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Richards, Rivera and Torres

Absent: 2 - Miller and Treyger

LU 0376-2019 **Application No. 20195419 HAX (Blondell Commons) 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 an exemption from real property taxation for property located at Block 4134, Lot 1, Borough of the Bronx, Council District 13, Community District 11.**

Attachments: March 13, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Blondell Commons Withdrawal Art XI Letter, Committee Report, Resolution, Hearing Testimony - Zoning 3-19-19, Hearing Transcript - Zoning 3-19-19, Hearing Transcript - Stated Meeting 3-13-19, Hearing Transcript - Land Use 3-26-19

This Land Use Application was Hearing Held by Committee

Attachments: March 13, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 18, 2019 - March 22, 2019, Land Use Calendar - March 26, 2019, Blondell Commons Withdrawal Art XI Letter, Committee Report, Resolution, Hearing Testimony - Zoning 3-19-19, Hearing Transcript - Zoning 3-19-19, Hearing Transcript - Stated Meeting 3-13-19, Hearing Transcript - Land Use 3-26-19

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

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

Absent: 2 - Miller and Treyger