

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, March 27, 2018

2:00 PM

250 Broadway - Committee Rm, 16th Fl.

### **Subcommittee on Planning, Dispositions and Concessions**

*Ben Kallos, Chair*

*Members: Chaim M. Deutsch, Ruben Diaz, Sr.,  
Vanessa L. Gibson and Andy L. King*

Roll Call

**Present:** Kallos, Deutsch, Gibson and King

**Absent:** Diaz Sr.

*Other Council Members Attending: Ayala, Barron and Salamanca*

LU 0041-2018

**Application No. 20185206 HAM submitted by the New York City Department of Housing Preservation and Development for the approval of an Urban Development Action Area Project (UDAAP) pursuant to Article 16 of the General Municipal Law and approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law, for property located at 165 West 80th Street (Block 1211, Lot 7), Borough of Manhattan, Community District 7, Council District 6.**

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18, Hearing Testimony - Planning 3-27-18, Project Summary, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18, Hearing Transcript - Planning 3-27-18

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

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18, Hearing Testimony - Planning 3-27-18, Project Summary, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18, Hearing Transcript - Planning 3-27-18

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 4 - Kallos, Deutsch, Gibson and King

**Absent:** 1 - Diaz Sr.

LU 0042-2018

**Application No. C 180115 HAM 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 and Section 197-c of the New York City Charter, for the designation of property located at 302-314 West 127th Street (Block 1953, Lots 36, 37, 38, 39, 40 and 41), as an Urban Development Action Area and an Urban Development Action Area Project for such area; and for the disposition of city-owned property located at 302, 304, 306, and 310 West 127th Street (Block 1953, Lots 36, 37, 38, and 40) to a developer selected by HPD to facilitate an affordable housing development, Borough of Manhattan, Community District 10, Council District 9.**

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**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 Subcommittee approved by Roll Call.**

**Affirmative:** 4 - Kallos, Deutsch, Gibson and King

**Absent:** 1 - Diaz Sr.

LU 0043-2018

**Application no. C 180116 ZSM submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 to permit the allowable community facility floor area ratio of Section 24-11 to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 12-story building on property located at 302-314 West 127th St. (Block 1953, Lots 36, 37, 38, 39, 40 and 41), in R7-2, R7-2/C1-4 and R8 Districts, Borough of Manhattan, Community District 10, Council District 9. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).**

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**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 Subcommittee approved by Roll Call.**

**Affirmative:** 4 - Kallos, Deutsch, Gibson and King

**Absent:** 1 - Diaz Sr.

LU 0052-2018      **Application No. C 180112 ZMM submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 5d, by changing from an R8B District to an R8A District property bounded by a line 100 feet easterly of Amsterdam Avenue, a line midway between West 109th Street and West 108th Street, a line 100 feet westerly of Columbus Avenue, and West 108th Street, Borough of Manhattan, Community District 7, Council District 7.**

**Attachments:** March 22, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Planning 3-27-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - April 19, 2018, City Planning Commission Approval Letter, Committee Report, Exhibit A, Resolution, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 3-27-18

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

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**This Land Use Application was Laid Over by Subcommittee**

LU 0053-2018      **Application No. N 180113 ZRM submitted by the New York City Department of Housing Preservation and Development, 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 Manhattan, Community District 7, Council District 7.**

**Attachments:** March 22, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Planning 3-27-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - April 19, 2018, City Planning Commission Approval Letter, Committee Report, Exhibit A, Resolution, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 3-27-18

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**This Land Use Application was Laid Over by Subcommittee**

LU 0054-2018

**Application No. C 180114 HAM submitted by the New York City Department of Housing Preservation and Development, pursuant Article 16 of the General Municipal Law for the designation of property located at 103-107, 137-143, 145-149 and 151-159 West 108th Street (Block 1863, Lots 5, 10, 13, and 26) as an Urban Development Action Area and for the approval of an Urban Development Area Project for such area, and pursuant to 197-c of the New York City Charter for the disposition of property located at 103-107, 137-143, and 151-159 West 108th Street (Block 1863, Lots 5, 13, and 26), Borough of Manhattan, Community District 7, Council District 7.**

**Attachments:** March 22, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Planning 3-27-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - April 19, 2018, City Planning Commission Approval Letter, Committee Report, Resolution, Exhibit A, Project Summary, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 3-27-18

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**This Land Use Application was Laid Over by Subcommittee**

LU 0055-2018

**Application No. C 180130 HAX submitted by the New York City Department of Housing Preservation and Development, pursuant Article 16 of the General Municipal Law for the designation of property located at 335-349 St. Ann's Avenue and 542-544 East 142nd Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, 32, 48 and 50) as an Urban Development Action Area and for the approval of an Urban Development Area Project for such area, and pursuant to 197-c of the New York City Charter for the disposition of such property, Borough of the Bronx, Community District 1, Council District 8.**

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LU 0056-2018

**Application No. C 180131 ZMX submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:, by changing from an R6 District to an R7D District and establishing within the proposed R7D District a C1-4 District, for property bounded by East 142nd Street; St. Ann's Avenue; East 141st Street; the southeasterly, southwesterly, and northeasterly boundary lines of a playground; and a line 140 feet northwesterly of St. Ann's Avenue, Borough of the Bronx, Community District 1, Council District 8.**

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**This Land Use Application was Laid Over by Subcommittee**

LU 0057-2018

**Application No. N 180132 ZRX submitted by the New York City Department of Housing Preservation and Development, 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 the Bronx, Community District 1, Council District 8.**

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LU 0058-2018

**Application No. C 20185228 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 for property located at Block 2130, Lot 44, Community District 12, Council District 10.**

**Attachments:** March 22, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Planning 3-27-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - April 19, 2018, Committee Report, Resolution, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 3-27-18

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**This Land Use Application was Laid Over by Subcommittee**

LU 0059-2018

**Application No. C 20185227 HAK 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 for property located at Block 4329, Lot 1, Community District 5, Council District 42.**

**Attachments:** March 22, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Planning 3-27-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - April 19, 2018, Committee Report, Resolution, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 3-27-18

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