

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, April 27, 2021

11:00 AM

- REMOTE HEARING (VIRTUAL ROOM 1) -

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,
Joseph C. Borelli, Selvena N. Brooks-Powers, Chaim M. Deutsch, Ruben Diaz, Sr.,
Oswald Feliz,
Vanessa L. Gibson, Barry S. Grodenchik, Peter A. Koo, Stephen T. Levin,
I. Daneek Miller, Francisco P. Moya, Kevin C. Riley, Antonio Reynoso, Carlina Rivera
and Mark Treyger*

Roll Call

Present: Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: Levin

LU 0752-2021

Application Number C 200356 PPK (69 Adams Street) submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition pursuant to zoning of city- owned property located on the west side of Pearl Street between York and Front streets (Block 52, Lots 15 and 17), Borough of Brooklyn, Community District 2, Council District 33.

Attachments: Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Landmarks 3/22/21, Hearing Testimony - Landmarks 3/22/21 additional, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, Land Use Calendar - April 27, 2021, Res. No. 1620, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-18-21, Hearing Transcript - Landmarks 3-22-21, Minutes of the Stated Meeting - March 18, 2021, Hearing Transcript - Land Use 4-27-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Landmarks 3/22/21, Hearing Testimony - Landmarks 3/22/21 additional, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, Land Use Calendar - April 27, 2021, Res. No. 1620, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-18-21, Hearing Transcript - Landmarks 3-22-21, Minutes of the Stated Meeting - March 18, 2021, Hearing Transcript - Land Use 4-27-21

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, Ayala, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Negative: 1 - Barron

Absent: 1 - Levin

LU 0757-2021

Application No. C 210109 HAK (New Penn Development I) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State and 197 c of the New York City Charter for the designation of an Urban Development Action Area and an Urban Development Action Area Project for such area, and the disposition of such property to a developer to be selected by HPD, for property located at 306 Pennsylvania Avenue (Block 3754, Lot 31), 392 Wyona Street (Block 3774, Lot 138), and 426 Wyona Street – 467 Vermont Street (Block 3791, Lot 25), Borough of Brooklyn, Community District 5, Council District 42.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, Hearing Transcript - Landmarks 4-6-21, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, Res. No. 1621, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 4-27-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, Hearing Transcript - Landmarks 4-6-21, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, Res. No. 1621, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 4-27-21

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, Ayala, Barron, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Levin

LU 0758-2021

Application No. 20215019 HAK (New Penn Development II – 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, and waiver of the area designation requirements and Sections 197-c and 197-d of the New York City Charter for property located at 791 Saratoga Avenue (Block 3583, Lot 27), 792 Rockaway Avenue (Block 3602, Lot 44), 429 Newport Street (Block 3833, Lot 47), 303 Hinsdale Street (Block 3767, Lot 5), 461 New Jersey Avenue (Block 3773, Lot 56), 432 Wyona Street (Block 3791, Lot 28), and 510 Vermont Street (Block 3790, Lot 49), Borough of Brooklyn, Community Districts 5 and 16, Council District 42.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, Hearing Transcript - Landmarks 4-6-21, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, Res. No. 1622, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 4-27-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, Hearing Transcript - Landmarks 4-6-21, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, Res. No. 1622, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 4-27-21

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, Ayala, Barron, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Levin

LU 0764-2021

Application No. C 210043 ZMK (135-137 Bedford Avenue) submitted by Dixon Advisory USA Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, establishing within an existing R6A District a C1-4 District and establishing within an existing R6B District a C1-4 District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, Res. No. 1623, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, Res. No. 1623, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

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, Ayala, Barron, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Levin

LU 0765-2021

Application No. N 210095 ZRY (Zoning for Coastal Flood Resiliency) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify the flood resiliency provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), and related Sections, Citywide.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, City Planning Commission Approval Letter, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1641 (WORD), Res. No. 1641 (PDF), Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, City Planning Commission Approval Letter, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1641 (WORD), Res. No. 1641 (PDF), Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

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

Affirmative: 18 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Levin

LU 0766-2021

Application No. C 210130 ZMK (Resilient Neighborhoods: Gerritsen Beach) submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 29a, eliminating from within an existing R4 District a C1-2 District, eliminating from within an existing R4 District a C2-2 District, changing from an R4 District to an R4-1 District, changing from a C3 District to an R4-1 District, changing from an R4 District to a C3A District, changing from a C3 District to an C3A District, establishing within an existing R4 District a C2-3 District, and establishing a Special Coastal Risk District, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1624, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1624, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

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, Ayala, Barron, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Levin

LU 0767-2021

Application No. N 210131 ZRK (Resilient Neighborhoods: Gerritsen Beach) submitted by the New York City Department of City Planning, 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 7 (Special Coastal Risk District) to establish the Gerritsen Beach Special Coastal Risk District, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1625, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1625, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

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, Ayala, Barron, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Levin

LU 0768-2021

Application No. N 210132 ZRK (Resilient Neighborhoods: Special Sheepshead Bay District) submitted by the New York City Department of City Planning, 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 IX, Chapter 4 (Special Sheepshead Bay District) to facilitate flood-resilient construction and open space design, Borough of Brooklyn, Community District 15, Council District 48.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1626, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1626, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

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, Ayala, Barron, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Levin

LU 0769-2021

Application No. C 210133 ZMQ (Resilient Neighborhoods: Old Howard Beach) submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18b, changing from an R3-1 District to a R3X District, changing from an R3-2 District to an R3X District, and changing from an R3-2 District to an R3-1 District, Borough of Queens, Community District 10, Council District 32.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1627, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1627, Hearing Transcript - Zoning 4-20-21, Hearing Transcript - Land Use 4-27-21

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, Ayala, Barron, Borelli, Brooks-Powers, Deutsch, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 1 - Levin