



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

Monday, December 3, 2018

11:00 AM

Committee Room - City Hall

Roll Call

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

Absent: Koo

LU 0238-2018

Application No.20195089 HIK [DL 510, LP-2612] 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 individual landmark designation of 238 President Street (Block 351, Lot 12) Borough of Brooklyn, Community District 6, Council District 39.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Landmarks 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Landmarks 11-15-18, Hearing Transcript - Landmarks 11-29-18, Hearing Transcript - Land Use 12-3-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Landmarks 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Landmarks 11-15-18, Hearing Transcript - Landmarks 11-29-18, Hearing Transcript - Land Use 12-3-18

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

Affirmative: 19 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Koo

LU 0239-2018

Application No. 20195088 HIK [DL 510, LP-2611] 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 landmark designation of the Hans S. Christian Anderson Memorial Kindergarten (Block 351, Lot 10) Borough of Brooklyn, Community District 6, Council District 39.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Landmarks 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Landmarks 11-15-18, Hearing Transcript - Landmarks 11-29-18, Hearing Transcript - Land Use 12-3-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Landmarks 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Landmarks 11-15-18, Hearing Transcript - Landmarks 11-29-18, Hearing Transcript - Land Use 12-3-18

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

Affirmative: 19 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Koo

LU 0256-2018

Application No. C 180418 PCK (DOT Brooklyn Fleet Services Workshop) submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 25 14th Street (Block 1031, Lots 1, 62, 67, and 71) for a fleet vehicle maintenance and repair facility, Borough of Brooklyn, 39th Council District, Community District 6.

Attachments: October 31, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Landmarks 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Landmarks 11-15-18, City Planning Commission Approval Letter, December 11, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 11-29-18, Hearing Transcript - Land Use 12-3-18

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Landmarks 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Landmarks 11-15-18, City Planning Commission Approval Letter, December 11, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 11-29-18, Hearing Transcript - Land Use 12-3-18

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

Affirmative: 19 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Koo

LU 0257-2018

Application No. 20195170 HAM (Clinton URA Site 7) submitted by the Department of Housing Preservation and Development (HPD) for the amendment of paragraphs 2 and 3 of Resolution 527 of the year 2014, which approved an exemption from real property taxes pursuant to Article XI of the Private Housing Finance law, to authorize HPD to extend the completion date and to extend the tax exemption to the commercial space in the Exemption Area while it is under construction, for property located at 538-548 West (Block 1081, p/o Lot 1), Borough of Manhattan, Council District 3, Community District 4.

Attachments: October 31, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Planning 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Planning 11-15-18, Hearing Testimony - Planning 12-3-18, Hearing Transcript - Land Use 12-3-18

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Planning 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Planning 11-15-18, Hearing Testimony - Planning 12-3-18, Hearing Transcript - Land Use 12-3-18

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

Abstain: 1 - Barron

Absent: 1 - Koo

LU 0258-2018

Application No. 20195171 HAX (590 Southern Blvd. HDFC) submitted by the Department of Housing Preservation and Development for the approval an exemption from real property taxes pursuant to Article XI of the Private Housing Finance Law for property located at 590 Southern Boulevard (Block 2603, Lot 24), Borough of the Bronx, Council District 8, Community District 2.

Attachments: October 31, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Planning 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Planning 11-15-18, Hearing Testimony - Planning 12-3-18, Hearing Transcript - Land Use 12-3-18

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 12, 2018 - November 16, 2018, Hearing Testimony - Planning 11-15-18, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Planning 11-15-18, Hearing Testimony - Planning 12-3-18, Hearing Transcript - Land Use 12-3-18

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

Affirmative: 19 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Koo

LU 0265-2018

Application No. 20195182 HAK (JOE Central Brooklyn LLC) submitted by the New York City Department of Housing Preservation and Development for the approval of an exemption from real property taxes pursuant to Article XI of the Private Housing Finance Law for property located on 79 lots in the Bedford-Stuyvesant and Brownsville neighborhoods, Borough of Brooklyn, Community Districts 2, 3, 8 and 16, Council Districts 33, 35, 36, 41 and 42.

Attachments: November 14, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Testimony - Planning 12-3-18, Hearing Transcript - Land Use 12-3-18

This Land Use Application was Hearing Held by Committee

Attachments: November 14, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Testimony - Planning 12-3-18, Hearing Transcript - Land Use 12-3-18

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

Affirmative: 19 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Koo

LU 0266-2018

Application No. 20195181 HAM (464-68 West 51st Street) submitted by the New York City Department of Housing Preservation of Development for the approval of an exemption from real property taxes pursuant to Article XI of the Private Housing Finance Law for property located at Block 1060, Lots 61 and 160, Borough of Manhattan, Community District 4, Council District 3.

Attachments: November 14, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Testimony - Planning 12-3-18, Hearing Transcript - Land Use 12-3-18

This Land Use Application was Hearing Held by Committee

Attachments: November 14, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Testimony - Planning 12-3-18, Hearing Transcript - Land Use 12-3-18

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

Affirmative: 19 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Koo

LU 0267-2018

Application No. 20195184 TCM submitted pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of T&S Restaurant LLC, d/b/a Gracie's on 2nd Diner for renewal of a revocable consent to maintain, operate, and use an unenclosed sidewalk café located at 300 East 86th Street, Borough of Manhattan, Council District 5, Community District 8.

Attachments: November 14, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Land Use 12-3-18

This Land Use Application was Hearing Held by Committee

Attachments: November 14, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Land Use 12-3-18

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

Affirmative: 19 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Koo

LU 0268-2018

Application No. 20195183 TCM submitted pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of K.K. & D of 79th Street Restaurant Corp., d/b/a Nectar Cafe for renewal of a revocable consent to maintain, operate, and use an unenclosed sidewalk café located at 1022 Madison Avenue, Borough of Manhattan, Council District 4, Community District 8.

Attachments: November 14, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Land Use Calendar - December 3, 2018, Hearing Transcript - Land Use 12-3-18

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 Companion Resolution approved by Roll Call.

Affirmative: 19 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Koo

LU 0278-2018

Application No. 20195120 SCR submitted by the New York City School Construction Authority pursuant to Section 1731 of the New York City School Construction Authority Act for the site selection of property located at Block 683, Portion of Lot 1, for the construction of a new, approximately 456-seat primary school facility (replacement for Richard H. Hungerford School, R86), Borough of Staten Island, Community School District 31, Community District 2, Council District 50.

Attachments: Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Hearing Testimony - Landmarks 11-29-18, November 28, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 3, 2018, Hearing Transcript - Landmarks 11-29-18, Hearing Transcript - Land Use 12-3-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, Hearing Testimony - Landmarks 11-29-18, November 28, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 3, 2018, Hearing Transcript - Landmarks 11-29-18, Hearing Transcript - Land Use 12-3-18

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

Affirmative: 19 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Koo

LU 0279-2018

Application No. 20195180 HAM (Victory Plaza) submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment of a previously approved Urban Development Action Area Project, for property located at 3-11 West 118th Street and 1460-1472 5th Avenue (Block 1717, Lots 28 and 33 – formerly Lots 28-40), Borough of Manhattan, Community District 10, Council District 9.

Attachments: Land Use Calendar - Week of November 26, 2018 - November 30, 2018, REVISED - Land Use Calendar - Week of November 26, 2018 - November 30, 2018, November 28, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 3, 2018, Hearing Testimony - Planning 12-3-18, Hearing Transcript - Land Use 12-3-18

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 Companion Resolution approved by Roll Call.

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

Abstain: 1 - Rivera

Absent: 1 - Koo