

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, February 14, 2017

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, Annabel Palma,
Daniel R. Garodnick, Darlene Mealy, Rosie Mendez,
Ydanis A. Rodriguez, Peter A. Koo, Brad S. Lander, Stephen T. Levin,
Jumaane D. Williams, Ruben Wills, Deborah L. Rose, Donovan J. Richards,
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres and Mark Treyger*

Roll Call

Present: Greenfield, Gentile, Palma, Garodnick, Mealy, Rodriguez, Koo, Lander, Williams, Richards, Kallos, Reynoso, Torres and Treyger

Absent: Mendez and Cohen

Conflict: Barron

Paternity: Levin

Medical: Rose and Wills

LU 0573-2017

Application No. 20175206 HKM (N 170201 HKM) for the designation by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the Sullivan-Thompson Historic District, Borough of Manhattan, Community Board 2, Council Districts 1 and 3.

Attachments: Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Hearing Testimony - Landmarks 2-7-17, Hearing Transcript - Landmarks 2/7/17, Land Use Calendar - February 14, 2017, February 15, 2017 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Hearing Testimony - Landmarks 2-7-17, Hearing Transcript - Landmarks 2/7/17, Land Use Calendar - February 14, 2017, February 15, 2017 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

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

Affirmative: 14 - Greenfield, Gentile, Palma, Garodnick, Mealy, Rodriguez, Koo, Lander, Williams, Richards, Kallos, Reynoso, Torres and Treyger

Absent: 2 - Mendez and Cohen

Conflict: 1 - Barron

Paternity: 1 - Levin

Medical: 2 - Rose and Wills

LU 0559-2017

Application No. C 170048 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law, Article XI of the Private Housing Finance Law, and Section 197-c of the New York City Charter, for an urban development action area designation and project approval, disposition of city-owned property, and real property tax exemption, for property located at 225 West 140th Street (Block 2026, Lot 15), Borough of Manhattan, Community Board 10, Council District 9.

Attachments: February 1, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Land Use Calendar - February 14, 2017, Hearing Transcript - Planning 2-7-17, Committee Report, Resolution, Hearing Testimony - Planning 2-7-17, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

This Land Use Application was Hearing Held by Committee

Attachments: February 1, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Land Use Calendar - February 14, 2017, Hearing Transcript - Planning 2-7-17, Committee Report, Resolution, Hearing Testimony - Planning 2-7-17, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

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

Affirmative: 14 - Greenfield, Gentile, Palma, Garodnick, Mealy, Rodriguez, Koo, Lander, Williams, Richards, Kallos, Reynoso, Torres and Treyger

Absent: 2 - Mendez and Cohen

Conflict: 1 - Barron

Paternity: 1 - Levin

Medical: 2 - Rose and Wills

LU 0560-2017

Application No. C 170049 PQM submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 225 West 140th Street (Block 2026, Lot 15), Borough of Manhattan, Community Board 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).

Attachments: February 1, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Land Use Calendar - February 14, 2017, Hearing Transcript - Planning 2-7-17, Committee Report, Resolution, Hearing Testimony - Planning 2-7-17, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

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: 14 - Greenfield, Gentile, Palma, Garodnick, Mealy, Rodriguez, Koo, Lander, Williams, Richards, Kallos, Reynoso, Torres and Treyger

Absent: 2 - Mendez and Cohen

Conflict: 1 - Barron

Paternity: 1 - Levin

Medical: 2 - Rose and Wills

LU 0561-2017

Application No. C 170050 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 an amendment of the Zoning Map, Section No. 6a; changing an existing R7-2/C2-4 district to an R8A/C2-4 district on property located West of Lenox Avenue between West 130th Street and West 131st Street, Borough of Manhattan, Community Board 10, Council District 9.

Attachments: February 1, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Land Use Calendar - February 14, 2017, Hearing Transcript - Planning 2-7-17, Committee Report, Resolution, Hearing Testimony - Planning 2-7-17, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

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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: 14 - Greenfield, Gentile, Palma, Garodnick, Mealy, Rodriguez, Koo, Lander, Williams, Richards, Kallos, Reynoso, Torres and Treyger

Absent: 2 - Mendez and Cohen

Conflict: 1 - Barron

Paternity: 1 - Levin

Medical: 2 - Rose and Wills

LU 0562-2017

Application No. C 170051 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law, Article XI of the Private Housing Finance Law, and Section 197-c of the New York City Charter, for an urban development action area designation and project approval, disposition of city-owned property, and real property tax exemption, for property located at 407-415 Lenox Avenue (Block 1915, Lots 32, 33, 34, 35 and 36), Borough of Manhattan, Community Board 10, Council District 9.

Attachments: February 1, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Land Use Calendar - February 14, 2017, Hearing Transcript - Planning 2-7-17, Committee Report, Resolution, Hearing Testimony - Planning 2-7-17, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

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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: 14 - Greenfield, Gentile, Palma, Garodnick, Mealy, Rodriguez, Koo, Lander, Williams, Richards, Kallos, Reynoso, Torres and Treyger

Absent: 2 - Mendez and Cohen

Conflict: 1 - Barron

Paternity: 1 - Levin

Medical: 2 - Rose and Wills

LU 0563-2017

Application No. N 170052 ZRM submitted by New York City Department of Housing Preservation and Development and Lemor Realty, LLC, 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 Board 10, Council District 9.

Attachments: February 1, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Land Use Calendar - February 14, 2017, Hearing Transcript - Planning 2-7-17, Committee Report, Resolution, Hearing Testimony - Planning 2-7-17, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

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: 14 - Greenfield, Gentile, Palma, Garodnick, Mealy, Rodriguez, Koo, Lander, Williams, Richards, Kallos, Reynoso, Torres and Treyger

Absent: 2 - Mendez and Cohen

Conflict: 1 - Barron

Paternity: 1 - Levin

Medical: 2 - Rose and Wills

LU 0564-2017

Application No. C 170081 ZMM submitted by the NYC Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 6a; changing an existing R7-2/C1-4 district into an R8A/C2-4 district on property located to the West of Frederick Douglas Boulevard between West 129th Street and West 128th Street, Borough of Manhattan, Community Board 10, Council District 9.

Attachments: February 1, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Land Use Calendar - February 14, 2017, Hearing Transcript - Planning 2-7-17, Committee Report, Resolution, Hearing Testimony - Planning 2-7-17, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

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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: 14 - Greenfield, Gentile, Palma, Garodnick, Mealy, Rodriguez, Koo, Lander, Williams, Richards, Kallos, Reynoso, Torres and Treyger

Absent: 2 - Mendez and Cohen

Conflict: 1 - Barron

Paternity: 1 - Levin

Medical: 2 - Rose and Wills

LU 0565-2017

Application No. N 170082 ZRM submitted by the NYC Department of Housing Preservation and Development and 2395 FDB JV, LLC, 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 Board 10, Council District 9.

Attachments: February 1, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Land Use Calendar - February 14, 2017, Hearing Transcript - Planning 2-7-17, Committee Report, Resolution, Hearing Testimony - Planning 2-7-17, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

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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: 14 - Greenfield, Gentile, Palma, Garodnick, Mealy, Rodriguez, Koo, Lander, Williams, Richards, Kallos, Reynoso, Torres and Treyger

Absent: 2 - Mendez and Cohen

Conflict: 1 - Barron

Paternity: 1 - Levin

Medical: 2 - Rose and Wills

LU 0566-2017

Application No. C 170085 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 197-c of the New York City Charter, for an urban development action area designation and project approval, and disposition of city-owned property, for property located at 2405 Frederick Douglass Boulevard (Block 1955, Lot 16), Borough of Manhattan, Community Board 10, Council District 9.

Attachments: February 1, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of February 6, 2017 - February 10, 2017, Land Use Calendar - February 14, 2017, Hearing Transcript - Planning 2-7-17, Committee Report, Resolution, Hearing Testimony - Planning 2-7-17, Hearing Transcript - Land Use 2-14-17, Hearing Transcript - Stated Meeting 2-15-17

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Absent: 2 - Mendez and Cohen

Conflict: 1 - Barron

Paternity: 1 - Levin

Medical: 2 - Rose and Wills