

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, June 2, 2016

1:00 PM

250 Broadway - Committee Rm, 16th Fl.

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

*Inez E. Dickens, Chair*

*Members: Darlene Mealy, Ydanis A. Rodriguez,  
Andrew Cohen and Mark Treyger*

Roll Call

**Present:** Dickens, Rodriguez, Cohen and Treyger

**Absent:** Mealy

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

LU 0378-2016

**Application No. C 160138 ZMQ 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 an amendment of the Zoning Map, Section No. 10b, changing from a C4-2 District to a C4-5X District property located at Main Street and 41st Avenue, Borough of Queens, Community Board 7, Council District 20.**

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16

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

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16

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

LU 0379-2016

**Application No. N 160139 ZRQ submitted by the 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 establish a Mandatory Inclusionary Housing area on property located at property located at Main Street and 41st Avenue, Borough of Queens, Community Board 7, Council District 20.**

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

LU 0380-2016

**Application No. C 160140 ZSQ 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 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 229 spaces on a portion of the ground floor and cellar level of a proposed mixed use development on property located at 133-45 41st Avenue (Block 5037, Lots 64 & 65), in a C4-5X District, Borough of Queens, Community Board 7, Council District 20. 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:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16

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

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16

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

LU 0381-2016

**Application No. C 160141 ZSQ 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 74-681 of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed-use development on property located at 133-45 41st Avenue (Block 5037, Lots 64 & 65), in a C4-5X District, Borough of Queens, Community Board 7, Council District 20. 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:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16

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

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16

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

LU 0382-2016

**Application No. C 160143 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law of New York State approval of an urban development action area designation and project, and pursuant to Section 197-c of the New York City Charter for approval of the disposition of property located at 133-45 41st Avenue (Block 5037, Lots 64 & 65), Borough of Queens, Community Board 7, Council District 20.**

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16

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

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, City Planning Commission Approval Letter, June 21, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 6-2-16

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

LU 0384-2016

**Application No. 20165580 HAK submitted by the New York City Department of Housing Preservation and Development for an amendment to a previously approved urban development action area project under Article 16 of the General Municipal Law and approval for real property tax exemptions pursuant to Section 577 of the Private Housing Finance Law for property located at Block 1791, Lots 17, 18, 19; Block 1789, Lot 80; Block 1814, Lot 15; Block 1795, Lot 15; Block 1852, Lots 9, 8; Block 1641, Lot 68; and Block 1801, Lot 8, Borough of Brooklyn, Community Board 3, Council District 36.**

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Affirmative:** 4 - Dickens, Rodriguez, Cohen and Treyger

**Absent:** 1 - Mealy

LU 0385-2016

**Application No. 20165584 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for the termination of a previously approved real property tax exemption and approval for new real property tax exemption for property located at Block 2283, Lot 33 and Block 2377, Lot 20, Borough of the Bronx, Community Board 1, Council Districts 8 and 17.**

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Affirmative:** 4 - Dickens, Rodriguez, Cohen and Treyger

**Absent:** 1 - Mealy

LU 0386-2016

**Application No. 20165585 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment to a previously approved urban development action area project for property located at 1172 East Tremont Avenue and 1160 Lebanon Street (Block 3909, Lot 8 and Block 4007, Lot 15), Borough of the Bronx, Community Board 6, Council District 15.**

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Affirmative:** 4 - Dickens, Rodriguez, Cohen and Treyger

**Absent:** 1 - Mealy

LU 0387-2016

**Application No. 20165586 HAK submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for the approval of a new real property tax exemption for property located at Block 3615, Lot 1 and Block 3616, Lot 1, Borough of Brooklyn, Community Board 16, Council District 42.**

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Affirmative:** 4 - Dickens, Rodriguez, Cohen and Treyger

**Absent:** 1 - Mealy

LU 0388-2016

**Application No. 20165592 HAX submitted by the New York City Department of Housing Preservation and Development for an exemption from real property taxation and termination of a prior tax exemption for property located at Block 3132, Lot 1; Block 3138, Lot 1; Block 3139, Lots 1 and 19; Block 3140, Lot 7; Borough of the Bronx, Community Board 1, Council District 15. This matter is subject to Council review and action at the request of HPD and pursuant to Sections 125(1)(a-3) and 577 of the Private Housing Finance Law.**

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, Hearing Transcript - Planning 6-2-16

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

**Attachments:** May 25, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Planning 6-2-16, Land Use Calendar - June 15, Hearing Transcript - Planning 6-2-16

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

LU 0396-2016

**Application No. 20165635 HAX submitted by the New York City Department of Housing Preservation and Development for a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law and termination of the prior tax exemption for property located at Block 2504, Lot 21; Block 2507, Lot 34; Block 2511, Lot 74; Block 2647, Lot 5; and Block 2684, Lot 68; Borough of the Bronx, Community Boards 1, 2 and 4, Council Districts 8 and 17.**

**Attachments:** Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, June 8, 2016 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Attachments:** Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, June 8, 2016 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Affirmative:** 4 - Dickens, Rodriguez, Cohen and Treyger

**Absent:** 1 - Mealy

LU 0397-2016

**Application No. 20165637 PNM submitted by the Department of Citywide Administrative Services, on behalf of the Department of Parks and Recreation, for the proposed transfer of a City-owned parkland known as Christopher Park to the United States of America to facilitate the establishment of a national park on property located at Block 592, Lot 87, Borough of Manhattan, Community Board 2, Council District 3. This application is subject to Council review pursuant to NYS General Municipal Law Section 72-h.**

**Attachments:** Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, June 8, 2016 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Attachments:** Land Use Calendar - Week of May 31, 2016 - June 3, 2016, Land Use Calendar - June 7, June 8, 2016 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution, Hearing Testimony - Planning 6-2-16, Hearing Transcript - Planning 6-2-16

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

**Affirmative:** 4 - Dickens, Rodriguez, Cohen and Treyger

**Absent:** 1 - Mealy