

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, May 16, 2019

11:00 AM

250 Broadway - Committee Rm, 16th Fl.

### 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,  
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*

## Roll Call

**Present:** Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Grodenchik, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** Diaz Sr., Gibson and Miller

**Paternity:** Levin

LU 0397-2019

**Application No. N 190230 ZRY (Residential Tower Mechanical Voids) submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Article II, Chapter 3 and related provisions of the Zoning Resolution of the City of New York, modifying residential tower regulations to require certain mechanical spaces to be calculated as residential floor area, Citywide.**

**Attachments:** Land Use Calendar - Week of April 15, 2019 - April 19, 2019, April 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 4-16-19, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Transcript - Zoning 4-16-19, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, City Planning Commission Approval Letter, May 29, 2019 - Stated Meeting Agenda with Links to Files, Res. No. 916, Committee Report, Hearing Testimony - Zoning 5-14-19, Hearing Testimony - Zoning 5-16-19, Hearing Transcript - Land Use 5-16-19

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

**Attachments:** Land Use Calendar - Week of April 15, 2019 - April 19, 2019, April 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 4-16-19, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Transcript - Zoning 4-16-19, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, City Planning Commission Approval Letter, May 29, 2019 - Stated Meeting Agenda with Links to Files, Res. No. 916, Committee Report, Hearing Testimony - Zoning 5-14-19, Hearing Testimony - Zoning 5-16-19, Hearing Transcript - Land Use 5-16-19

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

**Affirmative:** 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Grodenchik, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 3 - Diaz Sr., Gibson and Miller

**Paternity:** 1 - Levin

LU 0403-2019

**Application No. N 180529 ZRQ (47-15 34th Ave Rezoning) submitted by Ashley Young LLC and John Young Associates 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 Queens, Council District 26, Community District 1.**

**Attachments:** April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 911, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Land Use 5-16-19

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

**Attachments:** April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 911, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Land Use 5-16-19

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

**Affirmative:** 14 - Salamanca Jr., Adams, Constantinides, Deutsch, Grodenchik, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Negative:** 1 - Barron

**Absent:** 3 - Diaz Sr., Gibson and Miller

**Paternity:** 1 - Levin

LU 0404-2019

**Application No. C 180530 ZMQ (47-15 34th Ave Rezoning) submitted by Ashley Young LLC and John Young Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b changing from C8-1, and R5 Districts to R7X and R6B Districts and establishing within the proposed R7X District a C2-4 District and establishing within the existing and proposed R6B District a C2-4 District, for property located at Block 723, Lots 1 and 8 and Block 722, Lots 1, 3, 4, p/o Lot 5, and 70, Borough of Queens, Council District 26, Community District 1.**

**Attachments:** April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 912, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Land Use 5-16-19

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

**Attachments:** April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 912, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Land Use 5-16-19

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

**Affirmative:** 14 - Salamanca Jr., Adams, Constantinides, Deutsch, Grodenchik, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Negative:** 1 - Barron

**Absent:** 3 - Diaz Sr., Gibson and Miller

**Paternity:** 1 - Levin

LU 0411-2019

**Application No. N 180518 ZRQ (Mana Products Text Amendments) submitted by 27-11 49th Avenue Realty, LLC pursuant to Sections 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to expand the qualifications for enlargement in Article IV, Chapter 3 (Manufacturing District Regulations – Bulk Regulations), for property located in the Borough of Queens, Council District 26, Community District 2.**

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, City Planning Commission Approval Letter, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 917, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19

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

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, City Planning Commission Approval Letter, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 917, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19

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

**Affirmative:** 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Grodenchik, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 3 - Diaz Sr., Gibson and Miller

**Paternity:** 1 - Levin

LU 0412-2019

**Application No. N 190205 ZRM (66 Hudson Yards Streetscape Text Amendment) submitted by 509 West 34th, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying lobby and street tree provisions in Four Corners Subarea A2, for property located in the Borough of Manhattan, Council District 3, Community District 4.**

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 913, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19

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

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 913, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19

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

**Affirmative:** 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Grodenchik, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 3 - Diaz Sr., Gibson and Miller

**Paternity:** 1 - Levin

LU 0413-2019

**Application No. C 190235 ZMM (East Harlem Neighborhood Rezoning) 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. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115th Street, and a line 100 feet easterly of Park Avenue in the Borough of Manhattan, Council Districts 9 and 11, Community District 11.**

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 914, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19

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

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 914, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19

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

**Affirmative:** 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Grodenchik, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 3 - Diaz Sr., Gibson and Miller

**Paternity:** 1 - Levin

LU 0414-2019

**Application No. N 190236 ZRM (East Harlem Neighborhood Rezoning) submitted by the NYC 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 III, Chapter 7 (Special Urban Design Regulations) and modifying the Special East Harlem Corridors District (Article XIII, Chapter 8), for the property located in the Borough of Manhattan, Council Districts 9 and 11, Community District 11.**

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 915, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19

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

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 915, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19

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

**Affirmative:** 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Grodenchik, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

**Absent:** 3 - Diaz Sr., Gibson and Miller

**Paternity:** 1 - Levin