

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, May 19, 2016

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, Annabel Palma, Inez E. Dickens,
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, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: Lander, Levin and Reynoso

Medical: Palma, Williams and Wills

Other Council Members Attending: Menchaca and Johnson

LU 0350-2016

Application No. 20165423 HAK submitted by New York City Department of Housing Preservation and Development pursuant to Section 115 of the Private Housing Finance Law for a modification of an approved plan and project for properties located at 198 Johnson Avenue (Block 3071, part of Lot 10, and Block 3072, part of Lot 1), Borough of Brooklyn, Community Board 1, Council District 34.

Attachments: March 22, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

This Land Use Application was Hearing Held by Committee

Attachments: March 22, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0351-2016

Application No. 20165424 HAK submitted by New York City Department of Housing Preservation and Development pursuant to Section 122(l) of the Private Housing Finance Law for approval of a conveyance from the current owner to a new owner of properties located at 198 Johnson Avenue (Block 3071, part of Lot 10, and Block 3072, part of Lot 1), Borough of Brooklyn, Community Board 1, Council District 34.

Attachments: March 22, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

This Land Use Application was Hearing Held by Committee

Attachments: March 22, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0352-2016

Application No. 20165425 HAK submitted by New York City Department of Housing Preservation and Development pursuant to Section 125(l)(a-3) of the Private Housing Finance Law for an extension to a previously approved real property tax exemption for property located at 198 Johnson Avenue (Block 3071, part of Lot 10, and Block 3072, part of Lot 1), Borough of Brooklyn, Community Board 1, Council District 34.

Attachments: March 22, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

This Land Use Application was Hearing Held by Committee

Attachments: March 22, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0357-2016

Application No. 20165533 HAK submitted by New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for approved real property tax exemption for property located in the Borough of Brooklyn, Community Board 3, Council District 16.

Attachments: April 20, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

This Land Use Application was Hearing Held by Committee

Attachments: April 20, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0363-2016 **Application No. C 160064 ZMX submitted by Mosholu Petrol Realty, LLC pursuant to Sections 197-s and 201 of the New York City for an amendment of the Zoning Map, Section No. 1d, changing from an R8 district to a C8-2 district property located at Jerome Avenue and Risse Street, Borough of the Bronx, Community Board 7, Council District 11.**

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Zoning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Zoning 5-17-16, Hearing Transcript - Land Use 5-19-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Zoning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Zoning 5-17-16, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0364-2016 **Application No. 20165576 HAX submitted by New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for the approval of a real property tax exemption for property located at 775 Jennings Street, Borough of the Bronx, Community Board 3, Council District 16.**

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0365-2016

Application No. 20165577 HAX submitted by New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for the approval of a real property tax exemption for properties located at 384 Grand Concourse, 1038 Rogers Place, 1129 Morris Avenue, 1202, 1183, and 1171 Clay Avenue, Borough of the Bronx, Community Boards 1, 2, and 4, Council Districts 8, 17, and 16.

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0373-2016

Application No. 20165581 HAX 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 requirement and Section 197-c and 197-d of the new York City Charter for property located at 1370 Lyman Place (Block 2970, Lot 52), Borough of the Bronx, Community Board 3, Council District 16

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0374-2016

Application No. 20165582 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for approval of a real property tax exemption for property located at Block 1955, Lot 26, Borough of Manhattan, Community Board 10, Council District 9

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0375-2016 **Application No. 20165583 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for approval of a real property tax exemption for property located at Block 1594, Lots 50, 61, and 65, Borough of Manhattan, Community Board 10, Council District 9**

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Planning 5-17-16, Land Use Calendar - May 19, Hearing Transcript - Planning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0376-2016 **Application No. C 150361 ZMK submitted by the Conover King Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing an M2-1 District to an M1-4/R6 District and establishing a Special Mixed Use District (MX-5) on property located at King and Conover Street, Borough of Brooklyn, Community Board 6, Council District 38.**

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Additional Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - May 19, Additional Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Zoning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Zoning 5-17-16, Hearing Transcript - Land Use 5-19-16

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

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Additional Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - May 19, Additional Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Zoning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Zoning 5-17-16, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills

LU 0377-2016

Application No. N 160081 ZRK submitted by Conover King 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 (Inclusionary Housing Designated Areas) and a related section in Article XII, Chapter 3 (Special Mixed Use District) to apply Mandatory Inclusionary Housing regulations on property located at King and Conover Street, Borough of Brooklyn, Community Board 6, Council District 38.

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Additional Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - May 19, Additional Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Zoning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Zoning 5-17-16, Hearing Transcript - Land Use 5-19-16

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

Attachments: Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Additional Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - May 19, Additional Land Use Calendar - Week of May 16, 2016 - May 20, 2016, Hearing Testimony - Zoning 5-17-16, Hearing Transcript - Stated Meeting 5-25-16, Committee Report, Resolution, Hearing Transcript - Zoning 5-17-16, Hearing Transcript - Land Use 5-19-16

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

Affirmative: 15 - Greenfield, Gentile, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Rose, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 3 - Lander, Levin and Reynoso

Medical: 3 - Palma, Williams and Wills