

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, July 28, 2022

11:00 AM

HYBRID HEARING - Committee Room - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Joseph C. Borelli, Erik D. Bottcher, Selvena N. Brooks-Powers,
Kamillah Hanks, Ari Kagan, Shekar Krishnan, Farah N. Louis, Darlene Mealy,
Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Bottcher, Brooks-Powers, Hanks, Kagan, Louis, Mealy, Moya, Riley and Sanchez

Absent: Borelli, Krishnan and Rivera

LU 0073-2022

Application number N 220219 ZRM (The Lirio – 806 9th Avenue) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying a special permit provision of Article IX, Chapter 6 (Special Clinton District), Borough of Manhattan, Community District 4, Council District 3.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Hearing Testimony - Landmarks 6-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Hearing Transcript - Landmarks 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, City Planning Commission Approval Letter, Res. No. 299, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Hearing Testimony - Landmarks 6-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Hearing Transcript - Landmarks 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, City Planning Commission Approval Letter, Res. No. 299, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

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

Affirmative: 10 - Salamanca Jr., Bottcher, Brooks-Powers, Hanks, Kagan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Borelli, Krishnan and Rivera

LU 0074-2022

Application number C 220220 ZMM (The Lirio – 806 9th Avenue) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, eliminating from within an existing R8 District a C1-5 District and changing from an R8 District to a C6-2 District, Borough of Manhattan, Community District 4, Council District 3.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Hearing Testimony - Landmarks 6-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Hearing Transcript - Landmarks 6-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Transcript - Stated Meeting 6-16-22, City Planning Commission Approval Letter, Res. No. 300, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Hearing Testimony - Landmarks 6-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Hearing Transcript - Landmarks 6-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Transcript - Stated Meeting 6-16-22, City Planning Commission Approval Letter, Res. No. 300, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

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

Affirmative: 10 - Salamanca Jr., Bottcher, Brooks-Powers, Hanks, Kagan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Borelli, Krishnan and Rivera

LU 0075-2022

Application number C 220221(A) ZSM (The Lirio – 806 9th Avenue) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 96-112 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on property located at 806 Ninth Avenue (Block 1044, Lot 3), in a C6-2 District, within the Special Clinton District (Preservation Area), Borough of Manhattan, Community District 4, Council District 3.

Attachments: June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, Hearing Transcript - Stated Meeting 6-16-22, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, City Planning Commission Approval Letter, Res. No. 301, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

This Land Use Application was Hearing Held by Committee

Attachments: June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, Hearing Transcript - Stated Meeting 6-16-22, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, City Planning Commission Approval Letter, Res. No. 301, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

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

Affirmative: 10 - Salamanca Jr., Bottcher, Brooks-Powers, Hanks, Kagan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Borelli, Krishnan and Rivera

LU 0076-2022

Application number C 220222 PPM (The Lirio – 806 9th Avenue) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city owned property located at 806 9th Avenue (Block 1044, Lot 3), to facilitate a building containing approximately 111 affordable and supportive housing units, and community facility and retail space, Borough of Manhattan, Community District 4, Council District 3.

Attachments: June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, Hearing Transcript - Stated Meeting 6-16-22, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, City Planning Commission Approval Letter, Res. No. 302, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

This Land Use Application was Hearing Held by Committee

Attachments: June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, Hearing Transcript - Stated Meeting 6-16-22, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, City Planning Commission Approval Letter, Res. No. 302, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

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

Affirmative: 10 - Salamanca Jr., Bottcher, Brooks-Powers, Hanks, Kagan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Borelli, Krishnan and Rivera

LU 0077-2022

Application number C 220223 PQM (The Lirio – 806 9th Avenue) the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 806 9th Avenue (Block 1044, Lot 3) to facilitate the expansion of Metropolitan Transportation Authority’s New York City Transit operations, Borough of Manhattan, Community District 4, Council District 3.

Attachments: June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, Hearing Transcript - Stated Meeting 6-16-22, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, City Planning Commission Approval Letter, Res. No. 303, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

This Land Use Application was Hearing Held by Committee

Attachments: June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, Hearing Transcript - Stated Meeting 6-16-22, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, City Planning Commission Approval Letter, Res. No. 303, Committee Report, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-27-22, Hearing Transcript - Land Use 7-28-22

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

Affirmative: 10 - Salamanca Jr., Bottcher, Brooks-Powers, Hanks, Kagan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Borelli, Krishnan and Rivera