

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, August 14, 2019

10:45 AM

Council Chambers - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Inez D. Barron, 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 and Mark Treyger*

Roll Call

Present: Salamanca Jr., Adams, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: Barron, Gibson and King

LU 0477-2019

Application C 190253 HAM (201-207 7th Avenue) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for designation of property located at 201-207 7th Avenue (Block 797, Lots 80, 81, 82, and 83) as an Urban Development Action Area; and as an Urban Development Action Area Project for such area; and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, Borough of Manhattan, Council District 3, Community District 4.

Attachments: Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing Testimony - Landmarks 7-16-19, Hearing Transcript - Landmarks 7-16-19, July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, Hearing Transcript - Landmarks 8-6-19, Committee Report, Res. No. 1033, Hearing Transcript - Land Use 8-14-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing Testimony - Landmarks 7-16-19, Hearing Transcript - Landmarks 7-16-19, July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, Hearing Transcript - Landmarks 8-6-19, Committee Report, Res. No. 1033, Hearing Transcript - Land Use 8-14-19

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, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Barron, Gibson and King

LU 0478-2019

Application 20195731 HAM (201-207 7th Avenue) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for the approval of a real property tax exemption for property located at 201-207 7th Avenue (Block 797, Lots 80, 81, 82, and 83), Borough of Manhattan, Council District 3, Community District 4.

Attachments: Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing Testimony - Landmarks 7-16-19, Hearing Transcript - Landmarks 7-16-19, July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, Hearing Transcript - Landmarks 8-6-19, August 14, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1034, Hearing Transcript - Land Use 8-14-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing Testimony - Landmarks 7-16-19, Hearing Transcript - Landmarks 7-16-19, July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, Hearing Transcript - Landmarks 8-6-19, August 14, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1034, Hearing Transcript - Land Use 8-14-19

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, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Barron, Gibson and King

LU 0479-2019

Application No. C 180164 ZMK (273 Avenue U Rezoning) submitted by Ciarafour Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R5B District to an R6A District property bounded by a line 100 feet northerly of Avenue U, McDonald Avenue, Avenue U, and Lake Street, for property located in the Borough of Brooklyn, Council District 47, Community District 11.

Attachments: Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing Testimony - Zoning 7-16-19, Hearing Transcript - Zoning 7-16-19, July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, August 14, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 8-14-19, Hearing Transcript - Land Use 8-14-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing Testimony - Zoning 7-16-19, Hearing Transcript - Zoning 7-16-19, July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, August 14, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 8-14-19, Hearing Transcript - Land Use 8-14-19

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

Affirmative: 14 - Salamanca Jr., Adams, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Barron, Gibson and King

LU 0480-2019

Application N 180165 ZRK (273 Avenue U Rezoning) submitted by Ciarafour 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, for property located in the Borough of Brooklyn, Council District 47, Community District 11.

Attachments: Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing Testimony - Zoning 7-16-19, Hearing Transcript - Zoning 7-16-19, July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, August 14, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 8-14-19, Hearing Transcript - Land Use 8-14-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing Testimony - Zoning 7-16-19, Hearing Transcript - Zoning 7-16-19, July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, August 14, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 8-14-19, Hearing Transcript - Land Use 8-14-19

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

Affirmative: 14 - Salamanca Jr., Adams, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Barron, Gibson and King

LU 0500-2019 **Application No. 20195667 TCK (Franklin Guest House) pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Madre Hospitality Inc. d/b/a Franklin Guest House, for a revocable consent to establish maintain and operate an unenclosed sidewalk café located 215 Franklin Street, Borough of Brooklyn, Council District 33, Community District 1. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant Section 11.20(c) of the Rules of the Council and Section 20-226 of the New York City Administrative Code.**

Attachments: July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, August 14, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1035, Hearing Transcript - Zoning 8-14-19, Hearing Transcript - Land Use 8-14-19

This Land Use Application was Hearing Held by Committee

Attachments: July 23, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Hearing Transcript - Stated Meeting 7-23-19, Land Use Calendar & Agenda - August 14, 2019, August 14, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1035, Hearing Transcript - Zoning 8-14-19, Hearing Transcript - Land Use 8-14-19

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, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Barron, Gibson and King

LU 0505-2019 **Application No. 20185509 SCQ submitted by the New York City School Construction Authority Pursuant to Section 1732 of the Public Authorities Law for approval of a site selection for a new, approximately 306-seat pre-kindergarten center to be located on Block 2018, part of lot 1, in the Borough of Queens Community School District 21, Council District 37, Community District 4.**

Attachments: Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Land Use Calendar & Agenda - August 14, 2019, Hearing Transcript - Landmarks 8-6-19, August 14, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1036, Hearing Transcript - Land Use 8-14-19

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

Attachments: Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Land Use Calendar & Agenda - August 14, 2019, Hearing Transcript - Landmarks 8-6-19, August 14, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1036, Hearing Transcript - Land Use 8-14-19

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 - Salamanca Jr., Adams, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Barron, Gibson and King

LU 0506-2019

Application No. C 190286(A) HAK (East New York North NCP-UDAAP) submitted by the 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 the designation of an Urban Development Action Area, the approval of an Urban Development Action Area Project, and the disposition of property located at 190 Essex Street (Block 3956, Lot 59); 227 Vermont Street, 225 Vermont Street, and 223 Vermont Street (Block 3706, Lots 12, 13, and 14); and 583 Belmont Avenue and 581 Belmont Avenue (Block 4012, Lots 32 and 34), Borough of Brooklyn, Council District 37, Community District 5.

Attachments: Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Land Use Calendar & Agenda - August 14, 2019, Hearing Transcript - Landmarks 8-6-19, August 14, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1037, Hearing Transcript - Land Use 8-14-19

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

Attachments: Land Use Calendar - Week of August 5, 2019 - August 9, 2019, Land Use Calendar & Agenda - August 14, 2019, Hearing Transcript - Landmarks 8-6-19, August 14, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1037, Hearing Transcript - Land Use 8-14-19

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 - Salamanca Jr., Adams, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Barron, Gibson and King