

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, June 4, 2015

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, Annabel Palma, Maria del Carmen Arroyo,
Inez E. Dickens, Daniel R. Garodnick, Darlene Mealy, Rosie Mendez,
Ydanis A. Rodriguez, Peter A. Koo, Brad S. Lander, Stephen T. Levin,
Mark S. Weprin, Jumaane D. Williams, Ruben Wills, Donovan J. Richards,
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres, Mark Treyger and Vincent M. Ignizio*

Roll Call

Present: Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: Barron

LU 0229-2015

Application No. 20155571 HAX 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 for an Urban Development Action Area Project for property located at 62 West Tremont Avenue, Borough of the Bronx, Community Board 5, Council District 14.

Attachments: May 14, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 18, 2015 - May 22, 2015, Hearing Testimony - Planning 5-19-15, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

This Land Use Application was Hearing Held by Committee

Attachments: May 14, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 18, 2015 - May 22, 2015, Hearing Testimony - Planning 5-19-15, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

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

Affirmative: 22 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 1 - Barron

LU 0230-2015

Application No. 20155634 HAK 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 for an Urban Development Action Area Project for properties located at 2425 Mermaid Avenue, 2427 Mermaid Avenue, 3216 Mermaid Avenue, 2816 West 16th Street, 3566 Canal Avenue, Borough of Brooklyn, Community Board 13, Council District 47.

Attachments: May 14, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 18, 2015 - May 22, 2015, Hearing Testimony - Planning 5-19-15, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

This Land Use Application was Hearing Held by Committee

Attachments: May 14, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 18, 2015 - May 22, 2015, Hearing Testimony - Planning 5-19-15, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

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

Affirmative: 22 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 1 - Barron

LU 0231-2015

Application No. 20155451 HKK (N 150321 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Crown Heights North III Historic District (List No. 479, LP-2489), Borough of Brooklyn, Community Board 8, Council Districts 35 and 36.

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Landmarks 6/2/15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

This Land Use Application was Hearing Held by Committee

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Landmarks 6/2/15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

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

Affirmative: 22 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 1 - Barron

LU 0232-2015

Application No. 20155682 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 123(4), 125, and 577 of the Private Housing Finance Law for a real property tax exemption, termination of the prior tax exemption, voluntary dissolution of the current owner and conveyance from the current owner to a new owner for properties identified as Block 2740, Lot 1, Block 2761, Lots 103, 149, 154, and Block 2762, Lot 153, Borough of the Bronx, Community Board 2, Council District 17.

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

This Land Use Application was Hearing Held by Committee

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

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

Affirmative: 22 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 1 - Barron

LU 0233-2015

Application No. 20155683 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of Urban Development Action Area and Project and a real property tax exemption pursuant to Section 696 of the General Municipal Law for properties identified as Block 11164, Lot 28, Block 10318, Lot 17, Block 12736, Lot 38, Block 11137, Lot 146, Block 12622, Lot 29, Block 10848, Lot 5, and Block 11141, Lot 88, Borough of Queens, Community Boards 12 and 13, Council District 27.

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, Hearing Transcript - Planning 6-4-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

This Land Use Application was Hearing Held by Committee

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, Hearing Transcript - Planning 6-4-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

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

Affirmative: 22 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 1 - Barron

LU 0234-2015 **Application No. 20155684 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of Urban Development Action Area and Project and a real property tax exemption pursuant to Section 696 of the General Municipal Law for properties identified as Block 12934, Lot 127, Block 13101, Lot 32, Block 13128, Lot 4, Block 12977, Lot 34, and Block 12934, Lot 129, Borough of Queens, Community Board 13, Council District 31.**

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

This Land Use Application was Hearing Held by Committee

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

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

Affirmative: 22 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 1 - Barron

LU 0235-2015 **Application No. 20155685 HAR submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of Urban Development Action Area and Project and a real property tax exemption pursuant to Section 696 of the General Municipal Law for property identified as Block 1227, Lot 37, Borough of Staten Island, Community Board 1, Council District 49.**

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

This Land Use Application was Hearing Held by Committee

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

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

Affirmative: 22 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 1 - Barron

LU 0236-2015

Application No. 20155695 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 Urban Development Action Area and Project and a real property tax exemption pursuant to Section 577 of the General Municipal Law for properties located at 384 Grand Concourse, 1038 Rogers Place, 1202, 1183, and 1171 Clay Avenue, and 1129 Morris Avenue, Borough of the Bronx, Community Board 1, Council District 49.

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, Hearing Transcript - Planning 6-4-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

This Land Use Application was Hearing Held by Committee

Attachments: May 27, 2015 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 1, 2015 - June 5, 2015, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - June 4, 2015, Hearing Testimony - Planning 6-2-15, Hearing Transcript - Planning 6-2-15, Hearing Transcript - Planning 6-4-15, June 10, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 6-4-15

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

Affirmative: 22 - Greenfield, Gentile, Palma, Arroyo, Dickens, Garodnick, Mealy, Mendez, Rodriguez, Koo, Lander, Levin, Weprin, Williams, Wills, Richards, Cohen, Kallos, Reynoso, Torres, Treyger and Ignizio

Absent: 1 - Barron

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY