

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, November 21, 2016

1:00 PM

250 Broadway - Committee Rm, 16th Fl.

Subcommittee on Planning, Dispositions and Concessions

Inez E. Dickens, Chair

*Members: Darlene Mealy, Ydanis A. Rodriguez,
Andrew Cohen and Mark Treyger*

Roll Call

Present: Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0502-2016

Application No. 20175108 HAM 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 410-18 West 128th Street, 157 West 122nd Street, 116-18 West 129th Street, and 111 West 131st Street, Borough of Manhattan, Community Boards 9 and 10, Council District 9.

Attachments: October 13, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: October 13, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0503-2016

Application No. 20175109 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 410-18 West 128th Street, 157 West 122nd Street, 116-18 West 129th Street, and 111 West 131st Street, Borough of Manhattan, Community Boards 9 and 10, Council District 9.

Attachments: October 13, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

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Attachments: October 13, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0515-2016

Application No. C 160336 ZMM submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3b, changing existing R7-2 and C8-4 Districts to an R9 and C2-4 District, on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street, Borough of Manhattan, Community Board 11, Council District 8.

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, City Planning Commission Modification Letter, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, City Planning Commission Modification Letter, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

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

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0516-2016

Application No. N 160337 ZRM submitted by New York City Department of Housing Preservation and Development and Lexington Gardens Owners, 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 Manhattan, Community Board 11, Council District 8.

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, City Planning Commission Modification Letter, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, City Planning Commission Modification Letter, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

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

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0517-2016

Application No. C 160338 ZSM submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify requirements for height, setback, and street wall location in connection with a proposed mixed-use development on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street, Borough of Manhattan, Community Board 11, Council District 8.

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, City Planning Commission Modification Letter, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, City Planning Commission Modification Letter, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

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

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0518-2016

Application No. C 160339 ZSM submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive 103 required off-street parking spaces, in connection with a proposed mixed-use development on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street, Borough of Manhattan, Community Board 11, Council District 8.

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, City Planning Commission Modification Letter, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, City Planning Commission Modification Letter, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

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

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0519-2016

Application No. C 160340 HAM 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 property as an urban development action area, approval of an urban development action area project, and the disposition of City-owned property to facilitate an affordable housing development containing approximately 390 dwelling units, on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street, Borough of Manhattan, Community Board 11, Council District 8.

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, November 29, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, November 29, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

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

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0522-2016

Application No. 20175116 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption on property located at 1461 Park Avenue (Block 1635, Lots 1, 7, and 16), Borough of Manhattan, Community Board 8, Council District 11.

Attachments: REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Planning 11-1-16, November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Planning 11-1-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0523-2016

Application No. 20175117 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 716, Lot 15, Borough of Manhattan, Community Board 4, Council District 3.

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0524-2016

Application No. 20175121 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to pursuant to Article V and Article XI of the Private Housing Finance Law for approval of a real property tax exemption, termination of the prior tax exemption, voluntary dissolution of the current owner, and conveyance to a new owner for property located at Block 1844, Lot 20 and Block 1859, Lot 15, Borough of Manhattan, Community Board 7, Council District 7.

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Approved by Subcommittee

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0525-2016

Application No. 20175118 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Article V and Article XI of the Private Housing Finance Law for approval of an amendment to a previously approved plan and project, the leasing of the property from the current owner to the lessee, and a real property tax exemption for property located at Block 2724, Lot 103 and part of Lot 5, Borough of the Bronx, Community Board 2, Council District 17.

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Hearing Testimony - Planning 11-21-16, REVISED - Land Use Calendar - Week of November 28, 2016 - December 2, 2016, FINAL REVISED - Land Use Calendar - Week of November 28, 2016 - December 2, 2016, Land Use Calendar - December 5, 2016, Hearing Testimony - Planning 12-1-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Committee Report, Resolution, Hearing Transcript - Planning 12-1-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Hearing Testimony - Planning 11-21-16, REVISED - Land Use Calendar - Week of November 28, 2016 - December 2, 2016, FINAL REVISED - Land Use Calendar - Week of November 28, 2016 - December 2, 2016, Land Use Calendar - December 5, 2016, Hearing Testimony - Planning 12-1-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Committee Report, Resolution, Hearing Transcript - Planning 12-1-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Laid Over by Subcommittee

LU 0526-2016

Application No. 20175119 HAX 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 2384, Lots 20, 120, and 123, Borough of the Bronx, Community Boards 3, Council District 17.

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0527-2016

Application No. 20175120 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the General Municipal Law for approval of an Urban Development Action Area Project for property located at Block 2384, Lots 20, 120, and 123, Borough of the Bronx, Community Boards 3, Council District 17.

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

This Land Use Application was Hearing Held by Committee

Attachments: November 16, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 21, 2016 - November 25, 2016, Land Use Calendar - November 22, Hearing Testimony - Planning 11-21-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Stated Meeting 11-16-16, Hearing Transcript - Land Use 11-22-16, Hearing Transcript - Planning 11-21-16

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Dickens, Mealy, Rodriguez, Cohen and Treyger