

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

April 3, 2019
Start: 11:37 a.m.
Recess: 11:58 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: RAFAEL SALAMANCA, JR.
Chairperson

COUNCIL MEMBERS: Adrienne E. Adams
Inez D. Barron
Costa G. Constantinides
Chaim M. Deutsch
Ruben Diaz, Sr.
Vanessa L. Gibson
Barry S. Grodenchik
Ben Kallos
Andy L. King
Peter A. Koo
Rory L. Lancman
Stephen T. Levin
I. Daneek Miller
Francisco P. Moya
Antonio Reynoso
Donovan J. Richards
Carlina Rivera
Ritchie J. Torres
Mark Treyger

A P P E A R A N C E S (CONTINUED)

2 [sound check] [pause] [gavel]

3 CHAIRPERSON SALAMANCA: Alright, good
4 morning everyone, and welcome to the Committee on
5 Land Use. I am Council Member Rafael Salamanca,
6 Chair of this committee. I would like to welcome my
7 esteemed colleagues who are members of these—of this
8 committee that are present today. We have Council
9 Members Gibson, Barron, Deutsch, Chair Kallos, Koo,
10 Reynoso, Richards, Torres, Treyger, Grodenchik, Chair
11 Adams, Diaz, Chair Moya and Rivera. I would like to
12 thank Chair Moya, Chair Adams and Chair Kallos for
13 their work on our Land Use Subcommittees. Today we
14 will be voting on a number of projects referred out
15 of our Subcommittees. We will be voting to affirm
16 the designation by the Landmarks Preservation
17 Commission of the Park Terrace West, West 217th
18 Street Historic District, LU 356. The Historic
19 District is located in the Inwood neighborhood of
20 Manhattan. According to LPC's Designation Report
21 this historic district consists of a significant and
22 clean (sic) of residential architecture consisting of
23 free-standing and semi-attached Tudor and Colonia
24 Revival style houses. We will vote to approve LUs
25 362 through 365 the 809 Atlantic Avenue Rezoning in

2 Majority Leader Cumbo's district in Brooklyn. The
3 zoning map amendment will rezone an existing R7/C2-4
4 district to an R9/C2-5 and R6A district. The zoning
5 text amendment would establish a Mandatory
6 Inclusionary Housing area. A 74-711 Special Permit
7 would modify various bulk regulations and 74-533
8 Special Permit would waive the residential parking
9 requirements. Together these actions will facilitate
10 the development of two new mixed-use building, a 4-
11 story and 25-29 stories in height with residential
12 and commercial use. The project would also allow for
13 the restoration of the landmarked Church of Saint
14 Luke and Saint Matthew. We will also vote to approve
15 LUs 370, 371, and 372 the 103 North 13th Street Text
16 Amendment and related Special Permit application in
17 Council Member Levin's district in Brooklyn. The
18 applicant seeks approval for a zoning text amendment
19 to include the block with an industrial business
20 incentive area and a related Special Permit. The
21 Special Permit would allow an increase in the maximum
22 permitted floor area for specific industrial and
23 commercial uses, modify height and setback
24 regulations and reduce the applicable parking and
25 loading requirements. These actions will facilitate

2 the development of a 7-story building with retail
3 office and light industrial uses. We will also vote
4 approve Preconsidered LUs 381 for the 245 East 53rd
5 Street Rezoning for property in Council Member
6 Powers' district in Manhattan. The applicant seeks
7 approval of a zoning map amendment to establish a C2-
8 5 commercial overlay district within an existing R8-B
9 district, which will permit commercial ground floor
10 uses in a new 6-story building on the north side of
11 the district as well as bringing 25 lots, which
12 currently have existing commercial uses into
13 conformance. We will also vote today to approve with
14 modifications LU 360 and 361 the former Parkway
15 Hospital Site Rezoning in Queens. The zoning map
16 amendment will rezone and R1-2A to an R7A district,
17 and R7X district. The zoning text amendment, as
18 proposed would designate the project area as a
19 Mandatory Inclusionary Housing utilizing Options 1, 2
20 and the workforce option. Our modification will be
21 to remove MIH Option 2 and the Workforce Option
22 leaving MIH Option 1. Together these actions will
23 facilitate the development of the new 14-story market
24 rate residential building and the enlargement and
25 change of use of the former Parkway Hospital to an 8-

2 story mixed use building containing 68 affordable
3 dwelling units; 67 affordable independent residential
4 senior units and a community facility space. In
5 total, the proposal would consist of 351 dwelling
6 units, and approximately 180 accessory parking
7 spaces. Finally, we'll be filing Preconsidered 36-LUs
8 367 and 368, the 41 Summit Street rezoning
9 application to remove it from the calendar because
10 the applicant has withdrawn its application for
11 zoning map text amendment. Are there any questions
12 or remarks from members of the committee? [pause]
13 Alright, seeing none, I will now call a vote in
14 accordance with the recommendations of subcommittees
15 to approve LUs 356, LUs 362 through 365, 370 to 372,
16 and Preconsidered LU 381 to approve with the
17 modifications I have described LUs 360 and 361 and to
18 file Preconsidered LUs 367 and 368. Will the clerk
19 please call the roll.

20 CLERK: William Martin, Committee Clerk.
21 Roll call vote Committee on Land Use. Chair
22 Salamanca.

23 CHAIRPERSON SALAMANCA: Aye on all.

24 CLERK: Deutsch.

25 COUNCIL MEMBER DEUTSCH: Aye.

1 COMMITTEE ON LAND USE

7

2 CLERK: Diaz.

3 COUNCIL MEMBER DIAZ: Aye.

4 CLERK: Gibson.

5 COUNCIL MEMBER GIBSON: Aye.

6 CLERK: Barron.

7 COUNCIL MEMBER BARRON: Aye with the
8 exception of Land Use 362 through 365.

9 CLERK: Constantinides.

10 COUNCIL MEMBER CONSTANTINIDES: Aye.

11 CLERK: Kallos.

12 COUNCIL MEMBER KALLOS: Aye.

13 CLERK: Koo.

14 COUNCIL MEMBER KOO: Aye.

15 CLERK: Reynoso.

16 COUNCIL MEMBER REYNOSO: I vote aye.

17 CLERK: Richards.

18 COUNCIL MEMBER RICHARDS: Aye.

19 CLERK: Torres.

20 COUNCIL MEMBER TORRES: I vote aye.

21 CLERK: Treyger.

22 COUNCIL MEMBER TREYGER: Aye.

23 CLERK: Grodenchik.

24 COUNCIL MEMBER GRODENCHIK: Aye.

25 CLERK: Adams.

1 COMMITTEE ON LAND USE

8

2 COUNCIL MEMBER ADAMS: Aye

3 CLERK: Moya.

4 COUNCIL MEMBER MOYA: Aye.

5 CLERK: Rivera.

6 COUNCIL MEMBER RIVERA: Aye.

7 CLERK: By a vote of 16 in the

8 affirmative, 0 in the negative and no abstentions,

9 all items are adopted with Land Use Items 362 through

10 365 are adopted by the committee 15 in the

11 affirmative, 1 in the negative and no abstentions.

12 CHAIRPERSON SALAMANCA: I would like to

13 thank members of the public, my colleagues, counsel

14 and Land Use staff for attending today's hearing. We

15 will leave the roll open for 10 minutes. [pause]

16 CLERK: Continuation roll call, Committee

17 on Land Use. Council Member Lancman.

18 COUNCIL MEMBER LANCMAN: Aye. [pause]

19 Continuation roll call Committee on Land Use. Council

20 Member Miller.

21 COUNCIL MEMBER MILLER: I vote aye.

22 CLERK: Final vote, all items on today's

23 Land Use agenda have been adopted by a vote of 18 the

24 affirmative, 0 in the negative and no abstentions

25 with Land Use Items 362 through 365 are now adopted

1 COMMITTEE ON LAND USE

9

2 by a vote of 17 in the affirmative, 1 in the negative
3 and no abstentions.

4 CHAIRPERSON SALAMANCA: I want to thank
5 my colleagues and Council staff for today's hearing.
6 This meeting is now adjourned. [gavel]

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date May 13, 2019