



The New York City Council

City Hall
New York, NY 10007

Meeting Minutes Committee on Land Use

Rafael Salamanca, Jr., Chair

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 I. Lancman, Stephen T. Levin, I. Daneek Miller, Francisco P. Moya, Antonio Reynoso, Donovan J. Richards, Carlina Rivera, Ritchie J. Torres and Mark Treyger

Tuesday, June 5, 2018

11:00 AM

Committee Room - City Hall

Roll Call

Present: Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: Richards

Medical: Miller

LU 0070-2018

Application No. 20185240 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Il Posto Trattoria Rustica Corp., for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 221 Dyckman Street, Borough of Manhattan, Community Board 12, Council District 10. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Transcript - Stated Meeting 4-25-18, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Transcript - Stated Meeting 4-25-18, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0081-2018

Application No. 20185336 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, a real property tax exemption for the Disposition Area pursuant to Section 577 of Article XI of the Private Housing Finance Law, for property located at 107 West 105th Street (Block 1860, Lot 27) and 981 Amsterdam Avenue – aka 161 West 108th Street (Block 1863, Lot 1), Borough of Manhattan, Community District 7, Council District 7.

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-15-18, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Planning 5-15-18, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-15-18, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Planning 5-15-18, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0082-2018

Application No. 20185237 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Coliemore Inc., d/b/a Five Mile Stone, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 1640 2nd Avenue, Borough of Manhattan, Community Board 8, Council District 5. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20(b) of the Council and Section 20-226 of the New York City Administrative Code.

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Zoning 6-5-18, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Zoning 6-5-18, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0083-2018

Application No. N 180157 ZAK submitted by the Thor 280 Richards Street LLC pursuant to Section 62-822(A) of the Zoning Resolution for a waterfront authorization to modify the requirements of Sections 62-50 and 62-332 to facilitate the development of a five-story building on property located at 280 Richards Street (Block 612, Lot 150), Borough of Brooklyn, Community District 6, Council District 38. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20(b) of the Council and Section 62-822(A) of the Zoning Resolution.

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Zoning 6-5-18, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Zoning 6-5-18, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0084-2018

Application No. C 180063 ZSM submitted by Madison 45 Broad Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 91-251 and 74-634 of the Zoning Resolution to allow a floor area bonus on a zoning lot where major improvements to adjacent subway stations are provided in accordance with the provisions of Section 74-634, in connection with a proposed mixed-use development on property located at 45 Broad Street (Block 25, Lots 7 and 10), Borough of Manhattan, Community District 1, Council 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 to Rule 11.20(b) of the Council and Section 197-d(b)(3) of the New York City Charter.

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0085-2018 **Application No. N 180238 ZRM submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying floor area regulations in the Phase 2 Hudson Boulevard and Park, Borough of Manhattan Community District 4, Council District 3.**

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0086-2018 **Application No. C 180088 ZMX submitted by Markland 745 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, changing from an M1-2 District to an M1-2/R6A District, changing from an M1-2 District to an M1-4/R7D District, changing from an M1-2/R6A District to an M1-4/R7D District, and establishing a Special Mixed Use District (MX-1), on property in the vicinity of Willow Avenue and East 133rd Street, Borough of the Bronx, Community District 1, Council District 17.**

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 17 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Negative: 1 - Barron

Absent: 1 - Richards

Medical: 1 - Miller

LU 0087-2018

Application No. N 180089 ZRX submitted by Markland 445 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 Article XII, Chapter 3 (Special Mixed Use District) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 1, Council District 17.

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 17 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Negative: 1 - Barron

Absent: 1 - Richards

Medical: 1 - Miller

LU 0088-2018

Application No. 20185334 HAX 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 approval of a real property tax exemption for property located at Block 2562, Lots 49, 56, 58 and 60, Community District 1, Borough of the Bronx, Council District 17.

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 9, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 14, 2018 - May 18, 2018, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Zoning 5-18-18, Hearing Transcript - Zoning 5-15-18, Land Use Calendar - June 5, 2018, Hearing Testimony - Zoning 5-30-18, Hearing Transcript - Zoning 5-30-18, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 17 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Negative: 1 - Barron

Absent: 1 - Richards

Medical: 1 - Miller

LU 0102-2018

Application No. 20185357 HAK 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 approval of a new real property tax exemption for property located at Block 1452, Lots 66, 70, 71, 72, 73, 74, 75, 76, 77 and 78, and termination of the prior exemption, Borough of Brooklyn, Community District 16, Council District 41.

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0103-2018

Application No. 20185358 HAM 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 approval of a new real property tax exemption for property located at Block 2072, Lot 30 and Block 2073, Lot 29, and termination of the prior exemption, Borough of Manhattan, Community District 9, Council District 7.

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0104-2018 **Application No. 20185359 HAK 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 approval of a real property tax exemption for property located at Block 5295, Lots 4, 104, 105, 106, 107, 108, 111, 112 and 113, Borough of Brooklyn, Community District 12, Council District 39.**

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0105-2018 **Application No. 20185360 HAK submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of a second amendment to a previously amended approved urban development action area project for property located at Block 1791, Lots 17, 18, 19; Block 1789, Lot 80; Block 1814, Lot 15; Block 1795, Lot 15; Block 1852, Lots 9, 8; Block 1641, Lot 68; and Block 1801, Lot 8, Borough of Brooklyn, Community District 3, Council District 36.**

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller

LU 0106-2018

Application No. 20185362 HAM 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 approval of a new real property tax exemption for property located at Block 1080, p/o Lot 28, Borough of Manhattan, Community District 4, Council District 3.

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

This Land Use Application was Hearing Held by Committee

Attachments: May 23, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 28, 2018 - June 1, 2018, Hearing Testimony - Planning 5-30-18, Land Use Calendar - June 5, 2018, Hearing Transcript - Land Use 6-5-18

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

Affirmative: 18 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Moya, Reynoso, Rivera, Torres and Treyger

Absent: 1 - Richards

Medical: 1 - Miller