

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, February 28, 2023

11:30 AM

VOTE

250 Broadway - Committee Room, 14th Floor

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Joseph C. Borelli, Erik D. Bottcher, Selvena N. Brooks-Powers,
Kamillah Hanks, Ari Kagan, Shekar Krishnan, Farah N. Louis, Darlene Mealy,
Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Borelli, Kagan, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: Bottcher, Brooks-Powers and Hanks

Maternity: Rivera

Other Council Members Attending: Brewer and Brannan

LU 0165-2023

Application number C 200012 ZSM (213-227 West 28th Street Parking Special Permits) submitted by 215 West 28th Street Property Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 41 spaces on portions of the ground floor, cellar and sub-cellar levels 1, 2 and 3, of a proposed mixed-use building at 213-219 West 28th Street (Block 778, Lot 31), on a zoning lot located at 213-227 West 28th Street (Block 778, Lots 25 & 31), in an M1-6D District. Borough of Manhattan, Community District 5, Council District 3.

Attachments: January 19, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 24, 2023, Hearing Testimony - Zoning 1/24/23, Hearing Transcript - Zoning 1-24-23, Hearing Transcript - Stated Meeting 1-19-23, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Council Member Bottcher Statement 2/23/23, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Zoning 2-23-23, Committee Report, Res. No. 520, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

This Land Use Application was Hearing Held by Committee

Attachments: January 19, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 24, 2023, Hearing Testimony - Zoning 1/24/23, Hearing Transcript - Zoning 1-24-23, Hearing Transcript - Stated Meeting 1-19-23, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Council Member Bottcher Statement 2/23/23, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Zoning 2-23-23, Committee Report, Res. No. 520, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Affirmative: 9 - Salamanca Jr., Borelli, Kagan, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Bottcher, Brooks-Powers and Hanks

Maternity: 1 - Rivera

LU 0166-2023

Application number C 200013 ZSM (213-227 West 28th Street Parking Special Permits) submitted by 225 West 28th Street Property Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 36 spaces on portions of the ground floor, cellar and sub-cellar levels 1, 2 and 3, of a proposed mixed-use building at 221-227 West 28th Street (Block 778, Lot 25), on a zoning lot located at 213-227 West 28th Street (Block 778, Lots 25 & 31), in an M1-6D District. Borough of Manhattan, Community District 5, Council District 3.

Attachments: January 19, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 24, 2023, Hearing Testimony - Zoning 1/24/23, Hearing Transcript - Zoning 1-24-23, Hearing Transcript - Stated Meeting 1-19-23, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Council Member Bottcher Statement 2/23/23, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Zoning 2-23-23, Committee Report, Res. No. 521, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

This Land Use Application was Hearing Held by Committee

Attachments: January 19, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 24, 2023, Hearing Testimony - Zoning 1/24/23, Hearing Transcript - Zoning 1-24-23, Hearing Transcript - Stated Meeting 1-19-23, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Council Member Bottcher Statement 2/23/23, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Zoning 2-23-23, Committee Report, Res. No. 521, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Affirmative: 9 - Salamanca Jr., Borelli, Kagan, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Bottcher, Brooks-Powers and Hanks

Maternity: 1 - Rivera

LU 0167-2023 **Application number N 230154 HIK (N 230154 HIK DL 528/LP-2662) (The Lesbian Herstory Archives - 484 14th Street) Designation by the Landmarks Preservation Commission of the Lesbian Herstory Archives, 484 14th Street (Block 1103, Lot 31), as an historic landmark, Borough of Brooklyn, Community District 6, Council District 39.**

Attachments: February 2, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - February 23, 2023, Hearing Transcript - Stated Meeting 2-2-23, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks Preservation Commission 2/23/23, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 522, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

This Land Use Application was Hearing Held by Committee

Attachments: February 2, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - February 23, 2023, Hearing Transcript - Stated Meeting 2-2-23, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks Preservation Commission 2/23/23, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 522, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Affirmative: 9 - Salamanca Jr., Borelli, Kagan, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Bottcher, Brooks-Powers and Hanks

Maternity: 1 - Rivera

LU 0170-2023 **Application number N 230166 HIX (The Samuel Gompers Industrial High School), Designation by the Landmarks Preservation Commission of the Samuel Gompers Industrial High School (Block 2576, Lot 26), as an historic landmark (Designation List No. 529/LP-2666), Borough of the Bronx, Community District 1, Council District 8.**

Attachments: February 16, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks Preservation Commission 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 523, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

This Land Use Application was Hearing Held by Committee

Attachments: February 16, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks Preservation Commission 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 523, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Affirmative: 9 - Salamanca Jr., Borelli, Kagan, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Bottcher, Brooks-Powers and Hanks

Maternity: 1 - Rivera

LU 0171-2023

Application number N 230167 HIM (Julius' Bar Building), Designation by the Landmarks Preservation Commission of the Julius' Bar Building, 155-159 West 10th Street (Block 611, Lot 30), as an historic landmark (Designation List No. 529/LP-2663), Borough of Manhattan, Community District 2, Council District 3.

Attachments: February 16, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks Preservation Commission 2/23/23, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 524, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

This Land Use Application was Hearing Held by Committee

Attachments: February 16, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks Preservation Commission 2/23/23, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 524, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Affirmative: 9 - Salamanca Jr., Borelli, Kagan, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Bottcher, Brooks-Powers and Hanks

Maternity: 1 - Rivera

LU 0175-2023

Application number N 230177 HKK submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter and Section 25 303 of the Administrative Code of the City of New York, for the designation of the Melrose Parkside Historic District (DL-530, LP-2664), consisting of 38 buildings located on Parkside Avenue between Flatbush and Bedford Avenues in the Flatbush neighborhood, Borough of Brooklyn, Community District 9, Council District 40.

Attachments: Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks Preservation Commission 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 525, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Attachments: Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks Preservation Commission 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 525, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Affirmative: 9 - Salamanca Jr., Borelli, Kagan, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Bottcher, Brooks-Powers and Hanks

Maternity: 1 - Rivera

LU 0176-2023

Application number G 220027 SCQ (Approximately 547-Seat Primary School) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new approximately 547-Seat Primary School, located at 23-10 43rd Avenue (Block 436, Lot 21), Borough of Queens, Community District 2, Council District 26, Community School District 30.

Attachments: Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 526, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Attachments: Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 526, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Affirmative: 9 - Salamanca Jr., Borelli, Kagan, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Bottcher, Brooks-Powers and Hanks

Maternity: 1 - Rivera

LU 0177-2023

Application number G 220028 SCQ (Approximately 659-Seat High School) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new approximately 659-Seat High School, located at 13-20 124th Street (Block 3998, Lot 1), Borough of Queens, Community District 7, Council District 19, Community School District 25.

Attachments: Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 527, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Attachments: Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Testimony - Landmarks 2/23/23, Hearing Transcript - Landmarks 2.23.23, Committee Report, Res. No. 527, March 2, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 2.28.23

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

Affirmative: 9 - Salamanca Jr., Borelli, Kagan, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 3 - Bottcher, Brooks-Powers and Hanks

Maternity: 1 - Rivera