

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, August 20, 2013

10:00 AM

250 Broadway - Committee Rm, 16th Fl.

Committee on Land Use

Leroy G. Comrie, Jr., Chair

*Members: Maria del Carmen Arroyo, Charles Barron, Inez E. Dickens,
Daniel R. Garodnick, Sara M. Gonzalez, Robert Jackson, Jessica S. Lappin,
Rosie Mendez, Annabel Palma, Diana Reyna, Joel Rivera, Albert Vann,
Brad S. Lander, Stephen T. Levin, Mark S. Weprin, Jumaane D. Williams,
Vincent M. Ignizio, Peter A. Koo and Ruben Wills*

Roll Call

Present:

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent:

Gonzalez, Palma and Wills

LU 0816-2013

Application No. 20135531 HAQ submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project for property located at 142-05 Rockaway Boulevard, Borough of Queens, Community Board 12, Council District 28. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law.

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Hearing Transcript - Planning 5-13-13, Hearing Testimony - Planning 05-13-13, Land Use Calendar - Week of June 3, 2013 - June 7, 2013, Hearing Testimony - Planning 6-4-13, Hearing Transcript - Planning 6-4-13, Land Use Calendar - Week of June 17, 2013 - June 21, 2013, Hearing Testimony - Planning 6/20/13, Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Date and Time Change of Meeting, Hearing Transcript - Planning 6-20-13, Relocation and Time Change of July Hearings, Hearing Transcript - Planning 7-23-13, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Planning 8-19-13, Hearing Transcript - Planning 8-19-13, Hearing Transcript - Land Use 8-20-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Hearing Transcript - Planning 5-13-13, Hearing Testimony - Planning 05-13-13, Land Use Calendar - Week of June 3, 2013 - June 7, 2013, Hearing Testimony - Planning 6-4-13, Hearing Transcript - Planning 6-4-13, Land Use Calendar - Week of June 17, 2013 - June 21, 2013, Hearing Testimony - Planning 6/20/13, Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Date and Time Change of Meeting, Hearing Transcript - Planning 6-20-13, Relocation and Time Change of July Hearings, Hearing Transcript - Planning 7-23-13, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Planning 8-19-13, Hearing Transcript - Planning 8-19-13, Hearing Transcript - Land Use 8-20-13

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

Affirmative: 17 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -

Gonzalez, Palma and Wills

LU 0821-2013

Application no. 20135563 GFY, Authorizing franchises for telecommunication services.

Attachments: Memorandum, Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Hearing Testimony - Zoning 05-13-13, Land Use Calendar - Week of June 3, 2013 - June 7, 2013, Hearing Transcript - Zoning 5-13-13, Reconvening of Zoning Subcommittee Meeting, Hearing Testimony - Zoning 6-4-13, Land Use Calendar - Week of June 17, 2013 - June 21, 2013, Hearing Transcript - Zoning 6-6-13, Hearing Transcript - Zoning 6-4-13, Hearing Testimony - Zoning 6-19-13, Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Relocation and Time Change of July Hearings, Reconvening of Zoning Subcommittee Meeting, Hearing Transcript - Zoning 6-19-13, Hearing Transcript - Zoning 7-22-13, Hearing Transcript - Zoning 7-23-13, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Additional Subcommittee on Zoning Hearing added for 8-20-13, Hearing Testimony - Zoning 7-22-13, Hearing Testimony - Zoning 8-19-13, Hearing Transcript - Zoning 8-20-13, Hearing Transcript - Land Use 8-20-13

This Land Use Application was Hearing Held by Committee

Attachments: Memorandum, Land Use Calendar - Week of May 13, 2013 - May 17, 2013, Hearing Testimony - Zoning 05-13-13, Land Use Calendar - Week of June 3, 2013 - June 7, 2013, Hearing Transcript - Zoning 5-13-13, Reconvening of Zoning Subcommittee Meeting, Hearing Testimony - Zoning 6-4-13, Land Use Calendar - Week of June 17, 2013 - June 21, 2013, Hearing Transcript - Zoning 6-6-13, Hearing Transcript - Zoning 6-4-13, Hearing Testimony - Zoning 6-19-13, Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Relocation and Time Change of July Hearings, Reconvening of Zoning Subcommittee Meeting, Hearing Transcript - Zoning 6-19-13, Hearing Transcript - Zoning 7-22-13, Hearing Transcript - Zoning 7-23-13, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Additional Subcommittee on Zoning Hearing added for 8-20-13, Hearing Testimony - Zoning 7-22-13, Hearing Testimony - Zoning 8-19-13, Hearing Transcript - Zoning 8-20-13, Hearing Transcript - Land Use 8-20-13

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**Affirmative:** 17 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -

Gonzalez, Palma and Wills

LU 0866-2013 Application No. 20135631 HKK (N 130270 HKK), pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Bedford Stuyvesant / Expanded Stuyvesant Heights Historic District (Designation List 463, LP-2496), Borough of Brooklyn, Community Board 3, Council District 36, as a historic district.

Attachments: Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Deferral of Landmarks Meeting - Scheduled for July 22, 2013, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Landmarks 8/19/13, Hearing Transcript - Land Use 8-20-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Deferral of Landmarks Meeting - Scheduled for July 22, 2013, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Landmarks 8/19/13, Hearing Transcript - Land Use 8-20-13

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

Affirmative: 17 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -

Gonzalez, Palma and Wills

LU 0867-2013 Application No. 20135776 HAM submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 211 West 147th Street, Borough of Manhattan, Community Board 10, Council District 7. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.

Attachments: Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Date and Time Change of Meeting, Relocation and Time Change of July Hearings, Hearing Transcript - Planning 7-23-13, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Planning 8-19-13, Hearing Transcript - Planning 8-19-13, Hearing Transcript - Land Use 8-20-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Date and Time Change of Meeting, Relocation and Time Change of July Hearings, Hearing Transcript - Planning 7-23-13, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Planning 8-19-13, Hearing Transcript - Planning 8-19-13, Hearing Transcript - Land Use 8-20-13

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

Affirmative: 17 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -

Gonzalez, Palma and Wills

LU 0868-2013

Application No. 20135773 HAK submitted by the New York City Department of Housing Preservation and Development (“HPD”), for an exemption of real property taxes for property located at 640 Broadway, Borough of Brooklyn, Community Board 1, Council District 33. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.

Attachments: Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Date and Time Change of Meeting, Relocation and Time Change of July Hearings, Land Use Calendar - July 23, 2013, Hearing Transcript - Planning 7-23-13, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Planning 8-19-13, Hearing Transcript - Planning 8-19-13, Hearing Transcript - Land Use 8-20-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 22, 2013 - July 26, 2013, Date and Time Change of Meeting, Relocation and Time Change of July Hearings, Land Use Calendar - July 23, 2013, Hearing Transcript - Planning 7-23-13, Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Planning 8-19-13, Hearing Transcript - Planning 8-19-13, Hearing Transcript - Land Use 8-20-13

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

Affirmative: 17 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -

Gonzalez, Palma and Wills

LU 0873-2013 **Application No. 20145031 PNM, pursuant to § 1301(2)(f) of the New York City Charter concerning the proposed maritime lease agreement between the City of New York, acting through the Department of Small Business Services, as landlord, and Hornblower New York, LLC, as tenant, for certain City-owned berth areas and other improvements located on Pier 15 (Block 73, part of Lot 2), Borough of Manhattan, Community Board 1, Council District 1.**

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Landmarks 8/19/13, Hearing Transcript - Land Use 8-20-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Landmarks 8/19/13, Hearing Transcript - Land Use 8-20-13

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

Affirmative: 17 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -

Gonzalez, Palma and Wills

LU 0894-2013 **Application No. 130170 ZMQ submitted by St. Francis Preparatory School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 10d and 11b, by changing from an R3-2 District to an R4 District property bounded by the southeasterly service road of the Horace Harding Expressway, Francis Lewis Boulevard, the northeasterly centerline prolongation of 67th Avenue and Peck Avenue, Borough of Queens, Community District 8, Council District 23.**

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Zoning 8-19-13, Hearing Transcript - Land Use 8-20-13

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

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Zoning 8-19-13, Hearing Transcript - Land Use 8-20-13

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

Affirmative: 17 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -

Gonzalez, Palma and Wills

LU 0895-2013

Application No. 20135751 HKM (N 130348 HKM) pursuant to Section 3020 of the New York City Charter regarding the designation by the Landmarks Preservation Commission of the Bialystoker Center and Home for the Aged (Designation List No. 464/LP-2529) located at 228 East Broadway aka 228-230 East Broadway (Tax Map Block 315, Lot 45), as an historic landmark, Borough of Manhattan, Community District 3, Council District 1.

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Landmarks 8/19/13, Hearing Transcript - Land Use 8-20-13

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

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Landmarks 8/19/13, Hearing Transcript - Land Use 8-20-13

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

Affirmative: 17 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -

Gonzalez, Palma and Wills

LU 0896-2013

Application No. 20145045 HHM submitted by the New York Health and Hospitals Corporation pursuant to §7385(6) of its Enabling Act requesting the approval of the surrender to the City of New York of an approximately 9.9 acre parcel of land and buildings, on Block 1373, Lot 20, located on the campus of Goldwater Specialty Hospital and Nursing Facility, One Main Street, Roosevelt Island, Borough of Manhattan, Community District 8, Council District 5.

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Landmarks 8/19/13, Attachment to Committee Report, Hearing Transcript - Land Use 8-20-13

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

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Landmarks 8/19/13, Attachment to Committee Report, Hearing Transcript - Land Use 8-20-13

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

Affirmative: 17 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -
Gonzalez, Palma and Wills

LU 0897-2013 **Application No. 20145044 HAK submitted pursuant to Article 16 of the New York General Municipal Law and Section 422 of the New York Real Property Tax Law by the New York City Department of Housing Preservation and Development for approval of an Urban Development Action Area Project and related tax exemption for a Section 202 Supportive Housing Program for the Elderly project located at 137 Jamaica Avenue (Block 3487, part of Lot 20), Borough of Brooklyn, Community District 5, Council District 37.**

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Planning 8-19-13, Hearing Transcript - Planning 8-19-13, Hearing Transcript - Land Use 8-20-13

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

Attachments: Land Use Calendar - Week of August 19, 2013 - August 23, 2013, Land Use Calendar - August 20, 2013, Hearing Testimony - Planning 8-19-13, Hearing Transcript - Planning 8-19-13, Hearing Transcript - Land Use 8-20-13

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

Affirmative: 17 -
Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio and Koo

Absent: 3 -
Gonzalez, Palma and Wills

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY