

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Wednesday, November 13, 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., Garodnick, Jackson, Lappin, Palma, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio, Koo and Wills

**Absent:**

Arroyo, Barron, Dickens, Gonzalez and Mendez

*Other Council Members Attending: Gentile*

LU 0945-2013

**Application No. N 130274(A) ZRM submitted by the NYC Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution, concerning Article VIII, Chapter 1 (Special Midtown District), in the Borough of Manhattan, Community Districts 5 and 6, Council District 4.**

**Attachments:** East Midtown Rezoning - Proposed Text Amendment (LU 945 Application No. N 130247 (A) ZRM), Land Use Calendar - Week of October 21, 2013 - October 25, 2013, Hearing Testimony - Zoning 10-22-13, Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Hearing Transcript - Zoning 10-22-13, Reconvening of the Recessed Subcommittee Meeting, Committee Report, Resolution, Hearing Testimony - Zoning 11-12-13, Hearing Testimony - Zoning 11/13/13, Hearing Testimony - Land Use 11/13/13, Hearing Transcript - Land Use 11-13-13

**This Land Use Application was Hearing Held by Committee**

**Attachments:** East Midtown Rezoning - Proposed Text Amendment (LU 945 Application No. N 130247 (A) ZRM), Land Use Calendar - Week of October 21, 2013 - October 25, 2013, Hearing Testimony - Zoning 10-22-13, Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Hearing Transcript - Zoning 10-22-13, Reconvening of the Recessed Subcommittee Meeting, Committee Report, Resolution, Hearing Testimony - Zoning 11-12-13, Hearing Testimony - Zoning 11/13/13, Hearing Testimony - Land Use 11/13/13, Hearing Transcript - Land Use 11-13-13

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

**Affirmative:** 15 -

Comrie Jr., Garodnick, Jackson, Lappin, Palma, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio, Koo and Wills

**Absent:** 5 -

Arroyo, Barron, Dickens, Gonzalez and Mendez

**LU 0946-2013**      **Application No. C 130248 ZMM submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d, changing an existing C5-2 District to C5-2.5 and C5-3 Districts, and establish a Special Midtown District within the proposed C5-2.5 and C5-3 Districts, in the area bounded by East 43rd Street, Second Avenue, East 42nd Street, and a line 200 feet easterly of Third Avenue, in the Borough of Manhattan, Community Districts 5 and 6, Council District 4.**

**Attachments:** Land Use Calendar - Week of October 21, 2013 - October 25, 2013, Hearing Testimony - Zoning 10-22-13, Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Hearing Transcript - Zoning 10-22-13, Reconvening of the Recessed Subcommittee Meeting, Committee Report, Resolution, Hearing Testimony - Zoning 11-12-13, Hearing Testimony - Zoning 11/13/13, Hearing Testimony - Land Use 11/13/13, Hearing Transcript - Land Use 11-13-13

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of October 21, 2013 - October 25, 2013, Hearing Testimony - Zoning 10-22-13, Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Hearing Transcript - Zoning 10-22-13, Reconvening of the Recessed Subcommittee Meeting, Committee Report, Resolution, Hearing Testimony - Zoning 11-12-13, Hearing Testimony - Zoning 11/13/13, Hearing Testimony - Land Use 11/13/13, Hearing Transcript - Land Use 11-13-13

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

**Affirmative:** 15 -

Comrie Jr., Garodnick, Jackson, Lappin, Palma, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio, Koo and Wills

**Absent:** 5 -

Arroyo, Barron, Dickens, Gonzalez and Mendez

**LU 0954-2013**      **Application No. C 130272 HAM submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project for, and approval of the disposition of, property located at 2135-2139 Adam Clayton Powell Jr. Boulevard, Borough of Manhattan, Community District 10, Council District 9. 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 197-c of the New York City Charter.**

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Committee Report, Resolution, Hearing Testimony - Planning 11-12-13, Hearing Transcript - Planning 11-12-13, Hearing Transcript - Land Use 11-13-13

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Committee Report, Resolution, Hearing Testimony - Planning 11-12-13, Hearing Transcript - Planning 11-12-13, Hearing Transcript - Land Use 11-13-13

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

**Affirmative:** 15 -

Comrie Jr., Garodnick, Jackson, Lappin, Palma, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio, Koo and Wills

**Absent:** 5 -

Arroyo, Barron, Dickens, Gonzalez and Mendez

**LU 0955-2013**      **Application No. C 130271 ZMM submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from an R7-2 District to and R8A District property bounded by West 127th Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 126th Street, and Adam Clayton Powell Jr. Boulevard, in the Borough of Manhattan, Community District 10, Council District 9.**

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Committee Report, Resolution, Hearing Testimony - Planning 11-12-13, Hearing Transcript - Planning 11-12-13, Hearing Transcript - Land Use 11-13-13

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Committee Report, Resolution, Hearing Testimony - Planning 11-12-13, Hearing Transcript - Planning 11-12-13, Hearing Transcript - Land Use 11-13-13

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

**Affirmative:** 15 -

Comrie Jr., Garodnick, Jackson, Lappin, Palma, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio, Koo and Wills

**Absent:** 5 -

Arroyo, Barron, Dickens, Gonzalez and Mendez

LU 0956-2013

**Application No. C 130266 PPK submitted by the NYC Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located on Block 6037, Lot 102 and Block 6339, Lot 164, in the Borough of Brooklyn, Community District 10, Council District 43. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

**Attachments:** Call-Up Form, Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Committee Report, Resolution, Hearing Testimony - Planning 11-12-13, Hearing Transcript - Planning 11-12-13, Hearing Transcript - Land Use 11-13-13

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Call-Up Form, Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Committee Report, Resolution, Hearing Testimony - Planning 11-12-13, Hearing Transcript - Planning 11-12-13, Hearing Transcript - Land Use 11-13-13

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

**Affirmative:** 15 -

Comrie Jr., Garodnick, Jackson, Lappin, Palma, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio, Koo and Wills

**Absent:** 5 -

Arroyo, Barron, Dickens, Gonzalez and Mendez

**LU 0957-2013**      **Application no. 20145153 HAX submitted by the New York City Department of Housing Preservation and Development for an exemption from real property taxation, termination of the prior exemption and voluntary dissolution of current owner for properties located on Block 3125, Lots 9, 12 & 14, Block 3128, Lots 9, 13, 29 & 32, Block 3129, Lot 29, Block 3133, Lot 13, Block 3134, Lot 1, in the Borough of the Bronx, Community District 6, Council District 15. This matter is subject to Council review and action at the request of HPD and pursuant to Sections 123(4), 125 and 577 of the Private Housing Finance Law.**

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Committee Report, Resolution, Hearing Testimony - Planning 11-12-13, Hearing Transcript - Planning 11-12-13, Hearing Transcript - Land Use 11-13-13

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Committee Report, Resolution, Hearing Testimony - Planning 11-12-13, Hearing Transcript - Planning 11-12-13, Hearing Transcript - Land Use 11-13-13

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

**Affirmative:** 15 -

Comrie Jr., Garodnick, Jackson, Lappin, Palma, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio, Koo and Wills

**Absent:** 5 -

Arroyo, Barron, Dickens, Gonzalez and Mendez

**LU 0977-2013**      **Application No. 20135772 SCX pursuant to Section 1732 of the New York City School Construction Authority Act, concerning the proposed site selection for a new, approximately 379-seat primary school 1024-1036 White Plains Road (Block 3733, Lots 5, 7 and 9), Borough of Bronx, Community Board 9, Council District 18.**

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Reconvening of the Recessed Subcommittee Meeting, Committee Report, Resolution, Hearing Transcript - Landmarks 11-12-13, Hearing Transcript - Landmarks 11-12-13 (Con't), Hearing Transcript - Land Use 11-13-13

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

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Reconvening of the Recessed Subcommittee Meeting, Committee Report, Resolution, Hearing Transcript - Landmarks 11-12-13, Hearing Transcript - Landmarks 11-12-13 (Con't), Hearing Transcript - Land Use 11-13-13

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

**Affirmative:** 15 -

Comrie Jr., Garodnick, Jackson, Lappin, Palma, Reyna, Rivera, Vann, Lander, Levin, Weprin, Williams, Ignizio, Koo and Wills

**Absent:** 5 -

Arroyo, Barron, Dickens, Gonzalez and Mendez

LU 0976-2013

**Application No. 20145162 SCQ pursuant to Section 1732 of the New York City School Construction Authority Act, concerning the proposed site selection for a new, approximately 456-seat primary school facility, located on the north side of 48th Avenue between 210th and 211th Streets in Bayside (Block 7327, Lots 28, 38, 39, and 49), Borough of Queens, Community 11, Council District 19.**

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Reconvening of the Recessed Subcommittee Meeting, Committee Report, Resolution, Hearing Testimony - Landmarks 11/12/13, Hearing Transcript - Landmarks 11-12-13, Hearing Testimony - Land Use 11/13/13, Hearing Transcript - Landmarks 11-12-13 (Con't), Hearing Transcript - Land Use 11-13-13

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

**Attachments:** Land Use Calendar - Week of November 11, 2013 - November 15, 2013, Relocation of the Subcommittee Meetings, Reconvening of the Recessed Subcommittee Meeting, Committee Report, Resolution, Hearing Testimony - Landmarks 11/12/13, Hearing Transcript - Landmarks 11-12-13, Hearing Testimony - Land Use 11/13/13, Hearing Transcript - Landmarks 11-12-13 (Con't), Hearing Transcript - Land Use 11-13-13

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

**Affirmative:** 14 -

Comrie Jr., Garodnick, Jackson, Lappin, Palma, Reyna, Rivera, Vann, Lander, Levin, Williams, Ignizio, Koo and Wills

**Negative:** 1 -

Weprin

**Absent:** 5 -

Arroyo, Barron, Dickens, Gonzalez and Mendez