

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, March 17, 2016

11:00 AM

Committee Room - City Hall

Committee on Land Use

David G. Greenfield, Chair

*Members: Vincent J. Gentile, Annabel Palma, Inez E. Dickens,
Daniel R. Garodnick, Darlene Mealy, Rosie Mendez,
Ydanis A. Rodriguez, Peter A. Koo, Brad S. Lander, Stephen T. Levin,
Jumaane D. Williams, Ruben Wills, Deborah L. Rose, Donovan J. Richards,
Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres and Mark Treyger*

Roll Call

Present: Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: Mealy and Reynoso

Medical: Wills

LU 0334-2016

Application No. N 160051 ZRY submitted by the New York City 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, to create the Mandatory Inclusionary Housing program that would require, through zoning actions, a share of new housing to be permanently affordable.

Attachments: Land Use Calendar - Week of February 8, 2016 - February 12, 2016, Hearing Testimony - Zoning 2/9/16, Hearing Transcript - Zoning 2/9/16, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Hearing Transcript - Zoning 3/17/16, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16, City Planning Commission Report, MIH Text Amendment, Modified MIH Text Amendment, Summary of Council MIH Modifications, Detailed presentation on Council Modifications to MIH/ZQA, City Planning Commission Modification Letter

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 8, 2016 - February 12, 2016, Hearing Testimony - Zoning 2/9/16, Hearing Transcript - Zoning 2/9/16, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Hearing Transcript - Zoning 3/17/16, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16, City Planning Commission Report, MIH Text Amendment, Modified MIH Text Amendment, Summary of Council MIH Modifications, Detailed presentation on Council Modifications to MIH/ZQA, City Planning Commission Modification Letter

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

Affirmative: 15 - Greenfield, Gentile, Palma, Dickens, Garodnick, Rodriguez, Koo, Lander, Levin, Rose, Richards, Cohen, Kallos, Torres and Treyger

Negative: 2 - Williams and Barron

Abstain: 1 - Mendez

Absent: 2 - Mealy and Reynoso

Medical: 1 - Wills

LU 0335-2016

Application No. N 160049 ZRY submitted by the New York City 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, to modify various sections to change definitions and regulations for bulk and parking.

Attachments: Land Use Calendar - Week of February 8, 2016 - February 12, 2016, Hearing Testimony - Zoning 2/10/16, Hearing Transcript - Zoning 2/10/16, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Hearing Transcript - Zoning 3/17/16, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16, ZQA Text Amendment, Modified ZQA Text Amendment, Summary of Council ZQA Modifications, Detailed Presentation on Council MIH/ZQA Modifications, Modified Transit Zone Map, City Planning Commission Report, DCP's Height Change Diagrams, City Planning Commission Modification Letter

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 8, 2016 - February 12, 2016, Hearing Testimony - Zoning 2/10/16, Hearing Transcript - Zoning 2/10/16, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Hearing Transcript - Zoning 3/17/16, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16, ZQA Text Amendment, Modified ZQA Text Amendment, Summary of Council ZQA Modifications, Detailed Presentation on Council MIH/ZQA Modifications, Modified Transit Zone Map, City Planning Commission Report, DCP's Height Change Diagrams, City Planning Commission Modification Letter

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

Affirmative: 15 - Greenfield, Gentile, Palma, Dickens, Garodnick, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Kallos, Torres and Treyger

Negative: 2 - Barron and Cohen

Abstain: 1 - Mendez

Absent: 2 - Mealy and Reynoso

Medical: 1 - Wills

LU 0339-2016 **Application No. 20165375 HAX submitted by New York City Department of Housing Preservation and Development pursuant to Section 422 of the Real Property Tax Law and Section 577 of the Private Housing Finance Law for an amendment to a previously approved real property tax exemption for property located at Block 2283, Lot 33, Borough of the Bronx, Community Board 1, Council District 8.**

Attachments: February 24, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

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

Affirmative: 18 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 2 - Mealy and Reynoso

Medical: 1 - Wills

LU 0340-2016 **Application No. 20165376 HAX submitted by New York City Department of Housing Preservation and Development pursuant to Section 422 of the Real Property Tax Law and Section 577 of the Private Housing Finance Law for an amendment to a previously approved real property tax exemption for property located at 723 Elton Avenue (Block 2377, Lot 20), Borough of the Bronx, Community Board 1, Council District 17.**

Attachments: February 24, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

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

Affirmative: 18 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 2 - Mealy and Reynoso

Medical: 1 - Wills

LU 0345-2016

Application No. C 150343 ZSK submitted by STGG Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 94-096 of the Zoning Resolution to modify requirements for floor area, location of use, height, and accessory parking, to facilitate an enlargement of an existing commercial building on property located at 3133-3135 Emmons Avenue (Block 8804, Lot 75) within the Special Sheepshead Bay District, Borough of Brooklyn, Community Board 15, Council District 48. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: March 9, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

This Land Use Application was Hearing Held by Committee

Attachments: March 9, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

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

Affirmative: 18 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 2 - Mealy and Reynoso

Medical: 1 - Wills

LU 0346-2016 **Application No. N 150342 ZRK submitted by STGG Realty, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning the use, bulk, and parking regulations in Article IX, Chapter 4 (Special Sheepshead Bay District), Borough of Brooklyn, Community Board 15, Council District 48.**

Attachments: March 9, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

This Land Use Application was Hearing Held by Committee

Attachments: March 9, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

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

Affirmative: 18 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 2 - Mealy and Reynoso

Medical: 1 - Wills

LU 0347-2016 **Application No. 20165414 HAM submitted by New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for amendment to a previously approved urban development action area project for property located at 401/411 East 20th Street (Block 1808, Lot 10), Borough of Manhattan, Community Board 11, Council District 8.**

Attachments: March 9, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

This Land Use Application was Hearing Held by Committee

Attachments: March 9, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of March 14, 2016 - March 18, 2016, REVISED - Land Use Calendar - Week of March 14, 2016 - March 18, 2016, Land Use Calendar - March 17, Hearing Transcript - Land Use 3/17/16

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

Affirmative: 18 - Greenfield, Gentile, Palma, Dickens, Garodnick, Mendez, Rodriguez, Koo, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Torres and Treyger

Absent: 2 - Mealy and Reynoso

Medical: 1 - Wills