

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Monday, December 18, 2017**

**11:00 AM**

**Committee Room - City Hall**

### **Committee on Land Use**

*David G. Greenfield, Chair*

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

## Roll Call

**Present:** Greenfield, Gentile, Palma, Garodnick, Koo, Lander, Levin, Rose, Barron, Cohen, Kallos, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** Mealy, Mendez, Rodriguez, Williams and Richards

**Paternity:** Reynoso

LU 0512-2016

**Application No. 20175110 HHQ submitted by New York City Health and Hospitals Corporation, pursuant to Section 7385(6) of the HHC Enabling Act, for approval to lease a parcel of land on the campus of Queens Hospital Center to Dunn Development and NYC Partnership Housing Development Fund Company, Inc. for the development of approximately 206 units of affordable housing, Borough of Queens, Community Board 8, Council District 24.**

**Attachments:** REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Land Use Calendar - December 18, 2017, Hearing Testimony - Landmarks 12-13-17, Committee Report, Resolution, Hearing Transcript - Landmarks 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Attachments:** REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Land Use Calendar - December 18, 2017, Hearing Testimony - Landmarks 12-13-17, Committee Report, Resolution, Hearing Transcript - Landmarks 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Affirmative:** 14 - Greenfield, Gentile, Palma, Garodnick, Koo, Lander, Levin, Rose, Cohen, Kallos, Torres, Treyger, Salamanca Jr. and Grodenchik

**Negative:** 1 - Barron

**Absent:** 5 - Mealy, Mendez, Rodriguez, Williams and Richards

**Paternity:** 1 - Reynoso

LU 0797-2017

**Application No. 20185070 HAQ submitted by the Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 10209, Lot 115, Borough of Queens, Community District 12, Council District 27.**

**Attachments:** October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Hearing Testimony - Planning 12\_04\_2017, Land Use Calendar - December 18, 2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Planning 11-14-17, Committee Report, Resolution, Hearing Transcript - Planning 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Attachments:** October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Hearing Testimony - Planning 12\_04\_2017, Land Use Calendar - December 18, 2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Planning 11-14-17, Committee Report, Resolution, Hearing Transcript - Planning 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Affirmative:** 15 - Greenfield, Gentile, Palma, Garodnick, Koo, Lander, Levin, Rose, Barron, Cohen, Kallos, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 5 - Mealy, Mendez, Rodriguez, Williams and Richards

**Paternity:** 1 - Reynoso

LU 0816-2017

**Application No. 20185102 HAM submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law and termination of the prior tax exemption for property located at Block 393, Lot 47; and Block 406, Lot 27, Borough of Manhattan, Community District 3, Council District 2.**

**Attachments:** Land Use Calendar - Week of November 13, 2017 - November 17, 2017, November 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Hearing Testimony - Planning 12\_04\_2017, Land Use Calendar - December 18, 2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Planning 11-14-17, Committee Report, Resolution, Hearing Transcript - Planning 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Attachments:** Land Use Calendar - Week of November 13, 2017 - November 17, 2017, November 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Hearing Testimony - Planning 12\_04\_2017, Land Use Calendar - December 18, 2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Planning 11-14-17, Committee Report, Resolution, Hearing Transcript - Planning 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Affirmative:** 15 - Greenfield, Gentile, Palma, Garodnick, Koo, Lander, Levin, Rose, Barron, Cohen, Kallos, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 5 - Mealy, Mendez, Rodriguez, Williams and Richards

**Paternity:** 1 - Reynoso

LU 0831-2017

**Application No. N 180133 HKM pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Salvation Army National and Territorial Headquarters located at 120-130 West 14th Street (Block 609, p/o Lot 2) as an historic landmark, Borough of Manhattan, Community District 2, Council District 3.**

**Attachments:** December 11, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Land Use Calendar - December 18, 2017, Hearing Testimony - Landmarks 12-13-17, Committee Report, Resolution, Hearing Transcript - Landmarks 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Attachments:** December 11, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Land Use Calendar - December 18, 2017, Hearing Testimony - Landmarks 12-13-17, Committee Report, Resolution, Hearing Transcript - Landmarks 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Affirmative:** 15 - Greenfield, Gentile, Palma, Garodnick, Koo, Lander, Levin, Rose, Barron, Cohen, Kallos, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 5 - Mealy, Mendez, Rodriguez, Williams and Richards

**Paternity:** 1 - Reynoso

LU 0832-2017

**Application No. 20185132 HAM submitted by the Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 376, Lot 31, Borough of Manhattan, Community District 3, Council District 2.**

**Attachments:** December 11, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Land Use Calendar - December 18, 2017, Hearing Testimony - Planning 12-13-17, Committee Report, Resolution, Hearing Transcript - Planning 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Attachments:** December 11, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Land Use Calendar - December 18, 2017, Hearing Testimony - Planning 12-13-17, Committee Report, Resolution, Hearing Transcript - Planning 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Affirmative:** 15 - Greenfield, Gentile, Palma, Garodnick, Koo, Lander, Levin, Rose, Barron, Cohen, Kallos, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 5 - Mealy, Mendez, Rodriguez, Williams and Richards

**Paternity:** 1 - Reynoso

LU 0833-2017

**Application No. 20185127 HAK submitted by the Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for the approval of a new urban development action area project and pursuant to Article XI of the private housing finance law for a new real property tax exemption for property located at 249 Mother Gaston Boulevard, Block 3675, Lot 8, Borough of Brooklyn, Community District 16, Council District 37.**

**Attachments:** December 11, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Land Use Calendar - December 18, 2017, Hearing Testimony - Planning 12-13-17, Committee Report, Resolution, Hearing Transcript - Planning 12-13-17, Hearing Transcript - Land Use 12-18-17, Hearing Transcript - Stated Meeting 12-19-17

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

**Affirmative:** 15 - Greenfield, Gentile, Palma, Garodnick, Koo, Lander, Levin, Rose, Barron, Cohen, Kallos, Torres, Treyger, Salamanca Jr. and Grodenchik

**Absent:** 5 - Mealy, Mendez, Rodriguez, Williams and Richards

**Paternity:** 1 - Reynoso