

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, September 26, 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, Mendez, Rodriguez, Koo, Lander, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger and Grodenchik

**Absent:** Mealy, Levin, Torres and Salamanca Jr.

LU 0738-2017

**Application No. 20185040 HAK 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 5063, Lot 58, Borough of Brooklyn, Community Board 14, Council District 40.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Testimony - Planning 8-21-17, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Hearing Testimony - Planning 9-5-17, Hearing Transcript - Planning 9-5-17, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Testimony - Planning 8-21-17, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Hearing Testimony - Planning 9-5-17, Hearing Transcript - Planning 9-5-17, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

**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, Mendez, Rodriguez, Koo, Lander, Rose, Richards, Cohen, Kallos, Reynoso, Treyger and Grodenchik

**Abstain:** 2 - Williams and Barron

**Absent:** 4 - Mealy, Levin, Torres and Salamanca Jr.

LU 0739-2017

**Application No. 20185042 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 four properties located in the Borough of Queens, Community Districts 12 and 13, Council District 27.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger and Grodenchik

**Absent:** 4 - Mealy, Levin, Torres and Salamanca Jr.

LU 0740-2017

**Application No. 20185043 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 eighteen properties located in the Borough of Queens, Community Boards 10 and 12, Council District 28.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger and Grodenchik

**Absent:** 4 - Mealy, Levin, Torres and Salamanca Jr.

LU 0741-2017

**Application No. 20185044 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 11479, Lot 29, Borough of Queens, Community Board 10, Council District 32.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger and Grodenchik

**Absent:** 4 - Mealy, Levin, Torres and Salamanca Jr.

LU 0742-2017

**Application No. 20185048 HAK 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 1788, Lot 53, Borough of Brooklyn, Community Board 3, Council District 36.**

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Hearing Transcript - Planning 9-5-17, Hearing Testimony - Planning 8-21-17, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Attachments:** August 9, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of August 21, 2017 - August 25, 2017, Hearing Transcript - Planning 8-21-17, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Hearing Transcript - Planning 9-5-17, Hearing Testimony - Planning 8-21-17, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger and Grodenchik

**Absent:** 4 - Mealy, Levin, Torres and Salamanca Jr.

LU 0751-2017

**Application No. C 170382 ZSM submitted by Broome Property Owner JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 and Section 13-451 of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 42 spaces in portions of a proposed mixed use building on property located at 100 Varick Street (Block 477, Lots 35, 42, 44, 46, 71-76 and 1001-1005), within the Special Hudson Square District, Borough of Manhattan, Community District 2, Council District 3. 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:** September 7, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Hearing Transcript - Zoning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Attachments:** September 7, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Hearing Transcript - Zoning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Affirmative:** 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger and Grodenchik

**Absent:** 4 - Mealy, Levin, Torres and Salamanca Jr.

LU 0756-2017

**Application No. 20185065 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an amendment to a previously approved real property tax exemption for property located at Block 1749, Lot 61, Block 1750, Lots 57 and 58, Block 1751, Lot 50, Block 1644, Lot 65, Block 1785, Lot 8, Block 1783, Lots 10 and 109, Block 1796, Lots 21 and 41, Block 1806, Lots 37 and 111, Block 1807, Lot 113, and Block 1796, Lot 4, in the Borough of Manhattan, Community Districts 8 and 9, Council District 11.**

**Attachments:** Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

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

**Attachments:** Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Land Use Calendar - September 26, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Hearing Transcript - Land Use 9-26-17

**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 - Greenfield, Gentile, Palma, Garodnick, Mendez, Rodriguez, Koo, Lander, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger and Grodenchik

**Absent:** 4 - Mealy, Levin, Torres and Salamanca Jr.