

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, December 7, 2017

11:00 AM

Council Chambers - 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, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Absent: Mealy and Koo

Other Council Members Attending: Perkins and Chin

Int 1533-2017

A Local Law to amend the New York city charter, in relation to publication and reporting requirements for urban renewal plans

Attachments: Summary of Int. No. 1533-A, Summary of Int. No. 1533, April 5, 2017 - Stated Meeting Agenda with Links to Files, Int. No. 1533, Land Use Calendar - June 12, 2017, Committee Report 6/15/17, Hearing Testimony 6/15/17, Hearing Transcript 6/15/17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Proposed Int. No. 1533-A - 12/12/17, Land Use Calendar - December 7, 2017, Committee Report 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 12-7-17

Proposed Int. No. 1533-A

This Introduction was Hearing Held by Committee

Attachments: Summary of Int. No. 1533-A, Summary of Int. No. 1533, April 5, 2017 - Stated Meeting Agenda with Links to Files, Int. No. 1533, Land Use Calendar - June 12, 2017, Committee Report 6/15/17, Hearing Testimony 6/15/17, Hearing Transcript 6/15/17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Proposed Int. No. 1533-A - 12/12/17, Land Use Calendar - December 7, 2017, Committee Report 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 12-7-17

This Introduction was Amendment Proposed by Comm

Attachments: Summary of Int. No. 1533-A, Summary of Int. No. 1533, April 5, 2017 - Stated Meeting Agenda with Links to Files, Int. No. 1533, Land Use Calendar - June 12, 2017, Committee Report 6/15/17, Hearing Testimony 6/15/17, Hearing Transcript 6/15/17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Proposed Int. No. 1533-A - 12/12/17, Land Use Calendar - December 7, 2017, Committee Report 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 12-7-17

This Introduction was Amended by Committee

Int 1533-2017-A A Local Law to amend the New York city charter, in relation to publication and reporting requirements for urban renewal plans

Attachments: Summary of Int. No. 1533-A, Summary of Int. No. 1533, April 5, 2017 - Stated Meeting Agenda with Links to Files, Int. No. 1533, Land Use Calendar - June 12, 2017, Committee Report 6/15/17, Hearing Testimony 6/15/17, Hearing Transcript 6/15/17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Proposed Int. No. 1533-A - 12/12/17, Land Use Calendar - December 7, 2017, Committee Report 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 12-7-17

A motion was made that this Introduction be Approved by Committee approved by Roll Call.

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

Int 1661-2017 A Local Law in relation to requiring the department of city planning, department of small business services, and the department of parks and recreation to develop urban agriculture website

Attachments: Summary of Int. No. 1661-A, Summary of Int. No. 1661, Int. No. 1661, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Hearing Transcript - Land Use 10-26-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Proposed Int. No. 1661-A - 12/12/17, Land Use Calendar - December 7, 2017, Committee Report 12/7/17, Hearing Testimony 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 12-7-17

Proposed Int. No. 1611-A

This Introduction was Hearing Held by Committee

Attachments: Summary of Int. No. 1661-A, Summary of Int. No. 1661, Int. No. 1661, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Hearing Transcript - Land Use 10-26-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Proposed Int. No. 1661-A - 12/12/17, Land Use Calendar - December 7, 2017, Committee Report 12/7/17, Hearing Testimony 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 12-7-17

This Introduction was Amendment Proposed by Comm

Attachments: Summary of Int. No. 1661-A, Summary of Int. No. 1661, Int. No. 1661, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Hearing Transcript - Land Use 10-26-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Proposed Int. No. 1661-A - 12/12/17, Land Use Calendar - December 7, 2017, Committee Report 12/7/17, Hearing Testimony 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 12-7-17

This Introduction was Amended by Committee

Int 1661-2017-A

A Local Law in relation to requiring the department of city planning, department of small business services, and the department of parks and recreation to develop urban agriculture website

Attachments: Summary of Int. No. 1661-A, Summary of Int. No. 1661, Int. No. 1661, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Land Use Calendar - October 26, 2017, Committee Report 10/26/17, Hearing Testimony 10/26/17, Hearing Transcript - Land Use 10-26-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Proposed Int. No. 1661-A - 12/12/17, Land Use Calendar - December 7, 2017, Committee Report 12/7/17, Hearing Testimony 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Land Use 12-7-17

A motion was made that this Introduction be Approved by Committee approved by Roll Call.

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

Res 1761-2017

Resolution to support New York City's application for funding for a capital project under the Restore New York Communities Initiative pursuant to the New York State Urban Development Act, for Station Plaza, in the borough of Queens.

Attachments: REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, Resolution, Committee Report 12/7/17, Hearing Testimony 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-7-17

This Resolution was Hearing on P-C Item by Comm

Attachments: REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, Resolution, Committee Report 12/7/17, Hearing Testimony 12/7/17, Committee Report - Stated Meeting, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-7-17

A motion was made that this Resolution be P-C Item Approved by Comm approved by Roll Call.

Affirmative: 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger and Salamanca Jr.

Abstain: 1 - Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0785-2017

Application No. C 170413 ZMX submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, to expand the existing Special Harlem River Waterfront District (HRW) to encompass two waterfront blocks to the south bounded by Park Avenue, East 135th Street (Exterior Street), Third Avenue Bridge and the Harlem River, and the block bounded by Third Avenue Bridge, Bruckner Boulevard, and Lincoln Avenue. Borough of the Bronx, Community Board 1, Council District 8.

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 Transcript - Zoning 10-24-17, Hearing Testimony - Zoning 10-24-17, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, November 30, 2017 - Stated Meeting Agenda with Links to Files, 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 - December 7, 2017, Hearing Transcript - Land Use 11-21-17, Hearing Transcript - Zoning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Land Use 12-7-17

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 Transcript - Zoning 10-24-17, Hearing Testimony - Zoning 10-24-17, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, November 30, 2017 - Stated Meeting Agenda with Links to Files, 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 - December 7, 2017, Hearing Transcript - Land Use 11-21-17, Hearing Transcript - Zoning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0786-2017

Application No. N 170414 ZRX 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, relating to Article VIII, Chapter 7, and related Sections, to modify the text of the Special Harlem River Waterfront District, Borough of the Bronx, Community District 1, Council District 8.

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 Transcript - Zoning 10-24-17, Hearing Testimony - Zoning 10-24-17, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, November 30, 2017 - Stated Meeting Agenda with Links to Files, 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 - December 7, 2017, Hearing Transcript - Land Use 11-21-17, Hearing Transcript - Zoning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Land Use 12-7-17

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 Transcript - Zoning 10-24-17, Hearing Testimony - Zoning 10-24-17, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, November 30, 2017 - Stated Meeting Agenda with Links to Files, 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 - December 7, 2017, Hearing Transcript - Land Use 11-21-17, Hearing Transcript - Zoning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0800-2017

Application No. C 170392 ZMX submitted by submitted by the Park Lane Residence Co. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a, changing an R6 district to an R8/C2-4 district on property located on White Plains Road between Turnbull Avenue and Lafayette Avenue, Borough of the Bronx, Community Board 9, Council District 18.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0801-2017

Application No. N 170393 ZRX submitted by submitted by the Park Lane Residence Co. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community Board 9, Council District 18.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0802-2017

Application No. C 170445 ZMX submitted by submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4a and 4b, changing an M1-1 district to R5, C4-2 and C4-2A districts on property located at 1776 Eastchester Road, Borough of the Bronx, Community Board 11, Council District 13.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Abstain: 1 - Williams

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0803-2017

Application No. N 170446 ZRX submitted by submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community Board 11, Council District 13.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Abstain: 1 - Williams

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0804-2017

Application No. C 170447 ZSX submitted by submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-70(a)(2) of the Zoning Resolution to allow for a non-profit hospital staff dwelling to be located on property at 1776 Eastchester Road, Borough of the Bronx, Community Board 11, Council District 13. 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: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Abstain: 1 - Williams

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0805-2017

Application No. N 170442 ZMM submitted by submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, changing a C4-4A district to a C4-7 district on property located 5th Avenue between Dr. Martin Luther King Boulevard and East 126th Street, Borough of the Manhattan, Community Board 11, Council District 9.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0806-2017

Application No. N 170443 ZRM submitted by submitted by NBT Victory Development 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 Article IX, Chapter 7 (Special 125th Street District) to establish regulations for the proposed C4-7 district and for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Manhattan, Community Board 11, Council District 9.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0807-2017

Application No. C 170444 ZSM submitted by submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive 72 required off-street parking spaces for a proposed development on property located 5th Avenue between Dr. Martin Luther King Boulevard and East 126th Street, Borough of the Manhattan, Community Board 11, Council District 9. 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: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, 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 - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0817-2017

Application No. N 170425 (A) ZRY submitted by 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 a definition, a use and, in designated areas, a special permit for self-service storage facilities and to establish APPENDIX J (Designated Areas in Manufacturing Districts).

Attachments: 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 - Zoning 11-20-17, Hearing Testimony - Zoning 11-20-17 additional, Hearing Transcript - Zoning 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-7-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

This Land Use Application was Hearing Held by Committee

Attachments: 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 - Zoning 11-20-17, Hearing Testimony - Zoning 11-20-17 additional, Hearing Transcript - Zoning 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-7-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 17 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Treyger, Salamanca Jr. and Grodenchik

Negative: 1 - Torres

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0825-2017

Application No. 20185130 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for the approval of an amendment to a previously approved urban development action area project, for properties located at Block 09801, Lot 2, Block 11131, Lot 6, Block 10366, Lot 143, and Block 10411, Lot 6, Borough of Queens, Community Boards 12 and 13, Council District 27.

Attachments: November 30, 2017 - Stated Meeting Agenda with Links to Files, 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 - December 7, 2017, Hearing Testimony - Planning 12_04_2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Land Use 12-7-17

This Land Use Application was Hearing Held by Committee

Attachments: November 30, 2017 - Stated Meeting Agenda with Links to Files, 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 - December 7, 2017, Hearing Testimony - Planning 12_04_2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Land Use 12-7-17

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, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0830-2017

Application No. 20175226 SCK submitted by the New York City School Construction Authority pursuant to Section 1732 of the School Construction Authority Act concerning the proposed site selection for a Primary School for property located at Block 693, Lots 39 and 48, Borough of Brooklyn, School District No. 15, Community District 7, Council District 38.

Attachments: Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Hearing Testimony - Landmarks 12-4-17, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Attachments: Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Hearing Testimony - Landmarks 12-4-17, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0828-2017

Application No. 20185128 HAX 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 3672, part of Lot 1 (tentative Lot 20), Borough of the Bronx, Community District 9, Council District 18.

Attachments: 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Attachments: 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo

LU 0829-2017

Application No. 20185129 HAX 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 3672, Lot 1, Borough of the Bronx, Community District 9, Council District 18.

Attachments: 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Attachments: 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 - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-4-17, Hearing Transcript - Land Use 12-7-17

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

Affirmative: 18 - Greenfield, Gentile, Palma, Garodnick, Mendez, Lander, Levin, Rose, Williams, Richards, Barron, Cohen, Kallos, Reynoso, Torres, Treyger, Salamanca Jr. and Grodenchik

Non-voting: 1 - Rodriguez

Absent: 2 - Mealy and Koo