

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, February 8, 2018

11:00 AM

Committee Room - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

Members: Adrienne E. Adams, Inez D. Barron, Costa G. Constantinides, Chaim M. Deutsch, Ruben Diaz, Sr., Vanessa L. Gibson, Barry S. Grodenchik, Ben Kallos, Andy L. King, Peter A. Koo, Rory I. Lancman, Stephen T. Levin, I. Daneek Miller, Francisco P. Moya, Antonio Reynoso, Donovan J. Richards, Carlina Rivera, Ritchie J. Torres and Mark Treyger

Roll Call

Present: Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, King, Koo, Lancman, Moya, Richards, Rivera and Treyger

Absent: Levin, Miller and Torres

Paternity: Kallos and Reynoso

LU 0006-2018

Application No. C 180023 ZSM submitted by Advantage Testing Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to 74-711 of the Zoning Resolution to modify use and yard regulations on property located at 350 East 88th Street (Block 1550, Lots 31 and 34) Borough of Manhattan, Community Board 8, Council District 5. 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: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, Hearing Testimony - Zoning 2-7-18, Hearing Testimony - Land Use 2-8-18, Hearing Transcript - Land Use 2-8-18

This Land Use Application was Hearing Held by Committee

Attachments: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, Hearing Testimony - Zoning 2-7-18, Hearing Testimony - Land Use 2-8-18, Hearing Transcript - Land Use 2-8-18

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

Affirmative: 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, King, Koo, Lancman, Moya, Richards, Rivera and Treyger

Absent: 3 - Levin, Miller and Torres

Paternity: 2 - Kallos and Reynoso

LU 0007-2018

Application No. 20185109 HKK (N 180135 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of Peter P and Rosa M Huberty House located at 1019 Bushwick Avenue (Block 3322, Lot 38), as an historic landmark, Borough of Brooklyn, Community Board 4, Council District 34.

Attachments: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Landmarks 1-23-18, Hearing Transcript - Landmarks 1/23/18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, Hearing Testimony - Landmarks 2-6-18, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-6-18, Hearing Transcript - Land Use 2-8-18

This Land Use Application was Hearing Held by Committee

Attachments: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Landmarks 1-23-18, Hearing Transcript - Landmarks 1/23/18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, Hearing Testimony - Landmarks 2-6-18, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-6-18, Hearing Transcript - Land Use 2-8-18

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

Affirmative: 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, King, Koo, Lancman, Moya, Richards, Rivera and Treyger

Absent: 3 - Levin, Miller and Torres

Paternity: 2 - Kallos and Reynoso

LU 0008-2018

Application No. C 180032 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 197-c of the New York City Charter, for an Urban Development Action Area Project and disposition of City-owned property located at 425 Grand Concourse, Borough of the Bronx, Community Board 1, Council District 17.

Attachments: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Planning 1-23-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, City Planning Commission Approval Letter, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-8-18

This Land Use Application was Hearing Held by Committee

Attachments: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Planning 1-23-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, City Planning Commission Approval Letter, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-8-18

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 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, King, Koo, Lancman, Moya, Richards, Rivera and Treyger

Absent: 3 - Levin, Miller and Torres

Paternity: 2 - Kallos and Reynoso

LU 0009-2018

Application No. C 180031 ZMX submitted by the New York City 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 an existing C4-4 District to a C6-3 district for property at 425 Grand Concourse, Borough of the Bronx, Community Board 1, Council District 17.

Attachments: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Planning 1-23-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, City Planning Commission Approval Letter, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-8-18

This Land Use Application was Hearing Held by Committee

Attachments: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Planning 1-23-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, City Planning Commission Approval Letter, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-8-18

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 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, King, Koo, Lancman, Moya, Richards, Rivera and Treyger

Absent: 3 - Levin, Miller and Torres

Paternity: 2 - Kallos and Reynoso

LU 0010-2018

Application No. N 180033 ZRX submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of the Bronx, Community Board 1, Council District 17.

Attachments: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Planning 1-23-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, City Planning Commission Approval Letter, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-8-18

This Land Use Application was Hearing Held by Committee

Attachments: January 16, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-16-18, Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Planning 1-23-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, City Planning Commission Approval Letter, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-8-18

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 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, King, Koo, Lancman, Moya, Richards, Rivera and Treyger

Absent: 3 - Levin, Miller and Torres

Paternity: 2 - Kallos and Reynoso

LU 0014-2018

Application No. 20185164 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for approval of a real property tax exemption for property located at 425 Grand Concourse, Borough of the Bronx, Community Board 1, Council District 17.

Attachments: Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Planning 1-23-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, Hearing Transcript - Land Use 2-8-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of January 22, 2018 - January 26, 2018, Hearing Testimony - Planning 1-23-18, Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, Hearing Transcript - Land Use 2-8-18

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

Affirmative: 15 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, King, Koo, Lancman, Moya, Richards, Rivera and Treyger

Absent: 3 - Levin, Miller and Torres

Paternity: 2 - Kallos and Reynoso

LU 0025-2018

Application No. 20185165 HAK submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 1468, Lots 56 and 63, Borough of Brooklyn, Community Board 16, Council District 41.

Attachments: Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, Hearing Testimony - Planning 2-6-18, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-8-18

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

Attachments: Land Use Calendar - Week of February 5, 2018 - February 9, 2018, Land Use Calendar - February 8, 2018, Hearing Testimony - Planning 2-6-18, February 14, 2018 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-8-18

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 - Salamanca Jr., Adams, Barron, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, King, Koo, Lancman, Moya, Richards, Rivera and Treyger

Absent: 3 - Levin, Miller and Torres

Paternity: 2 - Kallos and Reynoso