

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Wednesday, March 28, 2018**

**11:00 AM**

**Council Chambers - 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, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera, Torres and Treyger

**Absent:** Constantinides and Richards

LU 0036-2018

**Application No. C 180069 ZSM submitted by 21E12 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 (Special Permits for Additional Parking Spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 187 spaces on portions of the ground floor, cellar and sub-cellar of a proposed mixed use building on property located at 21 East 12th Street (Block 570, Lots 1101 and 1102), in C1-7/C6-1 Districts, Borough of Manhattan, Community District 2, Council District 2. 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 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Zoning 3-12-18, Land Use Calendar - March 28, 2018, Hearing Transcript - Zoning 3-12-18, Hearing Transcript - Zoning 3-27-18, City Planning Commission Approval Letter, April 11, 2018 - Stated Meeting Agenda, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Zoning 3-12-18, Land Use Calendar - March 28, 2018, Hearing Transcript - Zoning 3-12-18, Hearing Transcript - Zoning 3-27-18, City Planning Commission Approval Letter, April 11, 2018 - Stated Meeting Agenda, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Affirmative:** 18 - Salamanca Jr., Adams, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera, Torres and Treyger

**Absent:** 2 - Constantinides and Richards

LU 0037-2018

**Application No. C 180095 ZMK submitted by Silvershore Properties 97 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c changing from an R6B District to an R6A District and establishing within the proposed R6A District a C2-4 District, in relation to property bounded by a line 100 feet westerly of Washington Avenue, Dean Street and Underhill Avenue, Borough of Brooklyn, Community District 8, Council District 35.**

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Zoning 3-12-18, Hearing Transcript - Zoning 3-12-18, Hearing Transcript - Zoning 3-27-18, Land Use Calendar - March 28, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Zoning 3-12-18, Hearing Transcript - Zoning 3-12-18, Hearing Transcript - Zoning 3-27-18, Land Use Calendar - March 28, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Affirmative:** 18 - Salamanca Jr., Adams, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera, Torres and Treyger

**Absent:** 2 - Constantinides and Richards

LU 0038-2018

**Application No. C 180065 PCK submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 242 Nevins Street (Block 411, Lot 24, Block 418, Lot 1, Block 425, Lot 1) for a combined sewer overflow control facility, Borough of Brooklyn, Community District 6, Council District 33. 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 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Landmarks 3-12-18, Hearing Transcript - Landmarks 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Landmarks 3-27-18, Hearing Transcript - Landmarks 3-27-18, Land Use Calendar - March 28, 2018, Committee Report, Resolution, Exhibit A, Hearing Transcript - Land Use 3-28-18

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

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Landmarks 3-12-18, Hearing Transcript - Landmarks 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Landmarks 3-27-18, Hearing Transcript - Landmarks 3-27-18, Land Use Calendar - March 28, 2018, Committee Report, Resolution, Exhibit A, Hearing Transcript - Land Use 3-28-18

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

**Affirmative:** 18 - Salamanca Jr., Adams, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera, Torres and Treyger

**Absent:** 2 - Constantinides and Richards

LU 0041-2018

**Application No. 20185206 HAM submitted by the New York City Department of Housing Preservation and Development for the approval of an Urban Development Action Area Project (UDAAP) pursuant to Article 16 of the General Municipal Law and approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law, for property located at 165 West 80th Street (Block 1211, Lot 7), Borough of Manhattan, Community District 7, Council District 6.**

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18, Hearing Testimony - Planning 3-27-18, Project Summary, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18, Hearing Testimony - Planning 3-27-18, Project Summary, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Affirmative:** 18 - Salamanca Jr., Adams, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera, Torres and Treyger

**Absent:** 2 - Constantinides and Richards

LU 0042-2018

**Application No. C 180115 HAM submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, for the designation of property located at 302-314 West 127th Street (Block 1953, Lots 36, 37, 38, 39, 40 and 41), as an Urban Development Action Area and an Urban Development Action Area Project for such area; and for the disposition of city-owned property located at 302, 304, 306, and 310 West 127th Street (Block 1953, Lots 36, 37, 38, and 40) to a developer selected by HPD to facilitate an affordable housing development, Borough of Manhattan, Community District 10, Council District 9.**

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18, Hearing Testimony - Planning 3-27-18, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18, Hearing Testimony - Planning 3-27-18, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Affirmative:** 18 - Salamanca Jr., Adams, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera, Torres and Treyger

**Absent:** 2 - Constantinides and Richards

LU 0043-2018

**Application no. C 180116 ZSM 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 the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 to permit the allowable community facility floor area ratio of Section 24-11 to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 12-story building on property located at 302-314 West 127th St. (Block 1953, Lots 36, 37, 38, 39, 40 and 41), in R7-2, R7-2/C1-4 and R8 Districts, Borough of Manhattan, Community District 10, 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:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18, Hearing Testimony - Planning 3-27-18, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18, Hearing Testimony - Planning 3-27-18, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Affirmative:** 18 - Salamanca Jr., Adams, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera, Torres and Treyger

**Absent:** 2 - Constantinides and Richards

**LU 0044-2018**      **Application No. 20185143 TCK pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Mozarella Holdings LLC, d/b/a Barano, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 26 Broadway, Borough of Brooklyn, Community Board 1, Council District 33. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.**

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Zoning 3-27-18, Hearing Transcript - Zoning 3-27-18, Land Use Calendar - March 28, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Attachments:** March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Zoning 3-27-18, Hearing Transcript - Zoning 3-27-18, Land Use Calendar - March 28, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 3-28-18

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

**Affirmative:** 17 - Salamanca Jr., Adams, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Rivera, Torres and Treyger

**Negative:** 1 - Reynoso

**Absent:** 2 - Constantinides and Richards

**LU 0050-2018**      **Application No. 20185223 PXX (N 180239 PXX) submitted by the New York City Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter, for Notice of Intent to acquire office space at 188 West 230th Street (Block 3264, Lot 104) for use as offices by the Taxi and Limousine Commission, Borough of the Bronx, Community District 8, Council District 14.**

**Attachments:** SUPPLEMENTARY CALENDAR - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Landmarks 3-15-18, Hearing Transcript - Landmarks 3-15-18, Land Use Calendar - March 21, 2018, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Landmarks 3-27-18, Hearing Transcript - Landmarks 3-27-18, March 22, 2018 - Stated Meeting Agenda, Land Use Calendar - March 28, 2018, Committee Report, Resolution, Withdrawal Letter, Hearing Transcript - Land Use 3-28-18

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



**Attachments:** SUPPLEMENTARY CALENDAR - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Landmarks 3-15-18, Hearing Transcript - Landmarks 3-15-18, Land Use Calendar - March 21, 2018, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Hearing Testimony - Landmarks 3-27-18, Hearing Transcript - Landmarks 3-27-18, March 22, 2018 - Stated Meeting Agenda, Land Use Calendar - March 28, 2018, Committee Report, Resolution, Withdrawal Letter, Hearing Transcript - Land Use 3-28-18

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

**Affirmative:** 18 - Salamanca Jr., Adams, Barron, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Levin, Miller, Moya, Reynoso, Rivera, Torres and Treyger

**Absent:** 2 - Constantinides and Richards