

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, May 2, 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, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: Levin

Medical: Miller

Int 0212-2018

A Local Law to amend the administrative code of the city of New York, in relation to approval of cemetery uses on land acquired in Queens before 1973

Attachments: Summary of Int. No. 212-A, Summary of Int. No. 212, Int. No. 212, January 31, 2018 - Stated Meeting Agenda, Proposed Int. No. 212-A - 3/29/18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Landmarks 4-17-18, Hearing Transcript 4-17-18, Committee Report 5/1/18, Hearing Testimony - Landmarks 5-1-18, Land Use Calendar - May 2, 2018, Committee Report 5/2/18, Fiscal Impact Statement, Committee Report - Stated Meeting, May 9, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 5-1-18, Hearing Transcript - Land Use 5-2-18

Proposed Int. No. 212-A

This Introduction was Hearing Held by Committee

Attachments: Summary of Int. No. 212-A, Summary of Int. No. 212, Int. No. 212, January 31, 2018 - Stated Meeting Agenda, Proposed Int. No. 212-A - 3/29/18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Landmarks 4-17-18, Hearing Transcript 4-17-18, Committee Report 5/1/18, Hearing Testimony - Landmarks 5-1-18, Land Use Calendar - May 2, 2018, Committee Report 5/2/18, Fiscal Impact Statement, Committee Report - Stated Meeting, May 9, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 5-1-18, Hearing Transcript - Land Use 5-2-18

This Introduction was Amendment Proposed by Comm

Attachments: Summary of Int. No. 212-A, Summary of Int. No. 212, Int. No. 212, January 31, 2018 - Stated Meeting Agenda, Proposed Int. No. 212-A - 3/29/18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Landmarks 4-17-18, Hearing Transcript 4-17-18, Committee Report 5/1/18, Hearing Testimony - Landmarks 5-1-18, Land Use Calendar - May 2, 2018, Committee Report 5/2/18, Fiscal Impact Statement, Committee Report - Stated Meeting, May 9, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 5-1-18, Hearing Transcript - Land Use 5-2-18

This Introduction was Amended by Committee

Int 0212-2018-A A Local Law to amend the administrative code of the city of New York, in relation to approval of cemetery uses on land acquired in Queens before 1973

Attachments: Summary of Int. No. 212-A, Summary of Int. No. 212, Int. No. 212, January 31, 2018 - Stated Meeting Agenda, Proposed Int. No. 212-A - 3/29/18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Landmarks 4-17-18, Hearing Transcript 4-17-18, Committee Report 5/1/18, Hearing Testimony - Landmarks 5-1-18, Land Use Calendar - May 2, 2018, Committee Report 5/2/18, Fiscal Impact Statement, Committee Report - Stated Meeting, May 9, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 5-1-18, Hearing Transcript - Land Use 5-2-18

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

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

Absent: 1 - Levin

Medical: 1 - Miller

LU 0051-2018 Application No. 20185106 CCQ submitted by Montefiore Cemetery pursuant to Section 1506 of the New York State Not-for-Profit Corporation Law for approval to use real property for cemetery purposes, in relation to property located at Block 12695, Lots 15, 21, and 101, Borough of Queens, Community District 12, Council District 27.

Attachments: March 22, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Landmarks 4-17-18, Hearing Transcript - Landmarks 4-17-18, Hearing Testimony - Landmarks 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Landmarks 5-1-18, Hearing Transcript - Land Use 5-2-18

This Land Use Application was Hearing Held by Committee

Attachments: March 22, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Landmarks 4-17-18, Hearing Transcript - Landmarks 4-17-18, Hearing Testimony - Landmarks 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Landmarks 5-1-18, Hearing Transcript - Land Use 5-2-18

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, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Levin

Medical: 1 - Miller

LU 0060-2018

Application No. 20185176 TCQ pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Piatto LLC d/b/a/ Piatto, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 1-50 50th Avenue, Borough of Queens, Community Board 2, Council District 26. 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: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Land Use Calendar - May 2, 2018, Hearing Transcript - Stated Meeting 4-11-18, Withdrawal Letter, Committee Report, Resolution, Hearing Transcript - Zoning 5-1-18, Hearing Transcript - Land Use 5-2-18

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Land Use Calendar - May 2, 2018, Hearing Transcript - Stated Meeting 4-11-18, Withdrawal Letter, Committee Report, Resolution, Hearing Transcript - Zoning 5-1-18, Hearing Transcript - Land Use 5-2-18

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, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Levin

Medical: 1 - Miller

LU 0061-2018

Application No. C 180209 ZMQ submitted by the New York City Department of Citywide Administrative Services and the New York City Police Department pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 19b and 19d, establishing within an existing R3-2 District a C1-3 District bounded by a line perpendicular to the southerly street line of North Conduit Avenue distant 230 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of North Conduit Avenue and the northeasterly street line of Francis Lewis Boulevard: North Conduit Avenue; a line 750 feet easterly of the first-named course; and the centerline of the Long Island Railroad right-of-way (Montauk Division), Borough of Queens, Community District 13, Council District 31.

Attachments: April 11, 2018 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Testimony - Zoning 4-17-18, Hearing Transcript - Zoning 4-17-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Zoning 5-1-18, Hearing Transcript - Land Use 5-2-18

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2018 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Testimony - Zoning 4-17-18, Hearing Transcript - Zoning 4-17-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Zoning 5-1-18, Hearing Transcript - Land Use 5-2-18

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, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Levin

Medical: 1 - Miller

LU 0062-2018 **Application No. C 180210 PSQ submitted by the New York City Police Department and the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located on North Conduit Avenue, at the foot of 243rd Street (Block 13265, Lot 30) for use as a police precinct stationhouse, Borough of Queens, Community District 13, Council District 31.**

Attachments: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Zoning 4-17-18, Hearing Transcript - Zoning 4-17-18, Land Use Calendar - May 2, 2018, Hearing Transcript - Stated Meeting 4-11-18, Committee Report, Resolution, Hearing Transcript - Zoning 5-1-18, Hearing Transcript - Land Use 5-2-18

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Zoning 4-17-18, Hearing Transcript - Zoning 4-17-18, Land Use Calendar - May 2, 2018, Hearing Transcript - Stated Meeting 4-11-18, Committee Report, Resolution, Hearing Transcript - Zoning 5-1-18, Hearing Transcript - Land Use 5-2-18

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, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Levin

Medical: 1 - Miller

LU 0063-2018 **Application No. C 150253 POK submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 4917 Fourth Avenue (Block 783, Lot 1) for continued use as a child care center, Borough of Brooklyn, Community District 7, Council District 38.**

Attachments: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Testimony - Landmarks 4-17-18, Hearing Transcript - Landmarks 4-17-18, Hearing Transcript - Stated Meeting 4-11-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Landmarks 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Landmarks 5-1-18, Hearing Transcript - Land Use 5-2-18

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Testimony - Landmarks 4-17-18, Hearing Transcript - Landmarks 4-17-18, Hearing Transcript - Stated Meeting 4-11-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Landmarks 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Landmarks 5-1-18, Hearing Transcript - Land Use 5-2-18

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, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Levin

Medical: 1 - Miller

LU 0064-2018

Application No. 20185268 HAK 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 urban development action area project and disposition of city-owned property and pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 1699, Lots 33 and 34 (Tentative Lot 33); 36, 38, and 137 (Tentative Lot 36); and 35, 39, and 43; Borough of Brooklyn, Community District 3, Council District 36.

Attachments: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Transcript - Stated Meeting 4-11-18, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 4-17-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Planning 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 5-2-18

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Transcript - Stated Meeting 4-11-18, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 4-17-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Planning 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 5-2-18

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

Affirmative: 17 - Salamanca Jr., Adams, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Negative: 1 - Barron

Absent: 1 - Levin

Medical: 1 - Miller

LU 0065-2018

Application No. N 180153 HAX 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 for the designation of properties located at 1490 Southern Boulevard (Block 2981, Lot 14), as an Urban Development Action Area; and an Urban Development Action Area Project for such area, Borough of the Bronx, Community District 3, Council District 17.

Attachments: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Transcript - Stated Meeting 4-11-18, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 4-17-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Planning 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Project Summary, Resolution, Hearing Transcript - Land Use 5-2-18

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Transcript - Stated Meeting 4-11-18, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 4-17-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Planning 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Project Summary, Resolution, Hearing Transcript - Land Use 5-2-18

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, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Levin

Medical: 1 - Miller

LU 0067-2018

Application No. 20185270 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 1904, Lot 61 and Block 1925, Lot 36; termination of the prior exemption, and dissolution of the current owner, Borough of Manhattan, Community District 10, Council District 9.

Attachments: April 11, 2018 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 4-17-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Planning 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 5-2-18

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2018 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 4-17-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Planning 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 5-2-18

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, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Levin

Medical: 1 - Miller

LU 0069-2018

Application No. 20185272 HAQ submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at Block 10209, Lot 115, Borough of Queens, Community District 12, Council District 27.

Attachments: April 11, 2018 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 4-17-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Planning 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 5-2-18

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2018 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-18, Land Use Calendar - Week of April 16, 2018 - April 20, 2018, Hearing Testimony - Planning 4-17-18, Hearing Transcript - Planning 4-17-18, Land Use Calendar - Week of April 30, 2018 - May 4, 2018, Hearing Testimony - Planning 5-1-18, Land Use Calendar - May 2, 2018, Committee Report, Resolution, Hearing Transcript - Land Use 5-2-18

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, Constantinides, Deutsch, Diaz Sr., Gibson, Grodenchik, Kallos, King, Koo, Lancman, Moya, Reynoso, Richards, Rivera, Torres and Treyger

Absent: 1 - Levin

Medical: 1 - Miller