



# The New York City Council

City Hall  
New York, NY 10007

## Meeting Minutes 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*

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Wednesday, February 6, 2019

11:00 AM

Council Chambers - City Hall

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### Roll Call

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

**Absent:** Miller and Torres

*Other Council Members Attending: Cohen*

LU 0314-2019

**Application No. C 190049 ZMX (Belmont Cove Rezoning) submitted by the New York City Department of Housing Preservation and Development and Proxy Estate, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-4 District to an R7X District property located at Block 2945, Lots 34, 65 and 66, Borough of the Bronx, Community Board 6. Council District 17.**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Planning 1-14-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Planning 1-14-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Planning 1-14-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Planning 1-14-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 2 - Miller and Torres

**LU 0315-2019      Application No. N 190050 ZRX (Belmont Cove Rezoning) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Housing Inclusionary area, Borough of the Bronx, Community Board 6. Council District 17.**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Planning 1-14-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Planning 1-14-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Planning 1-14-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Planning 1-14-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 2 - Miller and Torres

**LU 0316-2019      Application No. C 190051 PPX (Belmont Cove Rezoning) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located on the south side of East 176th Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66), Borough of the Bronx, Community Board 6. Council District 17.**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Planning 1-14-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Planning 1-14-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Planning 1-14-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Planning 1-14-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 2 - Miller and Torres

LU 0317-2019

**Application No. C 180083 ZMX (East 241st Street Rezoning) submitted by Enclave on 241st LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 2a, changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District for property property bounded by East 241st Street, Furman Avenue, East 240th Street and White Plains Road (Block 5087), Borough of the Bronx, Council District 11, Community District 12.**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 2 - Miller and Torres

**LU 0318-2019**      **Application No. N 180084 ZRX (East 241st Street Rezoning) submitted by Enclave on 241st, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, and to Appendix I to extend Transit Zone 1, Borough of the Bronx, Council District 11, Community District 12.**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 2 - Miller and Torres

**LU 0319-2019**      **Application No. C 180229 ZMK (895 Bedford Avenue Rezoning) submitted by 895 Bedford Avenue Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 17a changing from an M1-2 District to an R7A District and establishing within the proposed R7A District a C2-4 District for property bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue, and Bedford Avenue, Borough of Brooklyn, Council District 33, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Miller and Torres

LU 0320-2019

**Application No. N 180230 ZRK (895 Bedford Avenue Rezoning) submitted by 895 Bedford Avenue Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area in the Borough of Brooklyn, Council District 33, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Miller and Torres

**LU 0321-2019**      **Application No. C 170492 ZMQ (100-03 North Conduit Avenue) submitted by Cohancy Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, by establishing within an existing R3X District a C2-2 District bounded by Cohancy Street, a line 190 feet northerly of North Conduit Avenue, the northeasterly boundary of a Railroad Right-Of-Way (N.Y.C.T.A Rockaway Beach Division), and North Conduit Avenue, Borough of Queens, Council District 32, Community District 10,**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 2 - Miller and Torres

**LU 0322-2019**      **Application No. C 180439 ZSM (51-53 White Street) submitted by 51 White Street LLC requesting a Special Permit pursuant to ZR section 74-711 to modify Sections 23-692, 23-622, 23-861, and 23-851(b) to facilitate a two-story enlargement for property in the Tribeca East Historic District located at 51-53 White Street (Block 175, Lot 24), Borough of Manhattan, Community District 1, Council District 1.**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 2 - Miller and Torres

LU 0323-2019

**Application No. C 190070 ZSM (59 Greenwich) submitted by 59 Greenwich LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 32-421 (Limitation on floors occupied by commercial uses) to allow Use Group 6 uses (retail uses) and the minimum distance between legally required windows and lot lines regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) in connection with the re-construction and enlargement of an existing four-story mixed use building on property located at 59 Greenwich Avenue (Block 613, Lot 60), Borough of Manhattan, Community District 2, Council District 3.**

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files, Hearing Testimony - Zoning 1-10-19, Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Hearing Transcript - Zoning 1-10-19, Land Use Calendar and Agenda for February 6, 2019

**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, Levin, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 2 - Miller and Torres

T2019-3728

**Application No. 20195311 SCK submitted by the New York City School Construction Authority pursuant to Section 1732 of the New York City School Construction Authority Act for the site selection of a new, approximately 676-seat primary school facility on property located on the eastern end of the block bounded by 63rd Street to the north, 64th Street to the south, 13th Avenue to the east and 12th Avenue to the west. Borough of Brooklyn, Community School District No. 20, Community District 10, Council District 38.**

**Attachments:** Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Land Use Calendar and Agenda for February 6, 2019

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

**Attachments:** Land Use Calendar - Week of January 28, 2019 - February 1, 2019, Land Use Calendar and Agenda for February 6, 2019

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

**Absent:** 2 - Miller and Torres