

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, June 17, 2014

1:00 PM

250 Broadway - Committee Rm, 16th Fl.

### **Subcommittee on Planning, Dispositions and Concessions**

*Inez E. Dickens, Chair*

*Members: Darlene Mealy, Ydanis A. Rodriguez,  
Andrew Cohen and Mark Treyger*

Roll Call

**Present:** Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0070-2014

**Application No. 20145542 HAK by the New York City Housing Department of Housing Preservation and Development for a modification to a previously approved project to grant a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located on Tax Block 1435, Lots 26, 42, 47; Tax Block 1444, Lots 1, 29 and 49; Tax Block 1468, Lot 9, Borough of Brooklyn, Community Board 16, Council Districts 37 and 41.**

**Attachments:** Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Planning 5-20-14, Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Transcript - Planning 6-3-14, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Planning 5-20-14, Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Transcript - Planning 6-3-14, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**This Land Use Application was Laid Over by Subcommittee**

LU 0071-2014

**Application No. 20145543 HAM by the New York City Housing Department of Housing Preservation and Development for a modification to a previously approved project to grant a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 51 East 122nd Street (Block 1748, Lot 1), Borough of Manhattan, Community District 11, Council District 9.**

**Attachments:** Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Planning 5-20-14, Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Testimony - Planning 6/3/14, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Planning 5-20-14, Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Testimony - Planning 6/3/14, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

Affirmative: 5 -

Dickens, Mealy, Rodriguez, Cohen and Treyger

**LU 0072-2014      Application No. 20145539 HAK, by the Department of Housing Preservation and Development for approval of an Urban Development Action Area and Project and related tax exemption for properties located at 2425, 2427 and 3216 Mermaid Avenue, 2816 West 16th Street and 3566 Canal Avenue , Borough of Brooklyn, Community District 13, Council District 47. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law.**

**Attachments:** Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Planning 5-20-14, Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Testimony - Planning 6/3/14, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Planning 5-20-14, Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Testimony - Planning 6/3/14, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Filed by Subcommittee approved by Roll Call.**

Affirmative: 5 -

Dickens, Mealy, Rodriguez, Cohen and Treyger

**LU 0075-2014      Application No. C 140233 HAM submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law for approval of Urban Development Action Area and Project for property located at 492 St. Nicholas Avenue (Block 1959, Lot 54) and pursuant to Section 197-c of the New York City Charter for the approval of disposition of such properties, in the Borough of Manhattan, Community District 10, Council District 9.**

**Attachments:** Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 -

Dickens, Mealy, Rodriguez, Cohen and Treyger

**LU 0076-2014**      **Application No. C 140238 PQM submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 492 St. Nicholas Avenue (Block 1959, Lot 54), in the 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 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

**Attachments:** Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 -

Dickens, Mealy, Rodriguez, Cohen and Treyger

**LU 0080-2014**      **Application No. 20145598 HAM by the New York City Housing Department of Housing Preservation and Development for a modification to a previously approved project for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 4, 11, 18 and 22 East 125th Street; 1974 and 1988 Madison Avenue; 22 East 127 Street; 1986 Madison Avenue; 19 East 127 Street; 2071 Fifth Avenue; 49 East 130th Street; and 9 East 131 Street, in the Borough of the Manhattan, Community District 11, Council District 9.**

**Attachments:** Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 -

Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0083-2014

**Application No. 20145589 HAX by the New York City Housing Department of Housing Preservation and Development for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 2005, 2015 and 2027 Monterey Avenue; 1715, 1693, 1665, 1671 and 1687 Vyse Avenue; and 547 and 551 East 178th Street, in the Borough of the Bronx, Community Districts 3 and 6, Council Districts 15 and 17.**

**Attachments:** Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Testimony - Planning 6/3/14, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - Week of June 2, 2014 - June 6, 2014, Hearing Testimony - Planning 6/3/14, Hearing Transcript - Planning 6-3-14, Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 -

Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0089-2014

**Application no. 20145651 HAX submitted by the New York City Housing Department of Housing Preservation and Development for grant of a real property tax exemption pursuant to Section 696 of General Municipal Law for a previously approved Urban Development Action Area and Project for property located at 739, 741, 743 and 745 Brook Avenue (Block 2364, Lots 17, 18, 19 and 21); 3054 Third Avenue (Block 2364, Lot 7); and 3058 Third Avenue (Block 2364, Lot 9), in the Borough of Bronx, Community District 1, Council District 17.**

**Attachments:** Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**This Land Use Application was Laid Over by Subcommittee**

LU 0090-2014      **Application no. 20145652 HAM by the New York City Housing Department of Housing Preservation and Development for (i) approval of the termination of an existing real property tax exemption pursuant to Section 125 of the Private Housing Finance Law for property located at 62-68 East 130th Street (Block 1754, Lots 42, 43, 141 and 142), 1895 Park Avenue (Block 1777, Lot 69) and 123 East 129th Street (Block 1778, Lot 6), in the Borough of Manhattan, Community Board 11, Council District 9; and (ii) consent to the voluntary dissolution of the current owner of such properties pursuant to Section 123(4) of the PHFL.**

**Attachments:** Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 -  
Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0091-2014      **Application no. 20145653 HAM submitted by the New York City Housing Department of Housing Preservation and Development for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 123 East 129th Street (Block 1778, Lot 6), in the Borough of Manhattan, Community Board 11, Council District 9.**

**Attachments:** Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14, Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 -  
Dickens, Mealy, Rodriguez, Cohen and Treyger

**LU 0092-2014**      **Application no. 20145654 HAM submitted by the New York City Housing Department of Housing Preservation and Development for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 62-68 East 130th Street (Block 1754, Lots 42, 43, 141 and 142); and 1895 Park Avenue (Block 1777, Lot 69), in the Borough of Manhattan, Community Board 11, Council District 9.**

**Attachments:**    Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14,  
Hearing Transcript - Planning 6-17-14

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

**Attachments:**    Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14,  
Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:**    5 -

Dickens, Mealy, Rodriguez, Cohen and Treyger

**LU 0093-2014**      **Application No. C 140278 HAK submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of Urban Development Action Area and Project for property located at 768-770 Decatur Street a.k.a. 1696-1712 Broadway, and pursuant to Section 197-c of the New York City Charter for the approval of disposition of such property to a developer selected by HPD, in the Borough of Brooklyn, Community District 16, Council District 41.**

**Attachments:**    Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14,  
Hearing Transcript - Planning 6-17-14

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

**Attachments:**    Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14,  
Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:**    5 -

Dickens, Mealy, Rodriguez, Cohen and Treyger

LU 0094-2014      **Application no. 140277 ZSK submitted by the New York City Housing Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify Sections 24-111 (Maximum floor area ratio for certain community facility uses) and Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations for property located at 768-770 Decatur Street a.k.a. 1696-1712 Broadway, in an R6/C1-3 District, Borough of Brooklyn, Community Board 16, Council District 41. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to 197-d(b)(3) of the Charter.**

**Attachments:** Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14,  
Hearing Transcript - Planning 6-17-14

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

**Attachments:** Land Use Calendar - June 19, 2014, Hearing Testimony - Planning 6-17-14,  
Hearing Transcript - Planning 6-17-14

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 -

Dickens, Mealy, Rodriguez, Cohen and Treyger