

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, November 14, 2017

1:00 PM

Council Chambers - City Hall

Subcommittee on Planning, Dispositions and Concessions

Rafael Salamanca, Jr., Chair

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

Roll Call

Present: Salamanca Jr., Mealy, Rodriguez, Cohen and Treyger

Other Council Members Attending: Mendez, Cumbo and Greenfield

LU 0746-2017

Application No. 20185049 HAX submitted by the Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 2418, Lots 6, and Block 2381, Lot 43, Borough of the Bronx, Community Districts 1 and 3, Council District 17.

Attachments: August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Hearing Testimony - Planning 9-5-17, Hearing Transcript - Planning 9-5-17, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Testimony - Planning 10-10-17, Hearing Transcript - Planning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Hearing Transcript - Land Use 11-21-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Planning 11-14-17

Other Council Members Attending: Mendez, Cumbo and Greenfield

This Land Use Application was Hearing Held by Committee

Attachments: August 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 4, 2017 - September 8, 2017, Hearing Testimony - Planning 9-5-17, Hearing Transcript - Planning 9-5-17, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Hearing Testimony - Planning 9-25-17, Hearing Transcript - Planning 9-25-17, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Testimony - Planning 10-10-17, Hearing Transcript - Planning 10-10-17, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Hearing Transcript - Land Use 11-21-17, Committee Report, Resolution, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was Laid Over by Subcommittee

LU 0792-2017

Application No. C 170454 ZMK submitted by the New York City Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17b, changing an R6 zoning district to an R7-2/C2-3 zoning district on Block 3566, Lot 6 at 3 Livonia Avenue, Borough of Brooklyn Community District 16, Council District 41.

Attachments: October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Hearing Testimony - Planning 10-24-17 additional, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - November 15, 2017, Hearing Testimony - Planning 11-14-17, Hearing Transcript - Land Use 11-16-17, Hearing Transcript - Planning 11-16-17, Hearing Transcript - Stated Meeting 11-16-17, Committee Report, Resolution, Hearing Transcript - Planning 11-14-17

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Hearing Testimony - Planning 10-24-17 additional, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - November 15, 2017, Hearing Testimony - Planning 11-14-17, Hearing Transcript - Land Use 11-16-17, Hearing Transcript - Planning 11-16-17, Hearing Transcript - Stated Meeting 11-16-17, Committee Report, Resolution, Hearing Transcript - Planning 11-14-17

This Land Use Application was Laid Over by Subcommittee

LU 0793-2017

Application No. N 170455 ZRK 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 Inclusionary Housing area, Borough of Brooklyn, Community District 16, Council District 41.

Attachments: October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Hearing Testimony - Planning 10-24-17 additional, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - November 15, 2017, Hearing Testimony - Planning 11-14-17, Hearing Transcript - Land Use 11-16-17, Hearing Transcript - Planning 11-16-17, Hearing Transcript - Stated Meeting 11-16-17, Committee Report, Resolution, Hearing Transcript - Planning 11-14-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0794-2017

Application No. C 170456 HAK submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law for the designation of an Urban Development Action Area and an Urban Development Action Area Project for property located at 3 Livonia Avenue (Block 3566, Lot 6), and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, Borough of Brooklyn, Community District 16, Council District 41.

Attachments: October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Hearing Testimony - Planning 10-24-17 additional, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - November 15, 2017, Hearing Testimony - Planning 11-14-17, Hearing Transcript - Land Use 11-16-17, Hearing Transcript - Planning 11-16-17, Hearing Transcript - Stated Meeting 11-16-17, Committee Report, Resolution, Hearing Transcript - Planning 11-14-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0795-2017

Application No. C 170457 ZSK submitted by the 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 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed eight-story building on property located at 3 Livonia Avenue (Block 3566, Lot 6), in an R7-2/C2-3 District, Borough of Brooklyn, Community District 16, Council District 41.

Attachments: October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Hearing Testimony - Planning 10-24-17 additional, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - November 15, 2017, Hearing Testimony - Planning 11-14-17, Hearing Transcript - Land Use 11-16-17, Hearing Transcript - Planning 11-16-17, Hearing Transcript - Stated Meeting 11-16-17, Committee Report, Resolution, Hearing Transcript - Planning 11-14-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0797-2017

Application No. 20185070 HAQ submitted by the Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 10209, Lot 115, Borough of Queens, Community District 12, Council District 27.

Attachments: October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Hearing Testimony - Planning 12_04_2017, Land Use Calendar - December 18, 2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 23, 2017 - October 27, 2017, REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, Hearing Testimony - Planning 10-24-17, Hearing Transcript - Stated Meeting 10-17-17, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Transcript - Planning 10-24-17, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Hearing Testimony - Planning 12_04_2017, Land Use Calendar - December 18, 2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was Laid Over by Subcommittee

LU 0808-2017

Application No. C 170416 ZMK submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 17b, to change an existing R6 district to an R7-2 district with a C2-4 commercial overlay for property bounded by Rogers Avenue, President Street, and Bedford Avenue, Borough of Brooklyn, Community District 9, Council District 35.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - November 21, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, City Planning Commission Approval Letter, November 30, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 11-20-17, Hearing Transcript - Land Use 11-21-17, Committee Report, Resolution, Hearing Transcript - Planning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0809-2017

Application No. N 170417 ZRK submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the text of Appendix F of the Zoning Resolution to establish a mandatory inclusionary housing areas for property located at , for property bounded by Rogers Avenue, President Street, and Bedford Avenue, Block 1274, Lot 1, Borough of Brooklyn, Community District 9, Council District 35.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - November 21, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, City Planning Commission Approval Letter, November 30, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 11-20-17, Hearing Transcript - Land Use 11-21-17, Committee Report, Resolution, Hearing Transcript - Planning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Planning 11-14-17

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This Land Use Application was Laid Over by Subcommittee

LU 0810-2017

Application No. C 170418 ZSK submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 and 35-65 to facilitate a proposed mixed use development, within a large scale general development, for property located at Block 1274, Lot 1, Borough of Brooklyn, Community District 9, Council District 35.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - November 21, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, City Planning Commission Approval Letter, November 30, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 11-20-17, Hearing Transcript - Land Use 11-21-17, Committee Report, Resolution, Hearing Transcript - Planning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - November 21, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, City Planning Commission Approval Letter, November 30, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 11-20-17, Hearing Transcript - Land Use 11-21-17, Committee Report, Resolution, Hearing Transcript - Planning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was Laid Over by Subcommittee

LU 0811-2017

Application No. C 170419 ZSK submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to reduce the number of required accessory residential off-street parking spaces from 129 to 118 spaces, in connection with a proposed mixed used development, within a large scale general development, in the Transit Zone, on property located at Bock 1274, Lot 1, Borough of Brooklyn, Community District 9, Council District 35.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - November 21, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, City Planning Commission Approval Letter, November 30, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 11-20-17, Hearing Transcript - Land Use 11-21-17, Committee Report, Resolution, Hearing Transcript - Planning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0812-2017

Application No. C 170420 PPK submitted by the Department of Citywide Administrative Services pursuant to Sections 197-c the New York City Charter, for the disposition of one city-owned property located at 1555 Bedford Avenue (Block 1274, Lot 1), Borough of Brooklyn, Community District 9, Council District 35.

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - November 21, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, City Planning Commission Approval Letter, November 30, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 11-20-17, Hearing Transcript - Land Use 11-21-17, Committee Report, Resolution, Hearing Transcript - Planning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was Hearing Held by Committee

Attachments: October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Planning, Dispositions and Concessions, Land Use Calendar - November 21, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, City Planning Commission Approval Letter, November 30, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Planning 11-20-17, Hearing Transcript - Land Use 11-21-17, Committee Report, Resolution, Hearing Transcript - Planning 11-21-17, Hearing Transcript - Stated Meeting 11-30-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was Laid Over by Subcommittee

LU 0816-2017

Application No. 20185102 HAM submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law and termination of the prior tax exemption for property located at Block 393, Lot 47; and Block 406, Lot 27, Borough of Manhattan, Community District 3, Council District 2.

Attachments: Land Use Calendar - Week of November 13, 2017 - November 17, 2017, November 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Hearing Testimony - Planning 12_04_2017, Land Use Calendar - December 18, 2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Planning 11-14-17

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

Attachments: Land Use Calendar - Week of November 13, 2017 - November 17, 2017, November 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Planning 11-14-17, Hearing Testimony - Planning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - Week of December 11, 2017 - December 15, 2017, REVISED - Land Use Calendar - Week of December 11, 2017 - December 15, 2017, Hearing Testimony - Planning 12_04_2017, Land Use Calendar - December 18, 2017, Hearing Transcript - Planning 12-4-17, Hearing Transcript - Planning 11-14-17

This Land Use Application was P-C Item Laid Over by Comm