

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, July 18, 2019

11:00 AM

Committee Room - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Inez D. Barron, Chaim M. Deutsch,
Ruben Diaz, Sr., Vanessa L. Gibson, Barry S. Grodenchik,
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 and Mark Treyger*

Roll Call

Present: Salamanca Jr., Adams, Barron, Deutsch, Gibson, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: Diaz Sr., Grodenchik and King

LU 0464-2019

Application No. C 190202 ZMQ (Kissena Center Rezoning) submitted by Kimco Kissena Center LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 10d: eliminating from within an existing R3-2 District a C2-2 District, changing from an R3-2 District to an R7A District, establishing within the proposed R7A District a C2-3 District, for property located at Block 5208, Lots 1, 32, 45 and p/o Lot 5, and Block 5200, Lots 39, 49, 50, and p/o Lot 151, Borough of Queens, Council District 20, Community District 7.

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Testimony - Zoning 6-20-19 additional, Hearing Transcript - Stated Meeting 6-13-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-18-19, Hearing Transcript - Land Use 7-18-19, Withdrawal Letter

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Testimony - Zoning 6-20-19 additional, Hearing Transcript - Stated Meeting 6-13-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-18-19, Hearing Transcript - Land Use 7-18-19, Withdrawal Letter

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

Affirmative: 14 - Salamanca Jr., Adams, Barron, Deutsch, Gibson, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Diaz Sr., Grodenchik and King

LU 0465-2019

Application No. N 190203 ZRQ (Kissena Center Rezoning) submitted by Kimco Kissena Center 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, for property located on Blocks 5200 and 5208, Borough of Queens, Council District 20, Community District 7.

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Testimony - Zoning 6-20-19 additional, Hearing Transcript - Stated Meeting 6-13-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-18-19, Hearing Transcript - Land Use 7-18-19, Withdrawal Letter

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Testimony - Zoning 6-20-19 additional, Hearing Transcript - Stated Meeting 6-13-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-18-19, Hearing Transcript - Land Use 7-18-19, Withdrawal Letter

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

Affirmative: 14 - Salamanca Jr., Adams, Barron, Deutsch, Gibson, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Diaz Sr., Grodenchik and King

LU 0466-2019

Application No. C 190213 ZSM (515 West 18th Street Garage) submitted by 18th Highline Associates, L.L.C., pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of special permits 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 attended accessory parking garage on portions of the ground floor and cellar of a proposed mixed-use building on property located at 515 West 18th Street (Block 690, Lots 12, 20, 29, 40, 54 and 1001-1026), in C6-2 and C6-3 Districts, within the Special West Chelsea District, Borough of Manhattan, Council District 3, Community District 4.

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Transcript - Stated Meeting 6-13-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-16-19, Hearing Transcript - Zoning 7-18-19, Hearing Transcript - Land Use 7-18-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Transcript - Stated Meeting 6-13-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-16-19, Hearing Transcript - Zoning 7-18-19, Hearing Transcript - Land Use 7-18-19

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

Affirmative: 14 - Salamanca Jr., Adams, Barron, Deutsch, Gibson, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Diaz Sr., Grodenchik and King

LU 0467-2019

Application No. C 190292 HUX (784 Courtlandt Avenue) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the fourth amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area, Borough of the Bronx, Council District 17, Community District 1.

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Landmarks 6-20-19, Hearing Transcript - Stated Meeting 6-18-19, Hearing Transcript - Landmarks 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Landmarks 7-16-19, Hearing Transcript - Land Use 7-18-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Landmarks 6-20-19, Hearing Transcript - Stated Meeting 6-18-19, Hearing Transcript - Landmarks 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Landmarks 7-16-19, Hearing Transcript - Land Use 7-18-19

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

Affirmative: 14 - Salamanca Jr., Adams, Barron, Deutsch, Gibson, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Diaz Sr., Grodenchik and King

LU 0468-2019

Application No. C 190293 HAX (784 Courtlandt Avenue) submitted by the Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law, for an urban development action area designation and project approval, and the disposition of city-owned property, for property located at 359 East 157th Street and 784 Courtlandt Avenue (Block 2404, Lots 1 and 2), Borough of the Bronx, Council District 17, Community District 1.

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Landmarks 6-20-19, Hearing Transcript - Stated Meeting 6-18-19, Hearing Transcript - Landmarks 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Landmarks 7-16-19, Hearing Transcript - Land Use 7-18-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Landmarks 6-20-19, Hearing Transcript - Stated Meeting 6-18-19, Hearing Transcript - Landmarks 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Landmarks 7-16-19, Hearing Transcript - Land Use 7-18-19

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

Affirmative: 14 - Salamanca Jr., Adams, Barron, Deutsch, Gibson, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Diaz Sr., Grodenchik and King

LU 0469-2019

Application No. C 180315 ZMQ (38-01 23rd Avenue Rezoning) submitted by 23rd Avenue Realty pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c, establishing within the existing R5B District a C2-3 District and establishing within the existing R5D District a C2-3 District, Borough of Queens, Council District 22, Community District 1.

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Transcript - Stated Meeting 6-18-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-16-19, Hearing Transcript - Land Use 7-18-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Transcript - Stated Meeting 6-18-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-16-19, Hearing Transcript - Land Use 7-18-19

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

Affirmative: 14 - Salamanca Jr., Adams, Barron, Deutsch, Gibson, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Diaz Sr., Grodenchik and King

LU 0470-2019

Application No. C 180399 ZMQ (76th Drive and Austin Street Rezoning) submitted by Able Orthopedic & Sports Medicine, PC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14b, changing from an R2 District to an R3-2 District property bounded by 76th Drive, a line perpendicular to the southeasterly street line of 76th Drive distant 55 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 76th Drive and northeasterly street line of Austin Street, 77th Avenue, and Austin Street, Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated February 11, 2019, and subject to the conditions of CEQR Declaration E-522, Borough of Queens, Council District 29, Community District 6.

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Transcript - Stated Meeting 6-18-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-16-19, Hearing Transcript - Land Use 7-18-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Transcript - Stated Meeting 6-18-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-16-19, Hearing Transcript - Land Use 7-18-19

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

Affirmative: 14 - Salamanca Jr., Adams, Barron, Deutsch, Gibson, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 3 - Diaz Sr., Grodenchik and King