

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Wednesday, October 14, 2020**

**11:00 AM**

**VOTE**

**REMOTE HEARING (VIRTUAL ROOM 2)**

### **Committee on Land Use**

*Rafael Salamanca, Jr., Chair*

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,  
Chaim M. Deutsch, Ruben Diaz, Sr., Vanessa L. Gibson,  
Barry S. Grodenchik, 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, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** Gibson

LU 0658-2020

**Application No. C 190011 ZMK (50 Old Fulton Rezoning) submitted by Alwest Old Fulton, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an M2-1 District to a M1-5 District, Borough of Brooklyn, Council District 33, Community District 2.**

**Attachments:** Land Use Calendar - Week of March 9, 2020 - March 13, 2020, REVISED - Land Use Calendar - Week of March 9, 2020 - March 13, 2020, Hearing Transcript - Zoning 3-11-20, April 22, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 4-22-20, Minutes of the Stated Meeting - April 22, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Attachments:** Land Use Calendar - Week of March 9, 2020 - March 13, 2020, REVISED - Land Use Calendar - Week of March 9, 2020 - March 13, 2020, Hearing Transcript - Zoning 3-11-20, April 22, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 4-22-20, Minutes of the Stated Meeting - April 22, 2020, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 1 - Gibson

LU 0674-2020

**Application No. C 190296 ZMK (Industry City) submitted by 1-10 Bush Terminal Owner L.P. and 19-20 Bush Terminal Owner L.P. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16b, changing from an M3-1 District to an M2-4 District and establishing a Special Industry City District, Borough of Brooklyn, Community District 7, Council District 38.**

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Hearing Testimony - Zoning 9-15-20, Hearing Testimony - Zoning 9-15-20 additional, Hearing Testimony - Zoning 9-15-20 additional 2, Hearing Testimony - Zoning 9-15-20 (Public Advocate), Hearing Testimony - Zoning 9-15-20 (Industry City CEO), Hearing Testimony - Zoning 9-15-20 (Power Point), Hearing Testimony - Zoning 9-15-20 (Opportunities for a Better Tomorrow), Hearing Transcript - Zoning 9-15-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020, Withdrawal Letter

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

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Hearing Testimony - Zoning 9-15-20, Hearing Testimony - Zoning 9-15-20 additional, Hearing Testimony - Zoning 9-15-20 additional 2, Hearing Testimony - Zoning 9-15-20 (Public Advocate), Hearing Testimony - Zoning 9-15-20 (Industry City CEO), Hearing Testimony - Zoning 9-15-20 (Power Point), Hearing Testimony - Zoning 9-15-20 (Opportunities for a Better Tomorrow), Hearing Transcript - Zoning 9-15-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020, Withdrawal Letter

**This Land Use Application was Filed by Committee with Companion Resolution**

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 1 - Gibson

LU 0675-2020

**Application No. C 190297 ZSK (Industry City) submitted by 1-10 Bush Terminal Owner L.P. and 19-20 Bush Terminal Owner L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 129-21 of the Zoning Resolution, created under concurrent related application N 190298 ZRK, to modify the use regulations of Section 42-10 (Uses Permitted As-Of-Right) and the bulk regulations of Section 43-12 (Maximum Floor Area Ratio), Section 43-20 (Yard Regulations), and Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks), on properties including: Block 679, Lot 1; Block 683, Lot 1; Block 687, Lot 1; Block 691, Lots 1 & 44; Block 695, Lots 1, 20, 37, 38, 39, 40, 41, 42 & 43; Block 706, Lots 1, 20, 24 & 101; and Block 710, Lot 1, in M1-2 and M2-4 Districts, within the Special Industry City District established pursuant to concurrent related application number C 190296 ZMK, Borough of Brooklyn, Community District 7, Council District 38.**

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Hearing Testimony - Zoning 9-15-20, Hearing Testimony - Zoning 9-15-20 additional, Hearing Testimony - Zoning 9-15-20 additional 2, Hearing Testimony - Zoning 9-15-20 (Public Advocate), Hearing Testimony - Zoning 9-15-20 (Industry City CEO), Hearing Testimony - Zoning 9-15-20 (Power Point), Hearing Testimony - Zoning 9-15-20 (Opportunities for a Better Tomorrow), Hearing Transcript - Zoning 9-15-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020, Withdrawal Letter

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

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Hearing Testimony - Zoning 9-15-20, Hearing Testimony - Zoning 9-15-20 additional, Hearing Testimony - Zoning 9-15-20 additional 2, Hearing Testimony - Zoning 9-15-20 (Public Advocate), Hearing Testimony - Zoning 9-15-20 (Industry City CEO), Hearing Testimony - Zoning 9-15-20 (Power Point), Hearing Testimony - Zoning 9-15-20 (Opportunities for a Better Tomorrow), Hearing Transcript - Zoning 9-15-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020, Withdrawal Letter

**This Land Use Application was Filed by Committee with Companion Resolution**

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 1 - Gibson

LU 0676-2020

**Application No. N 190298 ZRK (Industry City) submitted by 1-10 Bush Terminal Owner L.P. and 19-20 Bush Terminal Owner L.P. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Industry City District (ARTICLE XII, Chapter 9) and modifying related sections, Borough of Brooklyn, Community District 7, Council District 38.**

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Hearing Testimony - Zoning 9-15-20, Hearing Testimony - Zoning 9-15-20 additional, Hearing Testimony - Zoning 9-15-20 additional 2, Hearing Testimony - Zoning 9-15-20 (Public Advocate), Hearing Testimony - Zoning 9-15-20 (Industry City CEO), Hearing Testimony - Zoning 9-15-20 (Power Point), Hearing Testimony - Zoning 9-15-20 (Opportunities for a Better Tomorrow), Hearing Transcript - Zoning 9-15-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020, Withdrawal Letter

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

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Hearing Testimony - Zoning 9-15-20, Hearing Testimony - Zoning 9-15-20 additional, Hearing Testimony - Zoning 9-15-20 additional 2, Hearing Testimony - Zoning 9-15-20 (Public Advocate), Hearing Testimony - Zoning 9-15-20 (Industry City CEO), Hearing Testimony - Zoning 9-15-20 (Power Point), Hearing Testimony - Zoning 9-15-20 (Opportunities for a Better Tomorrow), Hearing Transcript - Zoning 9-15-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020, Withdrawal Letter

**This Land Use Application was Filed by Committee with Companion Resolution**

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 1 - Gibson

LU 0677-2020

**Application No. C 160146 MMK (Industry City) submitted by 1-10 Bush Terminal Owner L.P. and 19-20 Bush Terminal Owner L.P. pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination, discontinuance and closing of 40<sup>th</sup> Street between First and Second Avenues; the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2750 and V-2751 dated November 26, 2018 and signed by the Borough President, Borough of Brooklyn, Community District 7, Council District 38.**

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Hearing Testimony - Zoning 9-15-20, Hearing Testimony - Zoning 9-15-20 additional, Hearing Testimony - Zoning 9-15-20 additional 2, Hearing Testimony - Zoning 9-15-20 (Public Advocate), Hearing Testimony - Zoning 9-15-20 (Industry City CEO), Hearing Testimony - Zoning 9-15-20 (Power Point), Hearing Testimony - Zoning 9-15-20 (Opportunities for a Better Tomorrow), Hearing Transcript - Zoning 9-15-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020, Withdrawal Letter

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

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meeting - September 15, 2020, Hearing Testimony - Zoning 9-15-20, Hearing Testimony - Zoning 9-15-20 additional, Hearing Testimony - Zoning 9-15-20 additional 2, Hearing Testimony - Zoning 9-15-20 (Public Advocate), Hearing Testimony - Zoning 9-15-20 (Industry City CEO), Hearing Testimony - Zoning 9-15-20 (Power Point), Hearing Testimony - Zoning 9-15-20 (Opportunities for a Better Tomorrow), Hearing Transcript - Zoning 9-15-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020, Withdrawal Letter

**This Land Use Application was Filed by Committee with Companion Resolution**

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 1 - Gibson

LU 0680-2020

**Application No. C 200077 ZSM (3 St. Mark's Place) submitted by REEC St. Marks LP pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-79 of the Zoning Resolution to allow transfer of 8,386 square feet of floor area from property located at 4 St. Marks Place (Block 463, Lot 11) that is occupied by a landmark building (Hamilton-Holly House) to property located at 3 St. Marks Place (Block 464, Lots 1, 3, and 59); and to modify the height and setback requirements of Section 33-432 (In other Commercial Districts) to facilitate the development of a 10-story commercial building on property in a C6-1 District located at 3 St. Marks Place (Block 464, Lots 1, 3, and 59), Borough of Manhattan, Community District 3, Council District 2.**

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Testimony - Zoning 9-24-20 - St. Mark's, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Attachments:** August 27, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 8-27-20, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Testimony - Zoning 9-24-20 - St. Mark's, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

**This Land Use Application was Disapproved by Committee with Companion Resolution**

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 1 - Gibson

LU 0681-2020

**Application No. 20205400 HKX (N 210006 HKX) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the Charter of the City of New York and Section 25 303 of the Administrative Code of the City of New York, for the designation of the Manida Street Historic District [517/LP-2644], which consists of properties which consists of the properties bounded by a line beginning on the eastern curblineline of Manida Street at a point on a line extending westerly from the northern property line of 870 Manida Street, and extending easterly along said line and along the northern property line of 870 Manida Street, southerly along the eastern property lines of 870 to 814 Manida Street, westerly along the southern property line of 814 Manida Street to the eastern curblineline of Manida Street, northerly along said curblineline to a point on a line extending easterly from the southern property line of 819 Manida Street, westerly along said line across Manida Street and along the southern property line of 819 Manida Street, northerly along the western property lines of 819 to 861 Manida Street, easterly along the northern property line of 861 Manida Street and across Manida Street to its eastern curblineline, and northerly along said curblineline to the point of beginning, Borough of the Bronx, Community District 2, Council District 17.**

**Attachments:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Attachments:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 1 - Gibson



**LU 0682-2020**      **Application No. N 200082 ZRK (1510 BROADWAY) submitted by the 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:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Attachments:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 1 - Gibson

**LU 0683-2020**      **Application No. C 200083 PQK (1510 Broadway) submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1510 Broadway (Block 1489, p/o Lot 11), Borough of Brooklyn, Community District 16, Council District 41.**

**Attachments:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Attachments:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 1 - Gibson

LU 0684-2020

**Application No. C 200084 HAK (1510 Broadway) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and Urban Development Action Area Project for such area, 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, for property located at 1510 Broadway (Block 1489, Lot 11), Borough of Brooklyn, Community District 16, Council District 41.**

**Attachments:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Attachments:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

Absent: 1 - Gibson

LU 0685-2020

**Application No. C 200085 ZMK (1510 Broadway) submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a: eliminating from within an existing R6 District a C1-3 District; changing from an R6 District to an R7-1 District; and establishing within the proposed R7-1 District a C2-4 District, Borough of Brooklyn, Community District 16, Council District 41.**

**Attachments:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Attachments:** September 16, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, Hearing Transcript - Stated Meeting 9-16-20, Hearing Transcript - Zoning 9-24-20, Calendar of the Subcommittee Meetings - October 8-13, 2020, Land Use Calendar - October 14, 2020

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Deutsch, Diaz Sr., Grodenchik, Koo, Lancman, Levin, Miller, Moya, Reynoso, Richards, Rivera and Treyger

**Absent:** 1 - Gibson