

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Wednesday, December 16, 2020

11:00 AM

VOTE

- REMOTE HEARING (VIRTUAL ROOM 1) -

### Committee on Land Use

*Rafael Salamanca, Jr., Chair*

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,  
Joseph C. Borelli, Chaim M. Deutsch, Ruben Diaz, Sr., Vanessa L. Gibson,  
Barry S. Grodenchik, Peter A. Koo, Stephen T. Levin, I. Daneek Miller,  
Francisco P. Moya, Antonio Reynoso, Carlina Rivera and Mark Treyger*

## Roll Call

**Present:** Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Reynoso, Rivera and Treyger

## Res 1445-2020

**Authorizing resolution submitted by the Mayor pursuant to Section 363 of the Charter for the granting of franchises for the provision of telecommunications services.**

**Attachments:** Res. No. 1445, Calendar of the Subcommittee Meetings - October 8-13, 2020, Committee Report 10/13/20, Hearing Testimony 10/13/20, Hearing Transcript 10/13/20, October 15, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-15-20, Minutes of the Stated Meeting - October 15, 2020, Proposed Res. No. 1445-A - 12/15/20, Land Use Calendar - December 16, 2020

*Proposed Res. No. 1445-A*

**This Resolution was Hearing Held by Committee**

**Attachments:** Res. No. 1445, Calendar of the Subcommittee Meetings - October 8-13, 2020, Committee Report 10/13/20, Hearing Testimony 10/13/20, Hearing Transcript 10/13/20, October 15, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-15-20, Minutes of the Stated Meeting - October 15, 2020, Proposed Res. No. 1445-A - 12/15/20, Land Use Calendar - December 16, 2020

**This Resolution was Amendment Proposed by Comm**

**Attachments:** Res. No. 1445, Calendar of the Subcommittee Meetings - October 8-13, 2020, Committee Report 10/13/20, Hearing Testimony 10/13/20, Hearing Transcript 10/13/20, October 15, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-15-20, Minutes of the Stated Meeting - October 15, 2020, Proposed Res. No. 1445-A - 12/15/20, Land Use Calendar - December 16, 2020

**This Resolution was Amended by Committee**

## Res 1445-2020-A

**Authorizing resolution submitted by the Mayor pursuant to Section 363 of the Charter for the granting of franchises for the provision of telecommunications services.**

**Attachments:** Res. No. 1445, Calendar of the Subcommittee Meetings - October 8-13, 2020, Committee Report 10/13/20, Hearing Testimony 10/13/20, Hearing Transcript 10/13/20, October 15, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-15-20, Minutes of the Stated Meeting - October 15, 2020, Proposed Res. No. 1445-A - 12/15/20, Land Use Calendar - December 16, 2020

**A motion was made that this Resolution be Approved by Committee approved by Roll Call.**

**Affirmative:** 15 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Moya, Reynoso, Rivera and Treyger

**Negative:** 1 - Miller

LU 0693-2020

**Application No. C 200155 HAK (DeKalb Commons) 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 633-639 DeKalb Avenue (Block 1774, Lots 74, 75, 76 and 77), 648-654 DeKalb Avenue (Block 1779, Lots 22, 24 and 26), 1187 Fulton Street (Block 2000, Lot 43), Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** Calendar of the Subcommittee Meetings - November 17-18, 2020, November 19, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 11-17-20, Land Use Calendar - December 16, 2020, Hearing Transcript - Stated Meeting 11-19-20

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

**Attachments:** Calendar of the Subcommittee Meetings - November 17-18, 2020, November 19, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 11-17-20, Land Use Calendar - December 16, 2020, Hearing Transcript - Stated Meeting 11-19-20

**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, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Reynoso, Rivera and Treyger

LU 0703-2020

**Application No. 20215007 HIQ (N 210188 HIQ) submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York for approval of the by the Landmarks Preservation Commission's designation of Public School 48 (now P75Q at P.S. 48, The Robert E. Peary School) (Tax Map Block 10144, Lot 42), as an historic landmark (DL-519/LP-2646), Borough of Queens, Council District 28, Community District 12.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Transcript - Landmarks 12-2-20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Landmarks Subcommittee Meeting - December 14, 2020, Land Use Calendar - December 16, 2020

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Transcript - Landmarks 12-2-20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Landmarks Subcommittee Meeting - December 14, 2020, Land Use Calendar - December 16, 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, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Reynoso, Rivera and Treyger

LU 0704-2020

**Application No. 20215010 HHK (NYC Health & Hospitals/Woodhull II) submitted by the New York City Health and Hospitals Corporation, pursuant to Section 7385(6) of the HHC Enabling Act, for authorization to lease a parcel of land on the campus of NYC Health and Hospitals/Woodhull in Brooklyn to Comunilife, Inc., to be used for the development of an eight story multifamily residential building with supportive housing, Borough of Brooklyn, Council District 36, Community District 3.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Transcript - Landmarks 12-2-20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Landmarks Subcommittee Meeting - December 14, 2020, Land Use Calendar - December 16, 2020

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Transcript - Landmarks 12-2-20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Landmarks Subcommittee Meeting - December 14, 2020, Land Use Calendar - December 16, 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, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Reynoso, Rivera and Treyger

LU 0705-2020

**Application No. C 200086 ZMK (1501-1555 60th Street Rezoning) submitted by 1529-33 60th Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d, changing from an M1-1 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 12, Council District 44.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020

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

**Affirmative:** 15 - Salamanca Jr., Adams, Ayala, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Reynoso, Rivera and Treyger

**Negative:** 1 - Barron

LU 0706-2020

**Application No. N 200087 ZRK (1501-1555 60th Street Rezoning) submitted by 1529-33 60th Street, 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, Borough of Brooklyn, Community District 12, Council District 44.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020

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

**Affirmative:** 15 - Salamanca Jr., Adams, Ayala, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Reynoso, Rivera and Treyger

**Negative:** 1 - Barron

LU 0707-2020

**Application No. C 150178 ZMK (265 Front Street Rezoning) submitted by Michael Spinard, 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 M1-2 District to an R6A District and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020

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

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

LU 0708-2020

**Application No. N 180178 ZRK (265 Front Street Rezoning) submitted by Michael Spinard, 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 2, Council District 33.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020

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

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