

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, February 11, 2021

10:00 AM

VOTE

- REMOTE HEARING (VIRTUAL ROOM 2) -

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,
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, Kevin C. Riley, 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, Riley, Reynoso, Rivera and Treyger

Other Council Members Attending: Perkins and Powers

LU 0711-2021

Application No. 20215013 HAM (110 Lenox Avenue) submitted by the Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law requesting waiver of the designation requirements and the requirements of section 197-c and 197-d of the Charter, approval of an Urban Development Action Area Project, and approval of a real property tax exemption, for properties located at 110 Lenox Avenue (Block 1599, Lot 70), 128 West 116th Street (Block 1825, Lot 49), 1971 7th Avenue (Block 1903, Lot 38), Borough of Manhattan, Community District 10, Council District 9.

Attachments: January 6, 2021 - Charter Meeting Agenda with Links to Files, Hearing Transcript - Charter Meeting 1-6-21, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Transcript - Landmarks 1-20-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Hearing Transcript - Landmarks 2-10-21, Land Use Calendar - February 11, 2021, Committee Report, Res. No. 1541, February 11, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Hearing Held by Committee

Attachments: January 6, 2021 - Charter Meeting Agenda with Links to Files, Hearing Transcript - Charter Meeting 1-6-21, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Transcript - Landmarks 1-20-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Hearing Transcript - Landmarks 2-10-21, Land Use Calendar - February 11, 2021, Committee Report, Res. No. 1541, February 11, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Approved by Committee with Companion Resolution

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

Abstain: 1 - Barron

LU 0712-2021

Application No. C 200123 ZSM (Cort Theatre) submitted by Cort Theatre LLC and Clarity 47 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-745 of the Zoning Resolution to allow a floor area bonus for the substantial rehabilitation or restoration of a listed theater, as set forth in Section 81-742 (Listed theatres), and to allow the bonus floor area to be utilized anywhere on the zoning lot, on property located at 138 West 48th Street a.k.a. 145 West 47th Street (Block 1000, Lots 7, 11, 49, 55, 56, 57, 58, and 59), in C6-5.5 and C6-7T Districts, within the Special Midtown District (Theater Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

Attachments: Land Use Calendar - January 7, 2021 and January 11, 2021, January 6, 2021 - Charter Meeting Agenda with Links to Files, Hearing Transcript - Charter Meeting 1-6-21, Hearing Testimony 1/7/21 - Zoning, Hearing Transcript - Zoning 1-7-21, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Land Use Calendar - February 11, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1558, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - January 7, 2021 and January 11, 2021, January 6, 2021 - Charter Meeting Agenda with Links to Files, Hearing Transcript - Charter Meeting 1-6-21, Hearing Testimony 1/7/21 - Zoning, Hearing Transcript - Zoning 1-7-21, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Land Use Calendar - February 11, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1558, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 17 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

LU 0713-2021

Application No. N 200124 ZRM (Cort Theatre) submitted by Cort Theater LLC and Clarity 47 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 Article VIII Chapter 1 (Special Midtown District) for the purpose of amending the provisions of a special permit regulating theater rehabilitation bonuses, Borough of Manhattan, Community District 5, Council District 4.

Attachments: Land Use Calendar - January 7, 2021 and January 11, 2021, January 6, 2021 - Charter Meeting Agenda with Links to Files, Hearing Transcript - Charter Meeting 1-6-21, Hearing Testimony 1/7/21 - Zoning, Hearing Transcript - Zoning 1-7-21, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Land Use Calendar - February 11, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1559, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - January 7, 2021 and January 11, 2021, January 6, 2021 - Charter Meeting Agenda with Links to Files, Hearing Transcript - Charter Meeting 1-6-21, Hearing Testimony 1/7/21 - Zoning, Hearing Transcript - Zoning 1-7-21, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Land Use Calendar - February 11, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1559, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 17 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

LU 0717-2021

Application No. 20215011 HIK; N 210176 HIK (Angel Guardian Home) the designation by the Landmarks Preservation Commission of the Angel Guardian Home located at 6301 12th Avenue (aka 6301-6323 12th Avenue, 1202-1216 63rd Street, and 1201-1215 64th Street) Tax Map Block 5739, p/o Lot 1, as an historic landmark (DL-520/LP-2613), 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, Borough of Brooklyn, Council District 38, Community District 10.

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Transcript - Landmarks 1-20-21, January 28, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Hearing Transcript - Landmarks 2-10-21, Land Use Calendar - February 11, 2021, Committee Report, Res. No. 1542, February 11, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Transcript - Landmarks 1-20-21, January 28, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Hearing Transcript - Landmarks 2-10-21, Land Use Calendar - February 11, 2021, Committee Report, Res. No. 1542, February 11, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Approved by Committee with Companion Resolution

Affirmative: 17 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

LU 0720-2021

Application No. C 190517 ZMQ (42-01 28th Avenue Rezoning) submitted by Vlacich, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 9a and 9c, establishing within an R5 District a C1-2 District, changing from an R5 District to an R6A District, and establishing within the proposed R6A District a C1-2 District, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Land Use Calendar - February 11, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1560, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Land Use Calendar - February 11, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1560, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

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

Abstain: 1 - Barron

LU 0721-2021

Application No. N 190518 ZRQ (42-01 28th Avenue Rezoning) submitted by Vlacich, 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 Queens, Community District 1, Council District 22.

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Land Use Calendar - February 11, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1561, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Land Use Calendar - February 11, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1561, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-11-21

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

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

Abstain: 1 - Barron