

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Wednesday, August 11, 2021**

**11:00 AM**

**VOTE - Overflow Room for additional public viewing at 250  
Broadway.  
Council Chambers - City Hall**

### **Committee on Land Use**

*Rafael Salamanca, Jr., Chair*

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,  
Joseph C. Borelli, Selvena N. Brooks-Powers, Ruben Diaz, Sr., Oswald Feliz,  
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, Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley and Rivera

**Absent:** Barron, Borelli, Brooks-Powers, R. Diaz Sr., Miller, Reynoso and Treyger

LU 0813-2021

**Application number 20215027 HAK (TBK1002-Riseboro UDAAP and Article XI) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and approval of a real property tax exemption for property located at 135 Menahan Street (Block 3306, Lot 53), Community District 4, Council District 37.**

**Attachments:** Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting - June 15, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 6-15-21, Hearing Transcript - Stated Meeting 6-17-21, Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Landmarks 8-4-21, Hearing Transcript - Land Use 8-11-21

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

**Attachments:** Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting - June 15, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 6-15-21, Hearing Transcript - Stated Meeting 6-17-21, Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Landmarks 8-4-21, Hearing Transcript - Land Use 8-11-21

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

**Affirmative:** 11 - Salamanca Jr., Adams, Ayala, Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley and Rivera

**Absent:** 7 - Barron, Borelli, Brooks-Powers, R. Diaz Sr., Miller, Reynoso and Treyger

LU 0814-2021

**Application number 20215030 HAX (TBK1002 MBD-UDAAP and Article XI) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and approval of a real property tax exemption for properties located at 970 Anderson Avenue (Block 2504, Lot 70) and 1105 Tinton Avenue (Block 2661, Lot 52), Community Districts 3 and 4, Council Districts 8 and 16.**

**Attachments:** Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting - June 15, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 6-15-21, Hearing Transcript - Stated Meeting 6-17-21, Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Landmarks 8-4-21, Hearing Transcript - Land Use 8-11-21

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

**Attachments:** Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting - June 15, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Landmarks 6-15-21, Hearing Transcript - Stated Meeting 6-17-21, Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Landmarks 8-4-21, Hearing Transcript - Land Use 8-11-21

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

**Affirmative:** 11 - Salamanca Jr., Adams, Ayala, Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley and Rivera

**Absent:** 7 - Barron, Borelli, Brooks-Powers, R. Diaz Sr., Miller, Reynoso and Treyger

LU 0820-2021

**Application No. 20215031 HIM (N 210467 HIM) submitted by the Landmarks Preservation Commission 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 the designation of Holyrood Episcopal Church – Iglesia Santa Cruz (Block 2176, Lot 30) as an historic landmark [DL 523/LP-2649], Borough of Manhattan, Council District 10, Community District 12.**

**Attachments:** July 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 7-29-21, Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Landmarks 8-4-21, Hearing Transcript - Land Use 8-11-21

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

**Attachments:** July 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 7-29-21, Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Landmarks 8-4-21, Hearing Transcript - Land Use 8-11-21

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

**Affirmative:** 11 - Salamanca Jr., Adams, Ayala, Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley and Rivera

**Absent:** 7 - Barron, Borelli, Brooks-Powers, R. Diaz Sr., Miller, Reynoso and Treyger

LU 0821-2021

**Application No. 20215018 HIM (N 210468 HIM) submitted by the Landmarks Preservation Commission 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 the designation of Educational Building, 70 Fifth Avenue (Block 576, Lot 36) as an historic landmark [DL 523/LP-2650]. Borough of Manhattan, Council District 3, Community District 2.**

**Attachments:** July 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 7-29-21, Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Landmarks 8-4-21, Hearing Transcript - Land Use 8-11-21

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

**Attachments:** July 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 7-29-21, Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Landmarks 8-4-21, Hearing Transcript - Land Use 8-11-21

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

**Affirmative:** 11 - Salamanca Jr., Adams, Ayala, Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley and Rivera

**Absent:** 7 - Barron, Borelli, Brooks-Powers, R. Diaz Sr., Miller, Reynoso and Treyger

T2021-7798

**Application No. C 200230 ZMQ (Beach 67th Street Rezoning) submitted by Brisa Builders Development, LLC, and God's Battalion of Prayer Properties, Inc, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c, by changing from an R4A District to an R6 District, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Zoning 8-3-21, Hearing Transcript - Zoning 8-11-21, Hearing Transcript - Land Use 8-11-21

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

**Attachments:** Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Zoning 8-3-21, Hearing Transcript - Zoning 8-11-21, Hearing Transcript - Land Use 8-11-21

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

**Affirmative:** 11 - Salamanca Jr., Adams, Ayala, Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley and Rivera

**Absent:** 7 - Barron, Borelli, Brooks-Powers, R. Diaz Sr., Miller, Reynoso and Treyger

T2021-7799

**Application No. N 200231 ZRQ (Beach 67th Street Rezoning) submitted by Brisa Builders Development, LLC, and God's Battalion of Prayer Properties, Inc., 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 14, Council District 31.**

**Attachments:** Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Zoning 8-3-21, Hearing Transcript - Zoning 8-11-21, Hearing Transcript - Land Use 8-11-21

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

**Attachments:** Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Zoning 8-3-21, Hearing Transcript - Zoning 8-11-21, Hearing Transcript - Land Use 8-11-21

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

**Affirmative:** 11 - Salamanca Jr., Adams, Ayala, Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley and Rivera

**Absent:** 7 - Barron, Borelli, Brooks-Powers, R. Diaz Sr., Miller, Reynoso and Treyger

T2021-7802

**Application No. C 210148 ZMQ (133 Beach 116th Street Rezoning) submitted by Beach 116th Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30b, eliminating from within an existing R7A District a C1-3 District and establishing within an existing R7A District a C2-4 District, Borough of Queens, Community District 14, Council District 32.**

**Attachments:** Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Zoning 8-3-21, Hearing Transcript - Zoning 8-11-21, Hearing Transcript - Land Use 8-11-21

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

**Attachments:** Calendar of the Subcommittee Meetings - August 3 and 4, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - August 11, 2021, Hearing Transcript - Zoning 8-3-21, Hearing Transcript - Zoning 8-11-21, Hearing Transcript - Land Use 8-11-21

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

**Affirmative:** 11 - Salamanca Jr., Adams, Ayala, Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley and Rivera

**Absent:** 7 - Barron, Borelli, Brooks-Powers, R. Diaz Sr., Miller, Reynoso and Treyger