

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, November 22, 2021

2:30 PM

VOTE

REMOTE HEARING (VIRTUAL ROOM 4)

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, Barron, Borelli, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Rivera and Treyger

Absent: Brooks-Powers and Reynoso

Other Council Members Attending: Rosenthal

Int 1487-2019

A Local Law to amend the New York city charter, in relation to studying population and housing changes in areas that have been the subject of neighborhood rezonings

Attachments: Summary of Int. No. 1487-A, Summary of Int. No. 1487, Int. No. 1487, March 28, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-28-19, Minutes of the Stated Meeting - March 28, 2019, Land Use Agenda for May 7, 2019, Committee Report 5/7/19, Hearing Testimony 5/7/19, Hearing Transcript 5/7/19, Proposed Int. No. 1487-A - 11/18/21, Land Use Calendar - November 22, 2021, Committee Report 11/22/21, Fiscal Impact Statement

Proposed Int. No. 1487-A

This Introduction was Hearing Held by Committee

Attachments: Summary of Int. No. 1487-A, Summary of Int. No. 1487, Int. No. 1487, March 28, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-28-19, Minutes of the Stated Meeting - March 28, 2019, Land Use Agenda for May 7, 2019, Committee Report 5/7/19, Hearing Testimony 5/7/19, Hearing Transcript 5/7/19, Proposed Int. No. 1487-A - 11/18/21, Land Use Calendar - November 22, 2021, Committee Report 11/22/21, Fiscal Impact Statement

This Introduction was Amendment Proposed by Comm

Attachments: Summary of Int. No. 1487-A, Summary of Int. No. 1487, Int. No. 1487, March 28, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-28-19, Minutes of the Stated Meeting - March 28, 2019, Land Use Agenda for May 7, 2019, Committee Report 5/7/19, Hearing Testimony 5/7/19, Hearing Transcript 5/7/19, Proposed Int. No. 1487-A - 11/18/21, Land Use Calendar - November 22, 2021, Committee Report 11/22/21, Fiscal Impact Statement

This Introduction was Amended by Committee

Int 1487-2019-A A Local Law to amend the New York city charter, in relation to studying population and housing changes in areas that have been the subject of neighborhood rezonings

Attachments: Summary of Int. No. 1487-A, Summary of Int. No. 1487, Int. No. 1487, March 28, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-28-19, Minutes of the Stated Meeting - March 28, 2019, Land Use Agenda for May 7, 2019, Committee Report 5/7/19, Hearing Testimony 5/7/19, Hearing Transcript 5/7/19, Proposed Int. No. 1487-A - 11/18/21, Land Use Calendar - November 22, 2021, Committee Report 11/22/21, Fiscal Impact Statement

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

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

Absent: 2 - Brooks-Powers and Reynoso

LU 0881-2021 Application No. C 210428 PPM (Las Raices) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the disposition of a city owned property located at 303 East 102nd Street (Block 1674, Lot 104), 338 East 117th Street (Block 1688, Lot 34), 505-507 East 118th Street (Block 1815, Lots 5 and 6), 1761-1763 Park Avenue (Block 1771, Lots 1 and 2), Borough of Manhattan, Council Districts 8 and 9, Community District 11.

Attachments: October 7, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Testimony - Landmarks 10-26-21, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Landmarks 10-26-21, Land Use Calendar - November 22, 2021, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

This Land Use Application was Hearing Held by Committee

Attachments: October 7, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Testimony - Landmarks 10-26-21, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Landmarks 10-26-21, Land Use Calendar - November 22, 2021, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Rivera and Treyger

Absent: 2 - Brooks-Powers and Reynoso

LU 0897-2021

Application No. C 210398 ZSX (WIN Powers) submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with the development of two community facility buildings, on property located at 346 Powers Avenue (Block 2572, Lot 6) in an R6 District. submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with the development of two community facility buildings, on property located in an R6 District at 346 Powers Avenue (Block 2572, Lot 6), Borough of the Bronx, Community District 1, Council District 8.

Attachments: October 21, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Transcript - Stated Meeting 10-21-21, Hearing Testimony - Landmarks 10-26-21, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Landmarks 10-26-21, Land Use Calendar - November 22, 2021, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

This Land Use Application was Hearing Held by Committee

Attachments: October 21, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Transcript - Stated Meeting 10-21-21, Hearing Testimony - Landmarks 10-26-21, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Landmarks 10-26-21, Land Use Calendar - November 22, 2021, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

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

Negative: 1 - Barron

Absent: 2 - Brooks-Powers and Reynoso

LU 0898-2021

Application No. C 210399 HAX (WIN Powers) submitted by the NYC 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 an Urban Development Action 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 346 Powers Avenue (Block 2572, Lot 6), Borough of the Bronx, Community District 1, Council District 8.

Attachments: October 21, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Transcript - Stated Meeting 10-21-21, Hearing Testimony - Landmarks 10-26-21, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Landmarks 10-26-21, Land Use Calendar - November 22, 2021, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

This Land Use Application was Hearing Held by Committee

Attachments: October 21, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Transcript - Stated Meeting 10-21-21, Hearing Testimony - Landmarks 10-26-21, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Landmarks 10-26-21, Land Use Calendar - November 22, 2021, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

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

Negative: 1 - Barron

Absent: 2 - Brooks-Powers and Reynoso

LU 0911-2021 **Application No. N 210406 ZRY (Citywide Hotels Text Amendment) submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article III, Chapter 2 (Use Regulations), Article IV, Chapter 2 (Use Regulations) and related Sections, to create a special permit for new hotels, motels, tourist cabins, and boatels in Commercial Districts and in M1 Districts paired with Residence Districts, Citywide.**

Attachments: Hearing Testimony - Zoning 10-25-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Testimony - Zoning 10-25-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

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

Absent: 2 - Brooks-Powers and Reynoso

LU 0916-2021 **Application No. C 210119 ZMK (506 Third Avenue) submitted by PAB 3rd Avenue Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, by changing from an existing M2-1 District to a C4-4A District property bounded by 11th Street, 3rd Avenue, 13th Street, and a line 100 feet northwesterly of 3rd Avenue, Borough of Brooklyn, Community District 6, Council District 39.**

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

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

Absent: 2 - Brooks-Powers and Reynoso

LU 0917-2021

Application No. N 2100120 ZRK (506 Third Avenue) submitted by PAB 3rd Avenue Holdings 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 6, Council District 39.

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

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

Absent: 2 - Brooks-Powers and Reynoso

LU 0920-2021

Application No. C 210408 ZMM (Starrett-Lehigh + Terminal Warehouse Rezoning) submitted by Terminal Fee Owner LP and RXR SL Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b changing from an M2-3 District to an M2-4 District and establishing a Special West Chelsea District (WCh), Borough of Manhattan, Community District 4, Council District 3.

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

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

Absent: 2 - Brooks-Powers and Reynoso

LU 0921-2021

Application No. N 210409 ZRM (Starrett-Lehigh + Terminal Warehouse Rezoning) submitted by Terminal Fee Owner LP and RXR SL Owner LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing Subarea K within the Special West Chelsea District (Article IX, Chapter 8), and modifying other related Sections, Borough of Manhattan, Community District 4, Council District 3.

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

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

Absent: 2 - Brooks-Powers and Reynoso