

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, October 6, 2022

10:00 AM

Committee Room - City Hall

### **Subcommittee on Landmarks, Public Sitings and Dispositions**

*Farah N. Louis, Chair*

*Members: Carmen N. De La Rosa, Oswald Feliz, Christopher Marte,  
Sandy Nurse, Sandra Ung and Inna Vernikov*

Roll Call

**Present:** Louis, De La Rosa, Marte, Nurse and Ung

**Absent:** Feliz and Vernikov

*Other Council Members Attending: Bottcher and Stevens*

LU 0104-2022

**Application number C 220337 ZSM (705 10th Avenue-DEP Site) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of a railroad or transit right right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed 8-story mixed-use building, on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 - Louis, De La Rosa, Marte, Nurse and Ung

**Absent:** 2 - Feliz and Vernikov

LU 0105-2022

**Application number C 220338 ZSM (705 10th Avenue-DEP Site) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-112\* of the Zoning Resolution to modify the height and setback requirements of Section 96-104\* (Height and setback regulations) and the rear yard regulations of Section 23-532 (Required rear yard equivalents), on a zoning lot that has an area of greater than 40,000 square feet, occupies a frontage of a wide street, and contains existing public infrastructure, in connection with a proposed 8-story mixed-use building, on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 - Louis, De La Rosa, Marte, Nurse and Ung

**Absent:** 2 - Feliz and Vernikov

LU 0106-2022

**Application number C 220340 HAM (705 10th Avenue-DEP Site) submitted by the New York City 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 Project, 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 705 10th Avenue (Block 1077, Lot 29), Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 - Louis, De La Rosa, Marte, Nurse and Ung

**Absent:** 2 - Feliz and Vernikov

LU 0107-2022

**Application No. G 220017 XAM (705 10th Avenue-DEP Site/Rialto West-UDAAP/Article XI) submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for an amendment of a previously approved portion of the Disposition Area located at Block 1077, p/o Lot 29 for approval of a real property tax exemption, Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 - Louis, De La Rosa, Marte, Nurse and Ung

**Absent:** 2 - Feliz and Vernikov

LU 0108-2022

**Application number N 230007 HKQ (DL-527/LP-2655) (Cambria Heights-222nd Street Historic District) submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Cambria Heights-222nd Street Historic District, consisting of 46 houses located in southeastern Queens adjoining the Nassau County border, Borough of Queens, Community District 13, Council District 27.**

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 - Louis, De La Rosa, Marte, Nurse and Ung

**Absent:** 2 - Feliz and Vernikov

LU 0109-2022      **Application number N 230008 HKQ (DL-527/LP-2656) (Cambria Heights-227th Street Historic District) submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Cambria Heights-227th Street Historic District, consisting of 50 houses located in southeastern Queens adjoining the Nassau County border, Borough of Queens, Community District 13, Council District 27.**

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 5 - Louis, De La Rosa, Marte, Nurse and Ung

**Absent:** 2 - Feliz and Vernikov

LU 0113-2022      **Application No. C 220405 HAK (Gateway Site 26A and Phase 5) submitted by the New York City 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 Project, 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 Erskine Street (Block 4586, p/o Lot 1), Borough of Brooklyn, Community District 5, Council District 42.**

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**This Land Use Application was Laid Over by Subcommittee**

LU 0114-2022

**Application Number C 220406 HUK (Gateway Site 26A and Phase 5) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the New York State General Municipal Law (Urban Renewal) and Section 197-c of the New York City Charter, for the fourth amendment to the Fresh Creek Urban Renewal Plan, Borough of Brooklyn, Community District 5, Council District 42.**

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Landmarks 9-20-22, Hearing Transcript - Landmarks 9-20-22, September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**This Land Use Application was Laid Over by Subcommittee**

LU 0119-2022

**Application number C 220380 HAX (Morrisania Open Door) submitted by the New York City 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 Project, 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 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16), Borough of the Bronx, Community District 3, Council District 16.**

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**This Land Use Application was Laid Over by Subcommittee**

**LU 0120-2022**      **Application number G 220020 XAX (Morrisania Open Door Article XI) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16), Borough of the Bronx, Community Districts 3, Council Districts 16.**

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**This Land Use Application was Laid Over by Subcommittee**

**LU 0121-2022**      **Application number C 220381 HAX (Morris Heights NCP) submitted by the New York City 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 Project, 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 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278), Borough of the Bronx, Community District 5, Council Districts 14 and 16.**

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**This Land Use Application was Laid Over by Subcommittee**



LU 0122-2022      **Application number G 220019 XAX (Morris Heights NCP Article XI) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at Block 2762, Lot 89, Block 2877, Lot 278, Block 3195, Lot 21, and Block 3225, Lot 77, Borough of the Bronx, Community Districts 2, 5, and 7, Council Districts 14, 16, and 17.**

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**This Land Use Application was Laid Over by Subcommittee**

LU 0123-2022      **Application number G 220022 NUX (Morrisania Claremont Village Open Door) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for the approval of an urban development action area project and real property tax exemption for properties located at 3341 Third Avenue (Block 2370, Lot 143), 1325 Chisholm Street (Block 2971, Lot 35), 1319A Chisholm Street (Block 2971, Lot 38), 1319 Chisholm Street (Block 2971, Lot 39), 1234 East 223rd Street (Block 4897, Lot 63), 1316 Findlay Avenue (Block 2782, Lot 13), 294 East 164th Street (Block 2423, Lot 33), Borough of the Bronx, Community District 3, 4, and 12, Council Districts 12 and 16.**

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**This Land Use Application was Laid Over by Subcommittee**

LU 0124-2022

**Application number G 220021 XAX (Morrisania Claremont Village Open Door Article XI) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at Block 2370, Lot 143, Block 2782, Lot 13, Block 2971, Lots 35, 38, and 39, Block 4897, Lot 63, Borough of the Bronx, Community Districts 3, 4, and 12, Council Districts 12 and 16.**

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

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

**Attachments:** September 29, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022

**This Land Use Application was Laid Over by Subcommittee**