

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, March 12, 2018

2:00 PM

250 Broadway - Committee Rm, 16th Fl.

Subcommittee on Planning, Dispositions and Concessions

Ben Kallos, Chair

*Members: Chaim M. Deutsch, Ruben Diaz, Sr.,
Vanessa L. Gibson and Andy L. King*

Roll Call

Present: Kallos, Deutsch, Diaz Sr. and Gibson

Absent: King

Other Council Members Attending: Rosenthal

LU 0031-2018

Application No. C 180121 ZMX submitted by the New York City Economic Development Corporation and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c, changing an R6 District to an M1-2/R7-2 District and establishing a Special Mixed Use District (MX-17) on property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street, Borough of the Bronx, Community Board 2, Council District 17.

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18

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

Affirmative: 4 - Kallos, Deutsch, Diaz Sr. and Gibson

Absent: 1 - King

LU 0032-2018

Application No. N 180122 ZRX submitted by New York City Economic Development Corporation and The Peninsula JV, 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 Section 74-745 for the purpose of modifying parking and loading regulations; modifying Section 123-90 for the purpose of establishing a Special Mixed Use District; and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 2, Council District 17.

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18

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

Affirmative: 4 - Kallos, Deutsch, Diaz Sr. and Gibson

Absent: 1 - King

LU 0033-2018

Application No. C 180123 ZSX submitted by the New York City Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings) and the height and setback requirements of Section 123-66 (Height and Setback Regulations), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17), Borough of the Bronx, Community District 2, Council District 17.

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Spofford Campus Redevelopment - Restrictive Declaration, Hearing Transcript - Planning 3-12-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Spofford Campus Redevelopment - Restrictive Declaration, Hearing Transcript - Planning 3-12-18

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

Affirmative: 4 - Kallos, Deutsch, Diaz Sr. and Gibson

Absent: 1 - King

LU 0034-2018

Application No. C 180124 ZSX submitted by the New York City Economic Development Corporation, the Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to allow a reduction of loading berth requirements of Section 44-52 (Required Accessory Off-street Loading Berths), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17). Borough of the Bronx, Community Board 2, Council District 17.

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18

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

Affirmative: 4 - Kallos, Deutsch, Diaz Sr. and Gibson

Absent: 1 - King

LU 0035-2018

Application No. C 180126 PPX submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition, by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning, Borough of the Bronx, Community District 2, Council District 17.

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18, Land Use Calendar - March 15, 2018, Hearing Testimony - Planning 3-12-18, Committee Report, Resolution, Hearing Transcript - Planning 3-12-18

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

Affirmative: 4 - Kallos, Deutsch, Diaz Sr. and Gibson

Absent: 1 - King

LU 0041-2018

Application No. 20185206 HAM submitted by the New York City Department of Housing Preservation and Development for the approval of an Urban Development Action Area Project (UDAAP) pursuant to Article 16 of the General Municipal Law and approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law, for property located at 165 West 80th Street (Block 1211, Lot 7), Borough of Manhattan, Community District 7, Council District 6.

Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18

This Land Use Application was Hearing Held by Committee

Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18

This Land Use Application was Laid Over by Subcommittee

LU 0042-2018

Application No. C 180115 HAM 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 and Section 197-c of the New York City Charter, for the designation of property located at 302-314 West 127th Street (Block 1953, Lots 36, 37, 38, 39, 40 and 41), as an Urban Development Action Area and an Urban Development Action Area Project for such area; and for the disposition of city-owned property located at 302, 304, 306, and 310 West 127th Street (Block 1953, Lots 36, 37, 38, and 40) to a developer selected by HPD to facilitate an affordable housing development, Borough of Manhattan, Community District 10, Council District 9.

Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18

This Land Use Application was Hearing Held by Committee

Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18

This Land Use Application was Laid Over by Subcommittee

LU 0043-2018

Application no. C 180116 ZSM submitted by the New York City 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 Section 24-111 to permit the allowable community facility floor area ratio of Section 24-11 to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 12-story building on property located at 302-314 West 127th St. (Block 1953, Lots 36, 37, 38, 39, 40 and 41), in R7-2, R7-2/C1-4 and R8 Districts, Borough of Manhattan, Community District 10, Council District 9. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18

This Land Use Application was Hearing Held by Committee

Attachments: March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 3-12-18, Land Use Calendar - Week of March 26, 2018 - March 30, 2018, Land Use Calendar - March 28, 2018, Hearing Transcript - Planning 3-12-18

This Land Use Application was Laid Over by Subcommittee