

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, July 12, 2016

9:30 AM

Committee Room - City Hall

### **Subcommittee on Zoning and Franchises**

*Donovan J. Richards, Chair*

*Members: Daniel R. Garodnick, Jumaane D. Williams,  
Antonio Reynoso, Ritchie J. Torres,  
Vincent J. Gentile and Ruben Wills*

Roll Call

**Present:** Richards, Williams, Gentile and Wills

**Absent:** Garodnick, Reynoso and Torres

*Other Council Members Attending: Rodriguez*

LU 0422-2016

**Application No. C 150438 ZMM submitted by Acadia Sherman Avenue LLC, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3a, establishing an R8X and R9A district, and establishing a C2-4 district within the proposed R8X/R9A district, on property located on the corner of Broadway and Sherman Avenue, Borough of Manhattan, Community Board 12, Council District 10.**

**Attachments:** Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Hearing Transcript - Zoning 7-12-16

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

**Attachments:** Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Hearing Transcript - Zoning 7-12-16

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0423-2016

**Application No. N 160164 ZRM submitted by Acadia Sherman Avenue LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area on property located on the corner of Broadway and Sherman Avenue, Borough of Manhattan, Community Board 12, Council District 10.**

**Attachments:** Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Hearing Transcript - Zoning 7-12-16

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

**Attachments:** Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Hearing Transcript - Zoning 7-12-16

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0398-2016

**Application No. C 160124 ZSK submitted by 19 Kent Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-962 of the Zoning Resolution to allow an increase in the maximum permitted floor area for a development occupied by Business-Enhancing uses and Incentive uses, and to allow modifications of the public plazas regulations of 37-70, in connection with a proposed 8-story commercial building, on property located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District, Borough of Brooklyn, Community Board 1, Council District 33. 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:** June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16

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

**Attachments:** June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16

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

**Affirmative:** 4 - Richards, Williams, Gentile and Wills

**Absent:** 3 - Garodnick, Reynoso and Torres

LU 0399-2016

**Application No. C 160125 ZSK submitted by 19 Kent Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-963 of the Zoning Resolution to allow a reduction in the parking requirements of Section 44-20 and a reduction in the loading berth requirements of Section 44-50, in connection with a proposed 8-story commercial building on property located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District, Borough of Brooklyn, Community Board 1, Council District 33. 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:** June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16

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

**Attachments:** June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16

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

**Affirmative:** 4 - Richards, Williams, Gentile and Wills

**Absent:** 3 - Garodnick, Reynoso and Torres

LU 0400-2016

**Application No. N 160126 ZRK submitted by the New York City Department of City Planning and 19 Kent Development, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 74-96 (Modification of Use, Bulk, Parking and Loading Regulations in Enhanced Business Areas) specifying a Kent Avenue Enhanced Business Area, Borough of Brooklyn, Community Board 1, Council District 33.**

**Attachments:** June 8, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 13, 2016 - June 17, 2016, Hearing Testimony - Zoning 6-14-16, Hearing Transcript - Zoning 6-14-16, Land Use Calendar - Week of July 11, 2016 - July 15, 2016, Land Use Calendar - July 12, City Planning Commission Approval Letter, Hearing Transcript - Zoning 7-12-16

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**Absent:** 3 - Garodnick, Reynoso and Torres