

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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December 7, 2021
Start: 2:43 p.m.
Recess: 2:50 p.m.

HELD AT: Remote Hearing (Virtual Room 1)

B E F O R E: Francisco Moya
CHAIRPERSON

COUNCIL MEMBERS:
Carlina Rivera
Diana Ayala
Joseph C. Borelli

A P P E A R A N C E S (CONTINUED)

2 SERGEANT-AT-ARMS: Recording to the
3 computer all set.

4 SERGEANT-AT-ARMS: Thank you. Livestream
5 is up.

6 SERGEANT-AT-ARMS: Cloud recording is done.

7 SERGEANT-AT-ARMS: Good afternoon,
8 everyone. Welcome to today's New York City Council
9 vote of the Subcommittee on Zoning and Franchises.
10 At this time, would all panelists please turn on
11 their videos. To minimize disruption, please place
12 electronic devices to vibrate or silent. Thank you
13 for your cooperation. Chair Moya, we are ready to
14 begin.

15 CHAIRPERSON MOYA: Thank you. Good
16 afternoon. I'm Council member Francisco Moya, Chair
17 of the Subcommittee on Zoning and Franchises. I am
18 joined remotely today by Council members Reynoso,
19 Grodenchik, Levin, Borelli, and if we see anyone
20 else, Arthur, please feel free to announce them.
21 Today, we will vote on a number of items previously
22 heard by the Subcommittee at our November 9th and
23 December 2nd meetings. We will vote to approve with
24 modifications LUs 899-904 for the 175th Park Avenue
25 redevelopment proposal relating to property in

1 Council member Powers district in Manhattan. The
2 proposal seeks a zoning text amendment to amend
3 existing definitions and special permit provisions of
4 the special Midtown district approval of four zoning
5 special permits to allow hotel use should grant bonus
6 floor area in connection with the transit and public
7 concourse improvements and to permit modifications of
8 various qualifying site provisions, including floor
9 area, street wall height and setback publicly
10 accessible spaces. Various district plan elements
11 and the special permit term regulations, as well as
12 approval of the disposition of city-owned property
13 all to facilitate the development of a new commercial
14 office and hotel tower on the current site of the
15 Grand Hyatt hotel adjacent to the Grand Central
16 terminal. Our modifications will be to reduce the
17 height of the proposed tower. Council member Powers
18 is in support of the proposal as modified.

19
20 We will also vote to approve LU 937 for
21 the Beech 79th Street self storage rezoning proposal
22 relating to property in Council member Brooks-Powers'
23 district in Queens. The proposal seeks a zoning map
24 amendment to rezone an existing M1-1 district to an
25 M1-2 district to facilitate the development of a new

1 self storage building. Council member Brooks-Powers
2 is in support of the proposal. We will also vote to
3 approve with modifications preconsidered LU items
4 under the ULURP numbers C210166ZMK and N210167ZRK for
5 the 79 Key Street rezoning proposal relating to
6 property in Council member Levin's district in
7 Brooklyn. The proposal seeks a zoning map amendment
8 to rezone an existing M1-2 R6A district to an M1-4
9 R7D district and related to zoning text amendments to
10 add an R7D district to the MX8 designated residence
11 districts to establish an MIH program area utilizing
12 options I and II. Our modification will be to strike
13 MIH option II while retaining option I and to add the
14 deep affordable option. Council member Levin is in
15 support of the proposal as modified.
16

17 We will also vote to approve pre-
18 considered LU items ULURP number C21022-- 0210200ZMQ
19 and N210201ZRQ for the 31st Street and Hoyt Avenue
20 rezoning proposal relating to property in Council
21 member Cabán's district in Queens. The proposal
22 seeks a zoning map amendment to rezone existing C4-3
23 and R5B districts to C4-5X and C4-4 districts and a
24 related zoning text amendment to establish an MIH
25

2 program area utilizing option I. Council member
3 Cabán is in support of the proposal.

4 We will also vote to approve the
5 preconsidered LU items under the ULURP number
6 C210041ZMQ and N210042ZRQ for the 45-20 83rd Street
7 rezoning proposal relating to property in Council
8 member Dromm's district in Queens. The proposal
9 seeks a zoning map amendment to rezone an existing
10 M1-1 district to an R7A district and a related zoning
11 text amendment to establish an MIH program area
12 utilizing options I and II. Council member Dromm is
13 in support of the proposal.

14 We will also vote to approve with
15 modifications LU 938 for the 160-05 Archer Avenue
16 text amendment proposal relating to the property in
17 Council member Miller's district in Queens. The
18 proposal seeks a zoning text amendment to establish a
19 curb cut authorization in the special downtown
20 Jamaica district. Our modification will be to limit
21 the geographic applicability of the authorization.
22 Council member Miller is in support of the proposal
23 as modified.

24 We will also vote to approve a
25 preconsidered LU item for the proposed third

2 amendment of the special process amendment for the
3 Coney Island Amusement Park Project Plan relating to
4 property in Council member Treyger's district in
5 Brooklyn. The proposal seeks to amend the special
6 process agreement in order to extend the lease term
7 for certain properties from 17 to 27 years and to
8 authorize New York City Economic Development
9 Corporation to add certain additional parcels to the
10 extended lease premise. Council member Treyger is in
11 support of the proposal.

12 And with that, I turn it over to Council
13 member-- I'm sorry. Do we have any Council members
14 who wish to speak on any one of their items? Okay.

15 COMMITTEE COUNSEL: Chair, I don't
16 think so.

17 CHAIRPERSON MOYA: All right. I will now
18 call for a vote to approve LU 937, the preconsidered
19 LU item related to the third amendment of the special
20 process agreement for the Coney Island Amusement Park
21 Plan and preconsidered LUs for the following ULURP
22 numbers: C210041ZMQ and N210042ZRQ for the 45-20 83rd
23 Street and the C210200ZMQ and N210201ZRQ for the 31st
24 Street and Hoyt Avenue as well as to approve with the
25 modifications I've described: LUs numbers 938 and 899

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2 through 904 and preconsidered LUs for ULURP numbers
3 C210166ZMK and N210167ZRK for the 79 K Street.

4 Counsel, if you could, please call the roll.

5 COMMITTEE COUNSEL: Chair Moya?

6 CHAIRPERSON MOYA: I vote aye.

7 COMMITTEE COUNSEL: Council member
8 Grodenchik?

9 COUNCIL MEMBER GRODENCHIK: Aye.

10 COMMITTEE COUNSEL: Council member
11 Levin? Council member Borelli?

12 COUNCIL MEMBER BORELLI: I vote aye.

13 COMMITTEE COUNSEL: Council member
14 Levin? Council member Reynoso?

15 COUNCIL MEMBER REYNOSO: I vote aye on
16 all.

17 CHAIRPERSON MOYA: I believe we have--

18 COMMITTEE COUNSEL: Council member
19 Levin?

20 COUNCIL MEMBER LEVIN: Aye on all.

21 COMMITTEE COUNSEL: All right, Chair.

22 The vote currently stands at five in the affirmative,
23 zero in the negative, with no abstentions. The items
24 are approved by that tally and recommended to the
25 full Land Use Committee.

2 CHAIRPERSON MOYA: Okay. Thank you. That
3 concludes today's business. I would like to thank
4 the members of the public, my colleagues and
5 subcommittee counsel, land use, and other council
6 staff and the sergeant-at-arms for participating in
7 today's meeting. This meeting is hereby adjourned.
8 Thank you so much.

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date January 3, 2022