

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, March 4, 2021

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 1)

Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair
Membes: Diana Ayala, Joseph C. Borelli, Barry S. Grodenchik,
Stephen T. Levin, Antonio Reynoso and Carlina Rivera*

Roll Call

Present: Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

Other Council Members Attending: Gibson and Eugene

LU 0718-2021

Application No. C 180496 ZMK (1620 Cortelyou Road Rezoning) submitted by 1600/20 Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, changing from an existing R6A District to an R7D District property bounded by Cortelyou Road, East 17th Street, a line 100 feet southeasterly of Cortelyou Road, and East 16th Street, Borough of Brooklyn, Community District 40, Council District 14.

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1578, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1578, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

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

Affirmative: 6 - Moya, Borelli, Grodenchik, Levin, Reynoso and Rivera

Negative: 1 - Ayala

LU 0719-2021

Application No. N 180497 ZRK (1620 Cortelyou Road Rezoning) submitted by 1600/20 Realty Corp., 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 40, Council District 14.

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1579, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1579, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

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

Affirmative: 6 - Moya, Borelli, Grodenchik, Levin, Reynoso and Rivera

Negative: 1 - Ayala

LU 0735-2021 **Application No. C 200178 ZMQ (91-32 63rd Drive Rezoning) submitted by 63-68 RWKOP, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R4 District a C2-2 District, changing from an R4 District to an R7A District, and establishing within the proposed R7A District a C2-3 District, Borough of Queens, Community District 6, Council District 29.**

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1573, Committee Report, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1573, Committee Report, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0736-2021 **Application No. N 200179 ZRQ (91-32 63rd Drive Rezoning) submitted by 63-68 RWKOP, 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 Queens, Community District 6, Council District 29.**

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1574, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1574, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0737-2021

Application No. C 200252 ZMQ (245-01 Jamaica Avenue Rezoning) submitted by Marino Plaza 63-12, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15c, eliminating from within an existing R4 District a C1-3 District and establishing within an existing R4 District a C2-3 District, Borough of Queens, Community District 13, Council District 23.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1575, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1575, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Land Use 3-10-21, Hearing Transcript - Zoning 3-4-21

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0738-2021

Application No. N 210069 HNQ (Arverne East) submitted by the 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 for 40 parcels within the Arverne Urban Renewal Area, Borough of Queens, Community District 14, Council District 31.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1585, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1585, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Laid Over by Subcommittee

LU 0739-2021

Application No. C 210070 ZMQ (Arverne East) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 31a, changing from a C4-4 District to an M1-4/R6 District and establishing a Special Mixed Use District (MX-21), Borough of Queens, Community District 14, Council District 31.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1586, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1586, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Laid Over by Subcommittee

LU 0740-2021

Application No. N 210071 ZRQ (Arverne East) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) to establish Special Mixed Use District 21, Borough of Queens, Community District 14, Council District 31.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1587, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1587, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

This Land Use Application was Laid Over by Subcommittee

LU 0748-2021

Application No. C 200243 ZMQ (50-25 Barnett Avenue Rezoning) submitted by Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d, changing from an M1-1 District to an R6A District, as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-573, Borough of Queens, Community District 2, Council District 26.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1594, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

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

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1594, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

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

LU 0749-2021

Application No. N 200244 ZRQ (50-25 Barnett Avenue Rezoning) submitted by Phipps Houses, 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 Queens, Community District 2, Council District 26.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1595, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

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

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1595, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

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

LU 0750-2021

Application No. C 210103 ZMX (1099 Webster Avenue) submitted by Webster 1099 Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, eliminating from within an existing R7-1 District a C1-4 District, changing from an R7-1 District to an R7X District, changing from an M1-1 District to an R7X District, establishing within the proposed R7X District a C2-4 District, as shown on a diagram (for illustrative purposes only) dated October 19, 2020, and subject to the conditions of CEQR Declaration E-576, Borough of the Bronx, Community District 4, Council District 16.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1596, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

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

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1596, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

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

LU 0751-2021

Application No. N 210104 ZRX (1099 Webster Avenue) submitted by Webster 1099 Realty, 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 the Bronx, Community District 4, Council District 16.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1597, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

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

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1597, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21

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