

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, June 11, 2019

10:00 AM

Committee Room - City Hall

### Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair*

*Membes: Costa G. Constantinides, Barry S. Grodenchik, Rory I. Lancman,  
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards,  
Carlina Rivera and Ritchie J. Torres*

Roll Call

**Present:** Moya, Grodenchik, Lancman, Reynoso, Richards and Rivera

**Absent:** Constantinides and Torres

**Paternity:** Levin

LU 0424-2019

**Application No. C 190207 ZMX (Brook 156) submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a & 6c, changing from an R7-2 District to a C6-2 District property located at Block 2360, Lots 1 & 3. Borough of the Bronx, Council District 17, Community District 1.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Testimony - Zoning 5-14-19, REVISED - Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Transcript - Stated Meeting 5-8-19, Land Use Calendar & Agenda - June 11, 2019, Hearing Transcript - Zoning 5-14-19, Hearing Transcript - Zoning 6-6-19, Hearing Transcript - Land Use 6-11-19, Hearing Testimony - Zoning 6-6-19, Hearing Transcript - Zoning 6-11-19, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 6-13-19, City Planning Commission Approval Letter, June 26, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution

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

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Testimony - Zoning 5-14-19, REVISED - Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Transcript - Stated Meeting 5-8-19, Land Use Calendar & Agenda - June 11, 2019, Hearing Transcript - Zoning 5-14-19, Hearing Transcript - Zoning 6-6-19, Hearing Transcript - Land Use 6-11-19, Hearing Testimony - Zoning 6-6-19, Hearing Transcript - Zoning 6-11-19, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 6-13-19, City Planning Commission Approval Letter, June 26, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Resolution

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

**Affirmative:** 6 - Moya, Grodenchik, Lancman, Reynoso, Richards and Rivera

**Absent:** 2 - Constantinides and Torres

**Paternity:** 1 - Levin

LU 0425-2019

**Application No. C 190208 PPX (Brook 156) submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the disposition of one city-owned property (Block 2360, Lot 3), pursuant to zoning. Borough of the Bronx, Council District 17, Community District 1.**

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

**Affirmative:** 6 - Moya, Grodenchik, Lancman, Reynoso, Richards and Rivera

**Absent:** 2 - Constantinides and Torres

**Paternity:** 1 - Levin

LU 0426-2019

**Application No. C 190209 ZRX (Brook 156) submitted by the New York City Department of Housing Preservation and Development and 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 the Bronx, Council District 17, Community District 1.**

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**Absent:** 2 - Constantinides and Torres

**Paternity:** 1 - Levin

LU 0427-2019

**Application No. C 190210 ZSX (Brook 156) submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, 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 the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed use development on property located at 740 Brook Avenue a.k.a. East 156th Street (Block 2360, Lots 1 & 3), in a C6-2\* District. Borough of the Bronx, Council District 17, Community District 1.**

**\*Note: The site is proposed to be rezoned from an R7-2 District to a C6-2 District under a concurrent related application (C 190207 ZMX).**

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