

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, June 19, 2014

10:30 AM

Continuation of the June 17, 2014 - Recessed Meeting

Committee Room - City Hall

Subcommittee on Zoning and Franchises

Mark S. Weprin, Chair

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

Roll Call

Present: Weprin, Garodnick, Williams, Richards, Reynoso, Torres, Ignizio and Gentile

Absent: Wills

Other Council Members Attending: Cumbo, Levine, Greenfield and Mealy

LU 0062-2014

Application No. C 140181 ZMM submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing from an R8 District to an R8A District, changing from an R8A District to an R9 District, changing from an M1-5 District to an R9 District, in an area generally bounded by West 51st and West 53rd Streets and 10th and 11th Avenues, Borough of Manhattan, Community District 4, Council District 3.

Attachments: Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Testimony - Zoning 6/3/14, Hearing Transcript - Zoning 6/3/14, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-25-14, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Testimony - Zoning 6/3/14, Hearing Transcript - Zoning 6/3/14, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-25-14, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

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

Affirmative: 8 -

Weprin, Garodnick, Williams, Richards, Reynoso, Torres, Ignizio and Gentile

Absent: 1 -

Wills

LU 0063-2014 **Application No. N 140182 ZRM submitted by NYC Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 6 (Special Clinton District) and Appendix F concerning regulations in Western Subarea C2 and Inclusionary Housing designated areas within Community District 4, Borough of Manhattan, Community Board 4, Council District 3.**

Attachments: Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Zoning 6/3/14, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-25-14, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Zoning 6/3/14, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-25-14, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

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

Affirmative: 8 -
Weprin, Garodnick, Williams, Richards, Reynoso, Torres, Ignizio and Gentile

Absent: 1 -
Wills

LU 0064-2014 **Application No. C 140183 ZSM submitted by NYC Department of Housing Preservation and Development and 525 West 52nd Street Property Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to Zoning Resolution Section 74-743(a)(1) and Section 74-743(a)(2), in connection with a proposed mixed use development on property bounded by West 53rd Street, 10th Avenue, West 52nd Street, and 11th Avenue, within a Large-Scale General Development, within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Zoning 6/3/14, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-25-14, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Zoning 6/3/14, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-25-14, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

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

Affirmative: 8 -
Weprin, Garodnick, Williams, Richards, Reynoso, Torres, Ignizio and Gentile

Absent: 1 -
Wills

LU 0065-2014 **Application No. C 140185 HAM submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law for approval of Urban Development Action Area and Project for property located at 543-549 West 52nd Street (Block 1080, Part of Lot 103) and 530-548 West 53rd Street (Block 1081, Part of Lot 1, 560) and pursuant to Section 197-c of the New York City Charter for the approval of disposition of such properties, in the Borough of Manhattan, Community District 4, Council District 3.**

Attachments: Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Zoning 6/3/14, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-25-14, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 19, 2014 - May 23, 2014, Hearing Transcript - Zoning 6/3/14, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-25-14, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

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

- Affirmative:** 8 -
Weprin, Garodnick, Williams, Richards, Reynoso, Torres, Ignizio and Gentile
- Absent:** 1 -
Wills

LU 0086-2014 Application no. 100202 ZMK submitted by 529 Empire Realty Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17b, to rezone an R5/C1-3 district to an R7A/C2-4 district and to remove a small portion of C1-3 commercial overlay, Borough of Brooklyn, Community Board 9, Council District 35.

Attachments: Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Hearing Transcript - Stated Meeting 6-25-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

This Land Use Application was Hearing Held by Committee

Attachments: Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Hearing Transcript - Stated Meeting 6-25-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

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

- Affirmative:** 7 -
Weprin, Garodnick, Williams, Richards, Torres, Ignizio and Gentile
- Abstain:** 1 -
Reynoso
- Absent:** 1 -
Wills

LU 0087-2014 Application no. 130208 ZMM submitted by PWV Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5d, to rezone an existing R7-2 zoning district to R8A and R8B zoning districts on the block bounded by West 106th Street, West 105th Street, Amsterdam and Columbus avenues in the Borough of Manhattan, Community Board 7, Community District 7.

Attachments: Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Hearing Transcript - Stated Meeting 6-25-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

This Land Use Application was Hearing Held by Committee

Attachments: Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Hearing Transcript - Stated Meeting 6-25-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

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

Affirmative: 8 -

Weprin, Garodnick, Williams, Richards, Reynoso, Torres, Ignizio and Gentile

Absent: 1 -

Wills

LU 0088-2014

Application no. 140070 ZMM submitted by the 117th Street Equities, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6b, changing from an R7A District to an R8A District property bounded by West 118th Street, St. Nicholas Avenue, West 117th Street, and a line 100 feet easterly of Frederick Douglass Boulevard, Borough of Manhattan, Community Board 10, Council District 9.

Attachments: Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Hearing Transcript - Stated Meeting 6-25-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

This Land Use Application was Hearing Held by Committee

Attachments: Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - June 19, 2014, Hearing Testimony - Zoning 6/17/14, Hearing Transcript - Zoning 6-17-14, Hearing Transcript - Land Use 6-19-14, Hearing Transcript - Stated Meeting 6-25-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 6-26-14, Hearing Transcript - Zoning 6-19-14

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

Affirmative: 7 -

Weprin, Garodnick, Richards, Reynoso, Torres, Ignizio and Gentile

Abstain: 1 -

Williams

Absent: 1 -

Wills