

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, September 12, 2013

9:45 AM

Continuation of the September 3, 2013 - Recessed Meeting

Committee Room - City Hall

Subcommittee on Zoning and Franchises

Mark S. Weprin, Chair

*Members: Leroy G. Comrie, Jr., Daniel R. Garodnick, Robert Jackson,
Jessica S. Lappin, Diana Reyna, Joel Rivera,
Albert Vann, Vincent M. Ignizio and Ruben Wills*

Continuation of the September 3, 2013 - Recessed Meeting

Roll Call

Present: Weprin, Comrie Jr., Garodnick, Jackson, Lappin, Reyna, Rivera, Vann and Ignizio

Absent: Wills

Other Council Members Attending: Ferreras, Arroyo and Williams

LU 0876-2013

Application No. N 130220 ZRQ submitted by Queens Development Group, LLC and the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution relating to Article XII, Chapter 4 (Special Willets Point District), Section 124-60 (Special Permit to Modify Use and Bulk Regulations) to allow the City Planning Commission to permit transitional uses as part of a phased development where such uses are reasonably necessary to assist in achievement of the goals of the Special District, in Community District 7, Borough of Queens, Council District 21.

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci A-M, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci N, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci O, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci P-R, Hearing Testimony - Zoning 9-3-13 Queens Housing Coalition, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci A-M, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci N, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci O, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci P-R, Hearing Testimony - Zoning 9-3-13 Queens Housing Coalition, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Laid Over by Subcommittee

LU 0877-2013

Application No. C 130222 ZSQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60 of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 2,650 spaces and active recreational uses on property (Zoning Lot 1) located easterly of 126th Street generally between proposed to be demapped 35th Avenue and Roosevelt Avenue, in a C4-4 District, within the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci A-M, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci N, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci O, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci P-R, Hearing Testimony - Zoning 9-3-13 Queens Housing Coalition, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0878-2013

Application No. C 130223 ZSQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60 of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 83 spaces, in conjunction with a commercial development on property (Zoning Lot 2) located easterly of 126th Street generally between proposed to be demapped 37th Avenue and proposed to be demapped 38th Avenue, in a C4-4 District, within the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.

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This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0879-2013

Application No. C 130224 ZSQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60 of the Zoning Resolution to modify the applicable use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 98 spaces and active recreational uses on property (Zoning Lot 3) located easterly of 126th Street generally between proposed to be demapped 34th Avenue and proposed to be demapped 35th Avenue, in a C4-4 District, within the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.

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This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0880-2013

Application No. C 130225 ZSQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60 of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 181 spaces and active recreational uses on property (Zoning Lot 4) located westerly of 126th Place generally between Northern Boulevard and proposed to be demapped 34th Avenue, in a C4-4 District, within the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci A-M, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci N, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci O, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci P-R, Hearing Testimony - Zoning 9-3-13 Queens Housing Coalition, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0881-2013

Application No. M 080221(A) MMQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation regarding an amendment to a previously approved application (C 080221 MMQ) for an amendment to the City Map involving, inter alia, the elimination of streets within an area bounded by 126th Street, Northern Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue, in accordance with Map Nos. 5000A, 5000B, 5001 and 5002, dated March 13, 2013, and signed by the Borough President, Borough of Queens, Community District 7, Council District 21.

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci A-M, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci N, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci O, Hearing Testimony - Zoning 9-3-13 Gerald Antonacci P-R, Hearing Testimony - Zoning 9-3-13 Queens Housing Coalition, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0882-2013

Application No. N 130212 ZRK submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts) in portions of Community Districts 8 and 9, and Appendix F (Inclusionary Housing Designated Areas) in Community District 8, Borough of Brooklyn, Council Districts 35 and 36.

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Testimony - Zoning 9/12/13, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Testimony - Zoning 9/12/13, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Laid Over by Subcommittee

LU 0883-2013

Application No. C 130213 ZMK submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section Nos. 16c, 16d, 17a and 17b to rezone all or portions of 55 blocks in the western portion of Crown Heights, Borough of Brooklyn, Community District 8, Council Districts 35 and 36.

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Testimony - Zoning 9/12/13, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Testimony - Zoning 9/12/13, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Laid Over by Subcommittee

LU 0884-2013 **Application No. C 130120 ZMY submitted by Kingsbridge Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 1d to rezone 10 lots from M1-1 and R6/C1-3 to C8-3 in Marble Hill section of Boroughs of Bronx and Manhattan, Community District 7, Council Districts 10 and 14.**

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - September 12, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

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

Affirmative: 6 -

Weprin, Comrie Jr., Reyna, Rivera, Vann and Ignizio

Absent: 1 -

Wills

LU 0885-2013 **Application No. C 130214 ZMM submitted by Memorial Hospital for Cancer and Allied Diseases and City University of New York pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 9a, to rezone from an M3-2 District to a C1-9 District and an M1-4 District, certain property in connection with a proposed community facility development at 524-540 East 74th Street (aka 525-545 East 73rd Street), in a C1-9 District within a Large Scale General Development, Borough of Manhattan, Community District 8, Council District 5.**

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0886-2013 **Application No. N 130215 ZRM submitted by Memorial Hospital for Cancer and Allied Diseases and City University of New York pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article VII, Chapter IV (General Large Scale Development) to permit floor area increase of up to 20 percent in exchange for provision of a public park improvement, in connection with a proposed community facility development at 524-540 East 74th Street (aka 525-545 East 73rd Street), in a C1-9 District within a Large Scale General Development, Borough of Manhattan, Community District 8, Council District 5.**

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Laid Over by Subcommittee

LU 0887-2013 **Application No. C 130216 ZSM submitted by Memorial Hospital for Cancer and Allied Diseases and City University of New York pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant to Zoning Resolution: (i) Section 74-743(a)(1) to allow location of buildings without regard to rear yard requirements of Section 33-283, and to modify side yard requirements of Section 33-25 and height and set back requirements of Section 33-432; and (ii) Section 74-743(a)(11) to allow floor area bonus for improvements to a public park, in connection with a proposed community facility development at 524-540 East 74th Street (aka 525-545 East 73rd Street), in a C1-9 District within a Large Scale General Development, Borough of Manhattan, Community District 8, Council District 5.**

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Laid Over by Subcommittee

LU 0888-2013

Application No. C 130217 ZSM submitted by Memorial Hospital for Cancer and Allied Diseases and City University of New York pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 74-744(c) to modify the sign requirements of Section 32-64 (Surface Area Illumination Provisions) and Section 32-65 (Permitted Projection or Height of Signs), in connection with a proposed community facility development at 524-540 East 74th Street (aka 525-545 East 73rd Street), in a C1-9 District within a Large Scale General Development, Borough of Manhattan, Community District 8, Council District 5.

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0889-2013 **Application No. C 130218 ZSM submitted by Memorial Hospital for Cancer and Allied Diseases and City University of New York pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 13-561 to allow an enclosed attended accessory parking garage with a maximum of 248 spaces on portions of the ground floor, cell and sub-cellar of a proposed community facility development at 524-540 East 74th Street (aka 525-545 East 73rd Street), in a C1-9 District within a Large Scale General Development, Borough of Manhattan, Community District 8, Council District 5.**

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0890-2013 **Application No. C 130219 PPM submitted by the NYC Department of Citywide Administrative Services pursuant to Sections 197-c of the New York City Charter for the disposition of one (1) city-owned property located at 524-540 East 74th Street, aka 525-545 East 73rd Street (Block 1485, Lot 15), Borough of Manhattan, Community District 8, Council District 5.**

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0891-2013

Application No. C 110154 ZSX submitted by Liska NY, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 to permit the allowable community facility floor area ratio of Section 24-11 to apply to an 8-story non-profit institution with sleeping accommodations (UG 3), on property located at 731 Southern Boulevard, in an R7-1 District, Borough of Bronx, Community District 2, Council District 17.

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

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This Land Use Application was Laid Over by Subcommittee

LU 0892-2013

Application No. C 120326 MMK an application submitted by the Dormitory Authority of the State of New York pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination, discontinuance and closing of a portion of: Campus Road; Avenue H; and Amersfort Place; and authorizing acquisition or disposition of real property related thereto, Borough of Brooklyn, Community District 14, Council District 45.

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

This Land Use Application was Laid Over by Subcommittee

LU 0893-2013 **Application No. C 130306 ZMK submitted by the Dormitory Authority State of New York pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a: changing a portion of a C8-2 District to an R6 District; and establishing within a proposed R6 District a C2-4 District, Borough of Brooklyn, Community District 14, Council District 45.**

Attachments: Land Use Calendar - Week of September 2, 2013 - September 6, 2013, Reconvening of the Recessed Subcommittee on Zoning and Franchises Meeting, Land Use Calendar - Week of September 16, 2013 - September 20, 2013, Hearing Transcript - Zoning 9-3-13, Hearing Transcript - Zoning 9-12-13

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This Land Use Application was Laid Over by Subcommittee