

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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July 18, 2019
Start: 12:08 p.m.
Recess: 12:11 p.m.

HELD AT: Committee Room - City Hall

B E F O R E: Francis P. Moya
Chairperson

COUNCIL MEMBERS: Stephen T. Levin
Donovan J. Richards
Peter Koo
Antonio Reynoso
Carlina Rivera
Rory I. Lancman

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

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2 [KEITH POLITE] This is a microphone
3 check. Today is July 18, 2019, Zoning and Franchises
4 meeting. This is Keith Polite, 10-4. [pause]

5 CHAIRPERSON MOYA: [gavel] Good morning
6 and welcome to the meeting of the Subcommittee on
7 Zoning and Franchises. I'm Council Member Francisco
8 Moya, the chair of the subcommittee, and today we are
9 joined by Council Members Levin, Richards, and also
10 Council Member Koo. Today we will be voting on two
11 proposals heard earlier by the subcommittee. Today
12 we will vote to approve with modifications LUs
13 numbers 466 for the 515 West 18th Street Garage
14 special permit in Manhattan. The original proposal
15 sought approval for a special permit to allow 180
16 spaces attendant accessory parking garage within a
17 future as-of-right mixed use development at 515 West
18 18th Street, which is in the special West Chelsea
19 district and also within a C62 zoning district. The
20 development would include approximately 181
21 development units, approximately 18,000 square feet
22 of retail space, and, absent the special permit,
23 approximately 41 accessory parking spaces located at
24 the [sublevel]. I note that the original proposal
25 was modified by the City Planning Commission, ah, the

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2 City Planning Commission, among other changes, to
3 reduce the total amount of requested spaces from 180
4 to 110, add new public bicycle parking spaces and
5 reduce the number of proposed parking stackers. Our
6 modification will reduce the maximum number of
7 permitted spaces to the more appropriate number of
8 100. The applicants applied certain assumptions in
9 their analysis to establish the projected demand for
10 this facility. However, available data for the
11 surrounding census tracts such as household size, for
12 example, suggests vehicle ownership rates for the
13 proposed development lower than the projections under
14 the applicants' analysis. Our modification targets a
15 capacity that should meet demand through a more
16 balanced approach. Speaker Johnson is in support of
17 this application as modified by the council. I also
18 want to recognize that we have been joined by Council
19 Member Reynoso, Council Member Rivera, and Council
20 Member Lancman. I want to note that the applications
21 related to the [Coseno] rezoning have been wouldn't
22 and that we will vote to file LUs 464 and 465. I now
23 call for a vote to approve with modifications LU 466
24 and to file LUs 464 and 465. Counsel, please call
25 the roll.

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COMMITTEE CLERK MARTIN: Chair Moya.

COUNCIL MEMBER MOYA: Aye on all.

COMMITTEE CLERK MARTIN: Council Member
Levin.

COUNCIL MEMBER LEVIN: Aye on all.

COMMITTEE CLERK MARTIN: Council Member
Richards.

COUNCIL MEMBER RICHARDS: Aye on all.

COMMITTEE CLERK MARTIN: Council Member
Lancman.

COUNCIL MEMBER LANCMAN: Aye.

COMMITTEE CLERK MARTIN: Council Member
Reynoso.

COUNCIL MEMBER REYNOSO: Aye.

COMMITTEE CLERK MARTIN: Council Member
Rivera.

COUNCIL MEMBER RIVERA: Aye.

COMMITTEE CLERK MARTIN: I have a vote of
6 in the affirmative, zero in the negative, and no
abstentions. The items are approved and referred to
the full Land Use Committee.

CHAIRPERSON MOYA: Thank you. This
concludes today's meeting, and I would like to thank
the members of the public, my colleagues, counsel,

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and land use staff for attending. This meeting is
hereby adjourned. [gavel]

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 July 20, 2019