

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, April 1, 2014

9:30 AM

Council Chambers - 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, Gentile and Wills

Other Council Members Attending: Chin, Levin, Greenfield, Barron and Crowley

LU 0023-2014

Application No. C 140055 ZSM submitted by Downtown RE Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) to modify the use regulations to allow Use Group 6 (retail) uses below the floor level of the second story and Use Group 2 (residential) uses within the mixed use development located at 688 Broadway, in the Borough of Manhattan, Community District 2, Council District 1. 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 March 17, 2014 - March 21, 2014, Hearing Testimony - Zoning 3/18/14, Hearing Transcript - Zoning 3-18-14, Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - April 3, 2014, Hearing Transcript - Stated Meeting 4-10-14, Committee Report, Resolution

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 17, 2014 - March 21, 2014, Hearing Testimony - Zoning 3/18/14, Hearing Transcript - Zoning 3-18-14, Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - April 3, 2014, Hearing Transcript - Stated Meeting 4-10-14, Committee Report, Resolution

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

Affirmative: 9 -

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

LU 0024-2014 **Application No. C 140056 ZSM submitted by Downtown RE Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) to modify the height and setback requirements of Section 43-43, for a mixed use development located at 688 Broadway, in the Borough of Manhattan, Community District 2, Council District 1. 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 March 17, 2014 - March 21, 2014, Hearing Testimony - Zoning 3/18/14, Hearing Transcript - Zoning 3-18-14, Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Land Use Calendar - April 3, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Resolution, Committee Report, Hearing Transcript - Stated Meeting 4-10-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 17, 2014 - March 21, 2014, Hearing Testimony - Zoning 3/18/14, Hearing Transcript - Zoning 3-18-14, Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Land Use Calendar - April 3, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Resolution, Committee Report, Hearing Transcript - Stated Meeting 4-10-14

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

Affirmative: 9 -

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

LU 0027-2014 **Application No. C 140037 ZMQ submitted by DERP Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a, to rezone a portion of a R3-2 and R3-2/C2-2 to a C4-1 district, in the Queens Village section of Borough of Queens, Community District 13, Council District 23.**

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Land Use Calendar - April 3, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 4-10-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Land Use Calendar - April 3, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Committee Report, Resolution, Hearing Transcript - Stated Meeting 4-10-14

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

Affirmative: 9 -

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

LU 0028-2014

Application No. C 140132 ZSK submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 74-743(a)(1) to modify floor area distribution and lot coverage regulations, and Section 74-743(a)(2) to modify rear yards, waterfront yards, permitted obstructions and height and setback requirements in connection with a proposed mixed use development on property in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1, Council District 33. 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 March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Laid Over by Subcommittee

LU 0029-2014 **Application No. C 140133 ZSK submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 74-744(b) to allow residential and non-residential uses to be arranged within a building without regard to regulations of Section 32-42 (Location within Buildings), in connection with a proposed mixed use development on property in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1, Council District 33. 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 March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Laid Over by Subcommittee

LU 0030-2014 **Application No. C 140134 ZSK submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 74-745(a) to allow distribution of accessory off-street parking spaces without regard for zoning lot lines, in connection with a proposed mixed use development in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1, Council District 33. 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 March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Laid Over by Subcommittee

LU 0031-2014 **Application No. C 140135 ZSK submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 74-745(b) (as proposed in Application No. N 140131 ZRK) to waive certain loading berth requirements for certain retail or service uses where no single establishment exceeds 8,500 square feet for a zoning lot in connection with a proposed mixed use development, in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1, Council District 33. 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 March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Laid Over by Subcommittee

LU 0032-2014 **Application No. C 140131 ZRK submitted by Two Trees Management, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution concerning Section 62-352 (Inclusionary Housing) and Section 74-745 (Location of accessory parking spaces and loading births) relating to the inclusionary housing program and loading requirements within large scale general developments in the Borough of Brooklyn, Community District 1, Council District 33.**

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Laid Over by Subcommittee

LU 0033-2014

Application No. C 140136 ZAK submitted by Two Trees Management, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) in connection with a proposed mixed use development in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1, Council District 33. 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 March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Laid Over by Subcommittee

LU 0041-2014

Application No. C 130336 ZMM submitted by 606 W. 57 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing M1-5 and M2-3 districts to a C4-7 district, in the Borough of Manhattan, Community District 4, Council District 6.

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Hearing Testimony - Zoning 4/23/14, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Hearing Testimony - Zoning 4/23/14, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

This Land Use Application was Laid Over by Subcommittee

LU 0042-2014

Application No. C 130339 ZSM submitted by 606 W. 57 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45, 13-451 and 13-454 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 500 spaces, on portions of the ground floor, P1, P2, and P3 levels of a proposed mixed use development on property located at 606 West 57th Street, (Block 1104, Lots 31, 40, 44 and 55), in a C4-7 District, within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 6. 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 March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Hearing Testimony - Zoning 4/23/14, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

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This Land Use Application was Laid Over by Subcommittee

LU 0043-2014 **Application No. C 130337 ZRM submitted by 606 W. 57 LLC c/o TF Cornerstone Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution relating to Article IX, Chapter 6 (Special Clinton District), and Appendix F concerning regulation in Northern Subarea C1 and Inclusionary Housing designated areas in the Borough of Manhattan, Community District 4, Council District 6.**

Attachments: Land Use Calendar - Week of March 31, 2014 - April 4, 2014, Hearing Testimony - Zoning 4-1-14, Hearing Transcript - Zoning 4-1-14, Land Use Calendar - Week of April 21, 2014 - April 25, 2014, Continuation of the Recessed Zoning Subcommittee Meeting, Hearing Testimony - Zoning 4/23/14, Land Use Calendar - April 24, 2014, Hearing Transcript - Land Use 4-24-14

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