

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, July 27, 2017

9:30 AM

Council Chambers - City Hall

Subcommittee on Zoning and Franchises

Donovan J. Richards, Chair

*Members: Daniel R. Garodnick, Jumaane D. Williams,
Antonio Reynoso, Ritchie J. Torres and Vincent J. Gentile*

Roll Call

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

Other Council Members Attending: Barron, Greenfield and Chin

LU 0691-2017

Application No. C 170187 ZMM submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section no. 8d, changing an existing C5-2 District to a C5-3 District and establishing a Special Midtown District, Borough of Manhattan, Community Board 6, Council District 4.

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Testimony - Zoning 6-20-17, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Transcript - Zoning 6-20-17, Land Use Calendar - July 27, 2017, Hearing Transcript - Land Use 7-27-17, Hearing Transcript - Zoning 7-27-17

This Land Use Application was Hearing Held by Committee

Attachments: June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Testimony - Zoning 6-20-17, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Transcript - Zoning 6-20-17, Land Use Calendar - July 27, 2017, Hearing Transcript - Land Use 7-27-17, Hearing Transcript - Zoning 7-27-17

This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC

Affirmative: 6 - Richards, Garodnick, Williams, Reynoso, Torres and Gentile

LU 0692-2017

Application No. N 170186 (A) ZRM submitted by the New York City Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, relating to Article XIII, Chapter 1 (Special Midtown District) to establish the East Midtown Subdistrict, Borough of Manhattan, Community Board 5 and 6, Council District 4.

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This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC

Affirmative: 6 - Richards, Garodnick, Williams, Reynoso, Torres and Gentile

LU 0712-2017

Application No. 20175332 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Pret A Manger (USA) Limited, d/b/a Pret A Manger, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 125 Chambers Street, Borough of Manhattan, Community Board 1, Council District 1. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of July 24, 2017 - July 28, 2017, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Transcript - Zoning 7-27-17

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 24, 2017 - July 28, 2017, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Transcript - Zoning 7-27-17

This Land Use Application was Laid Over by Subcommittee

LU 0713-2017

Application No. 20175498 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Guacamole Corp., d/b/a Guacamole Taqueria, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 5025 Broadway, Borough of Manhattan, Community Board 12, Council District 10. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of July 24, 2017 - July 28, 2017, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Land Use Calendar - July 27, 2017, Hearing Transcript - Land Use 7-27-17, Hearing Transcript - Zoning 7-27-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Approved by Subcommittee

Affirmative: 6 - Richards, Garodnick, Williams, Reynoso, Torres and Gentile

LU 0714-2017

Application No. 20175444 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Sushi Vida Inc., d/b/a Mama Sushi, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 237 Dyckman St, Borough of Manhattan, Community Board 12, Council District 10. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.

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This Land Use Application was Hearing Held by Committee

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This Land Use Application was Approved by Subcommittee

Affirmative: 6 - Richards, Garodnick, Williams, Reynoso, Torres and Gentile

LU 0715-2017

Application No. N 170317 ZRM submitted by BOP NW, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article IX, Chapter 3 (Special Hudson Yards District), Borough of Manhattan, Community District 4, Council District 3.

Attachments: Land Use Calendar - Week of July 24, 2017 - July 28, 2017, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Land Use Calendar - Week of August 7, 2017 - August 11, 2017, Hearing Transcript - Zoning 7-27-17

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This Land Use Application was Laid Over by Subcommittee

LU 0716-2017

Application No. C 170192 ZSM submitted by 462BDWY LAND, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on property located at 462 Broadway (Block 473, Lot 1), Borough of Manhattan, Community District 2, Council District 1.

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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 0717-2017 **Application No. C 170193 ZSM submitted by 462BDWY LAND, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on property located at 462 Broadway (Block 473, Lot 1), Borough of Manhattan, Community District 2, Council District 1.**

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Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing
Transcript - Zoning 7-27-17

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Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing
Transcript - Zoning 7-27-17

This Land Use Application was Laid Over by Subcommittee

LU 0718-2017 **Application No. C 170189 ZMK submitted by Brownsville Linden Plaza LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17d, changing an existing M1-1 district to R7A/C2-4 and R7D/C2-4 districts for property located North of Hegeman Avenue between Mother Gaston Boulevard and Powell Street, Borough of Brooklyn, Community District 16, Council District 42.**

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Transcript - Zoning 7-27-17

This Land Use Application was Hearing Held by Committee

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Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing
Transcript - Zoning 7-27-17

This Land Use Application was Laid Over by Subcommittee

LU 0719-2017

Application No. N 170190 ZRK submitted by Brownsville Linden Plaza, LLC, 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 Brooklyn, Community District 16, Council District 42.

Attachments: Land Use Calendar - Week of July 24, 2017 - July 28, 2017, REVISED -
Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Transcript - Zoning 7-27-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0720-2017

Application No. C 170158 ZSM submitted by the New York City Department of Small Business Services and the 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 74-66 of the Zoning Resolution to allow continued operation of a heliport on property generally located between the U.S. Pierhead Line of the East River and the north-bound service road of the Franklin D. Roosevelt Drive, south of East 34th Street, (Block 962, part of Lot 50) in an M2-3 District, Borough of Manhattan, Community District 6, Council District 4.

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Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Land Use Calendar - Week of August 7, 2017 - August 11, 2017, Hearing Transcript - Zoning 7-27-17

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This Land Use Application was Laid Over by Subcommittee

LU 0721-2017

Application No. C 170243(A) ZMQ submitted by New York City Economic Development Corporation pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 25b and 31a, to change existing R5, R5/C1-2, R5/C2-2, C4-2, C8-1 and M1-1 districts to R5, R5/C2-4, and R7-1/C2-4 districts and establish the Special Downtown Far Rockaway District, Borough of Queens, Community District 14, Council District 31.

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Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing
Transcript - Zoning 7-27-17

This Land Use Application was Hearing Held by Committee

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Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing
Transcript - Zoning 7-27-17

This Land Use Application was Laid Over by Subcommittee

LU 0722-2017

Application no. N 170244(A) ZRQ submitted by the New York City Economic Development Corporation 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 XIII, Chapter 6 (Special Far Rockaway District) to establish the Special Downtown Far Rockaway District and establish a Mandatory Inclusionary Housing area, Borough of Queens, Community District 14, Council District 31.

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Transcript - Zoning 7-27-17

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Transcript - Zoning 7-27-17

This Land Use Application was Laid Over by Subcommittee

LU 0723-2017

Application no. N 170245 HGQ submitted by the Department of Housing Preservation and Development for the designation of the Downtown Far Rockaway Urban Renewal Area, (Block 15529, Lots 9 and 10; and Block 15537, Lots p/o 1, 5, p/o 40, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, and 130) as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law of New York State, Borough of Queens, Community District 14, Council District 31.

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Transcript - Zoning 7-27-17

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Transcript - Zoning 7-27-17

This Land Use Application was Laid Over by Subcommittee

LU 0724-2017

Application no. C 170246 HUQ submitted by the Department of Housing Preservation and Development pursuant to Section 505 of Article 15 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, for approval of the Downtown Far Rockaway Urban Renewal Plan for the Downtown Far Rockaway Urban Renewal Area, Borough of Queens, Community District 14, Council District 31.

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Transcript - Zoning 7-27-17

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Transcript - Zoning 7-27-17

This Land Use Application was Laid Over by Subcommittee

LU 0725-2017 **Application no. C 170247 HDQ, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property (Block 15529, Lots 9 and 10; and Block 15537, Lots p/o 1, 5, p/o 40, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, and 130), within the Downtown Far Rockaway Urban Renewal Area, Borough of Queens, Community District 14, Council District 31.**

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Transcript - Zoning 7-27-17

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Transcript - Zoning 7-27-17

This Land Use Application was Laid Over by Subcommittee

LU 0726-2017 **Application no. C 170248 PPQ submitted by the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the disposition of two city-owned properties located on Beach 21st Street, south of Mott Avenue (Block 15705, Lots 59 and 69) and on the northwest corner of Augustina and Nameoke avenues (Block 15534, Lot 70), pursuant to zoning, Borough of Queens, Community District 14, Council District 31.**

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Transcript - Zoning 7-27-17

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Transcript - Zoning 7-27-17

This Land Use Application was Laid Over by Subcommittee