

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, October 10, 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, Vincent J. Gentile and Barry S. Grodenchik*

Roll Call

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

Other Council Members Attending: Rose, Koo, Barron, Greenfield and Levin

LU 0752-2017

Application No. C 170377 ZMX submitted by 1675 JV Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d, changing an R6 District to an R8A District and establishing within the proposed R8A District a C2-4 District on property located on Westchester Avenue between Metcalf and Fteley Avenues, Borough of the Bronx, Community District 9, Council District 18.

Attachments: September 7, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 9-25-17, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing Held by Committee

Attachments: September 7, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 9-25-17, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 10-10-17

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Grodenchik

LU 0753-2017

Application No. N 170378ZRX submitted by 1675 JV Associates, 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 the Bronx, Community District 9, Council District 18.

Attachments: September 7, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 9-25-17, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing Held by Committee

Attachments: September 7, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 25, 2017 - September 29, 2017, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 9-25-17, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 10-10-17

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Grodenchik

LU 0757-2017

Application No. C 170180(A) ZMQ submitted by Stemmax Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property bounded by a line 125 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street, Borough of Queens, Community District 7, Council District 20.

Attachments: Land Use Calendar - Week of September 25, 2017 - September 29, 2017, September 27, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 9-25-17, Land Use Calendar - October 11, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 25, 2017 - September 29, 2017, September 27, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 9-25-17, Land Use Calendar - October 11, 2017, Hearing Transcript - Zoning 10-10-17

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

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

Abstain: 1 - Williams

LU 0758-2017

Application No. N 170181 ZRQ submitted by Stemmax Realty Inc. 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 Queens, Community District 7, Council District 20.

Attachments: Land Use Calendar - Week of September 25, 2017 - September 29, 2017, September 27, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 9-25-17, Land Use Calendar - October 11, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 25, 2017 - September 29, 2017, September 27, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 9-25-17, Hearing Testimony - Zoning 9-25-17 additional, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 9-25-17, Land Use Calendar - October 11, 2017, Hearing Transcript - Zoning 10-10-17

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

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

Abstain: 1 - Williams

LU 0759-2017

Application No. C 160174 ZSR submitted by Josif A LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) greater than 10,000 square feet within a proposed multi-building commercial development on property located at 534 South Avenue (Block 1707, Lots 1 and 5), in an M1-1 District, Borough of Staten Island, Community District 1. Council District 49. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing Held by Committee

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Laid Over by Subcommittee

LU 0760-2017

Application No. C 150359 MMR submitted by Josif A LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map including authorization for any acquisition or disposition of real property related thereto, Borough of Staten Island, Community District 1, Council District 49. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing Held by Committee

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Laid Over by Subcommittee

LU 0761-2017

Application No. C 150278 ZMK submitted by Harrison Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M3-1 District to R7A/C2-4, R7D/C2-4, and R8A/C2-4 Districts property located in the vicinity of Flushing Avenue and Union Avenue, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing Held by Committee

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Laid Over by Subcommittee

LU 0762-2017

Application No. N 150277 ZRK submitted by Harrison Realty 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 1, Council District 33.

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing Held by Committee

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Laid Over by Subcommittee

LU 0763-2017

Application No. 20185034 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Francisco & Francisco Inc., d/b/a Pop and Pour, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 200 Dyckman Street, 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: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Land Use Calendar - October 11, 2017, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing Held by Committee

Attachments: September 27, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Land Use Calendar - October 11, 2017, Hearing Transcript - Zoning 10-10-17

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

Affirmative: 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Grodenchik

LU 0766-2017

Application No. C 170400 ZMK submitted by YYY Brooklyn NY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d, changing an R6 district to a C6-4 district and extending the Special Downtown Brooklyn District on property located at Tillary and Prince Street, Borough of Brooklyn, Community Board 2, Council District 35.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was P-C Item Laid Over by Comm

LU 0767-2017

Application No. N 170401 ZRK submitted by YYY Brooklyn NY, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections, Borough of Brooklyn, Community District 2.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was P-C Item Laid Over by Comm

LU 0768-2017

Application No. C 170430 ZMK submitted by Canyon Sterling Emerald LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, changing an R4/C1-2 district to R6A, R7A, and R8A/CC2-4 districts on property located south of Linden Boulevard between Emerald and Amber Streets, Borough of Brooklyn, Community Board 5, Council District 42.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Laid Over by Subcommittee

LU 0769-2017

Application No. N 170431 ZRK submitted by Canyon Sterling Emerald, 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 5, Council District 42.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing on P-C Item by Comm

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This Land Use Application was Laid Over by Subcommittee

LU 0770-2017

Application No. N 170433 ZRM submitted by 42nd and 8th Owner 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 signage regulations for zoning lots in the Eighth Avenue Corridor of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 4, Council District 3.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Laid Over by Subcommittee

LU 0771-2017

Application No. C 170336 ZMQ submitted by Northeastern Towers Annex LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 18c and 19a, changing from an R3X District to an R6 District property in the vicinity of Guy R. Brewer Boulevard and 132nd Avenue, Borough of Queens, Community Board 12, Council District 28.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

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

Affirmative: 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Grodenchik

LU 0772-2017

Application No. N 170337 ZRQ submitted by Northeastern Towers Annex LP 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 Queens, Community District 12, Council District 28.

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of October 9, 2017 - October 13, 2017, REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

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

Affirmative: 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Grodenchik

LU 0783-2017

Application No. 20185071 HAX submitted by the Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at 1675 Westchester Avenue (Block: 3780, Lots: 1,51), Borough of the Bronx, Community Board 9, Council District 18.

Attachments: REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

This Land Use Application was Hearing on P-C Item by Comm

Attachments: REVISED - Land Use Calendar - Week of October 9, 2017 - October 13, 2017, Land Use Calendar - October 11, 2017, October 17, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-10-17

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Modifications approved by Roll Call.

Affirmative: 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Grodenchik