

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Monday, December 4, 2017

9:30 AM

250 Broadway - Committee Rm, 16th Fl.

### **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, Reynoso, Gentile and Grodenchik

**Absent:** Williams and Torres

*Other Council Members Attending: Perkins*

LU 0800-2017

**Application No. C 170392 ZMX submitted by submitted by the Park Lane Residence Co. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a, changing an R6 district to an R8/C2-4 district on property located on White Plains Road between Turnbull Avenue and Lafayette Avenue, Borough of the Bronx, Community Board 9, Council District 18.**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres

LU 0801-2017

**Application No. N 170393 ZRX submitted by submitted by the Park Lane Residence Co. 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, Borough of the Bronx, Community Board 9, Council District 18.**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres

LU 0802-2017

**Application No. C 170445 ZMX submitted by submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4a and 4b, changing an M1-1 district to R5, C4-2 and C4-2A districts on property located at 1776 Eastchester Road, Borough of the Bronx, Community Board 11, Council District 13.**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres

LU 0803-2017

**Application No. N 170446 ZRX submitted by submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 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, Borough of the Bronx, Community Board 11, Council District 13.**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres

LU 0804-2017

**Application No. C 170447 ZSX submitted by submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-70(a)(2) of the Zoning Resolution to allow for a non-profit hospital staff dwelling to be located on property at 1776 Eastchester Road, Borough of the Bronx, Community Board 11, Council District 13. 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:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres

LU 0805-2017

**Application No. N 170442 ZMM submitted by submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, changing a C4-4A district to a C4-7 district on property located 5th Avenue between Dr. Martin Luther King Boulevard and East 126th Street, Borough of the Manhattan, Community Board 11, Council District 9.**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres

LU 0806-2017

**Application No. N 170443 ZRM submitted by submitted by NBT Victory Development LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 7 (Special 125th Street District) to establish regulations for the proposed C4-7 district and for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Manhattan, Community Board 11, Council District 9.**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres



LU 0807-2017

**Application No. C 170444 ZSM submitted by submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive 72 required off-street parking spaces for a proposed development on property located 5th Avenue between Dr. Martin Luther King Boulevard and East 126th Street, Borough of the Manhattan, Community Board 11, Council District 9. 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:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** October 31, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 13, 2017 - November 17, 2017, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Additional Meeting of the Subcommittee on Zoning & Franchises, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Land Use Calendar - November 21, 2017, Hearing Testimony - Zoning 11-14-17, Hearing Transcript - Zoning 11-14-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, Hearing Transcript - Zoning 11-21-17, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres

LU 0817-2017

**Application No. N 170425 (A) ZRY submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to create a definition, a use and, in designated areas, a special permit for self-service storage facilities and to establish APPENDIX J (Designated Areas in Manufacturing Districts).**

**Attachments:** November 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Zoning 11-20-17, Hearing Testimony - Zoning 11-20-17 additional, Hearing Transcript - Zoning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-7-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Hearing Held by Committee**

**Attachments:** November 16, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of November 20, 2017 - November 24, 2017, REVISED - Land Use Calendar - Week of November 20, 2017 - November 24, 2017, Hearing Testimony - Zoning 11-20-17, Hearing Testimony - Zoning 11-20-17 additional, Hearing Transcript - Zoning 11-20-17, Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-7-17, City Planning Commission Approval Letter, Hearing Transcript - Zoning 12-4-17

**This Land Use Application was Laid Over by Subcommittee**

LU 0828-2017

**Application No. 20185128 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 Block 3672, part of Lot 1 (tentative Lot 20), Borough of the Bronx, Community District 9, Council District 18.**

**Attachments:** Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-4-17

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

**Attachments:** Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres

LU 0829-2017

**Application No. 20185129 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 Block 3672, Lot 1, Borough of the Bronx, Community District 9, Council District 18.**

**Attachments:** Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-4-17

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

**Attachments:** Land Use Calendar - Week of December 4, 2017 - December 8, 2017, REVISED - Land Use Calendar - Week of December 4, 2017 - December 8, 2017, Land Use Calendar - December 7, 2017, December 11, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 12-4-17, Hearing Transcript - Zoning 12-4-17

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

**Affirmative:** 5 - Richards, Garodnick, Reynoso, Gentile and Grodenchik

**Absent:** 2 - Williams and Torres