



# The New York City Council

City Hall  
New York, NY 10007

## Meeting Minutes Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair*

*Membes: Costa G. Constantinides, Barry S. Grodenchik, Rory I. Lancman,  
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards,  
Carlina Rivera and Ritchie J. Torres*

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Tuesday, July 17, 2018

9:30 AM

Committee Room - City Hall

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### Roll Call

**Present:** Moya, Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

*Other Council Members Attending: Espinal*

LU 0141-2018

**Application No. 20185395 TCK pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Queen Bear LLC d/b/a/ Post Office, for a revocable consent to establish maintain and operate an unenclosed sidewalk café located at 188 Havemeyer Street, Borough of Brooklyn, Community District 1, Council District 34. 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 16, 2018 - July 20, 2018, Hearing Transcript - Stated Meeting 6-28-18, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, Hearing Transcript - Stated Meeting 6-28-18, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

LU 0142-2018

**Application No. 20185534 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 235 East 4th Inc. d/b/a Nobody is Perfect, for a revocable consent to establish maintain and operate an unenclosed sidewalk café located at 235 E. 4th Street, Borough of Manhattan, Community District 3, Council District 2. 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 16, 2018 - July 20, 2018, Hearing Transcript - Stated Meeting 6-28-18, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, Hearing Transcript - Stated Meeting 6-28-18, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

LU 0143-2018

**Application No. 20185405 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Vida Mexicana Inc. for a revocable consent to establish maintain and operate an unenclosed sidewalk café located at 223 Dyckman Street, Borough of Manhattan, Community District 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 16, 2018 - July 20, 2018, Land Use Calendar - July 18, 2018, Hearing Transcript - Stated Meeting 6-28-18, Committee Report, Resolution, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, Land Use Calendar - July 18, 2018, Hearing Transcript - Stated Meeting 6-28-18, Committee Report, Resolution, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Affirmative:** 9 - Moya, Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

**LU 0147-2018**      **Application No. C 170380 ZMM submitted by the 33rd Street Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section no. 8d, Borough of Manhattan, Community District 6, Council District 2.**

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, Hearing Transcript - Stated Meeting 6-28-18, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, Hearing Transcript - Stated Meeting 6-28-18, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**LU 0148-2018**      **Application No. N 170381 ZRM submitted by 33rd Street Acquisition, 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 an Mandatory Inclusionary Housing Area, Borough of Manhattan, Community District 6, Council District 2.**

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, Hearing Transcript - Stated Meeting 6-28-18, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, Hearing Transcript - Stated Meeting 6-28-18, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**LU 0166-2018**      **Application No. C 180098 ZMQ (40-31 82nd Street Rezoning) submitted by AA 304 GC TIC LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, eliminating from within an existing R6 District a C1-3 District and changing from an R6 District to a C4-5X District property located on p/o Block 1493, Borough of Queens, Community District 4, Council District 21.**

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

LU 0167-2018

**Application No. N 180099 ZRQ (40-31 82nd Street Rezoning) 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 on p/o Block 1493, Borough of Queens, Community District 4, Council District 21.**

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

LU 0164-2018

**Application No. C 180148 ZMK (1601 DeKalb Avenue Rezoning) submitted by 1601 DeKalb Avenue Owner, 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 R6 District to an R6B District, changing from an M1-1 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, for property located on p/o Block 3237, Borough of Brooklyn, Community District 4, Council District 37.**

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

LU 0165-2018

**Application No. N 180149 ZRK (1601 DeKalb Avenue Rezoning) submitted by 1601 DeKalb Avenue 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area on p/o Block 3237, Borough of Brooklyn, Community District 4, Council District 37.**

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18

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