



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*

Thursday, January 10, 2019

1:00 PM

Committee Room - City Hall

Roll Call

Present: Moya, Constantinides, Grodenchik, Levin, Reynoso, Rivera and Torres

Absent: Lancman and Richards

Other Council Members Attending: Cohen

LU 0312-2018

Application No. 20195150 TCK submitted pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Carries's Hospitality, LLC, d/b/a Elder Greene for a new revocable consent to maintain, operate, and use an unenclosed sidewalk café located at 160 Franklin Street, Borough of Brooklyn, Council District 33, Community District 1.

Attachments: December 20, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 7, 2019 - January 14, 2019

This Land Use Application was Hearing Held by Committee

Attachments: December 20, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of January 7, 2019 - January 14, 2019

This Land Use Application was Laid Over by Subcommittee

LU 0317-2019

Application No. C 180083 ZMX (East 241st Street Rezoning) submitted by Enclave on 241st LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 2a, changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District for property property bounded by East 241st Street, Furman Avenue, East 240th Street and White Plains Road (Block 5087), Borough of the Bronx, Council District 11, Community District 12.

Attachments: Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0318-2019

Application No. N 180084 ZRX (East 241st Street Rezoning) submitted by Enclave on 241st, 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, and to Appendix I to extend Transit Zone 1, Borough of the Bronx, Council District 11, Community District 12.

Attachments: Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0319-2019

Application No. C 180229 ZMK (895 Bedford Avenue Rezoning) submitted by 895 Bedford Avenue Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 17a changing from an M1-2 District to an R7A District and establishing within the proposed R7A District a C2-4 District for property bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue, and Bedford Avenue, Borough of Brooklyn, Council District 33, Community District 3.

Attachments: Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0320-2019 **Application No. N 180230 ZRK (895 Bedford Avenue Rezoning) submitted by 895 Bedford Avenue 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 in the Borough of Brooklyn, Council District 33, Community District 3.**

Attachments: Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0321-2019 **Application No. C 170492 ZMQ (100-03 North Conduit Avenue) submitted by Cohancy Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, by establishing within an existing R3X District a C2-2 District bounded by Cohancy Street, a line 190 feet northerly of North Conduit Avenue, the northeasterly boundary of a Railroad Right-Of-Way (N.Y.C.T.A Rockaway Beach Division), and North Conduit Avenue, Borough of Queens, Council District 32, Community District 10,**

Attachments: Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0322-2019 **Application No. C 180439 ZSM (51-53 White Street) submitted by 51 White Street LLC requesting a Special Permit pursuant to ZR section 74-711 to modify Sections 23-692, 23-622, 23-861, and 23-851(b) to facilitate a two-story enlargement for property in the Tribeca East Historic District located at 51-53 White Street (Block 175, Lot 24), Borough of Manhattan, Community District 1, Council District 1.**

Attachments: Land Use Calendar - Week of January 7, 2019 - January 14, 2019, January 9, 2019 - Charter Meeting with Links to Files

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0323-2019

Application No. C 190070 ZSM (59 Greenwich) submitted by 59 Greenwich LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 32-421 (Limitation on floors occupied by commercial uses) to allow Use Group 6 uses (retail uses) and the minimum distance between legally required windows and lot lines regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) in connection with the re-construction and enlargement of an existing four-story mixed use building on property located at 59 Greenwich Avenue (Block 613, Lot 60), Borough of Manhattan, Community District 2, Council District 3.

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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