

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, May 16, 2019

10:30 AM

250 Broadway - Committee Rm, 16th Fl.

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*

Roll Call

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

Paternity: Levin

LU 0397-2019

Application No. N 190230 ZRY (Residential Tower Mechanical Voids) submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Article II, Chapter 3 and related provisions of the Zoning Resolution of the City of New York, modifying residential tower regulations to require certain mechanical spaces to be calculated as residential floor area, Citywide.

Attachments: Land Use Calendar - Week of April 15, 2019 - April 19, 2019, April 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 4-16-19, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Transcript - Zoning 4-16-19, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, City Planning Commission Approval Letter, May 29, 2019 - Stated Meeting Agenda with Links to Files, Res. No. 916, Committee Report, Hearing Testimony - Zoning 5-14-19, Hearing Testimony - Zoning 5-16-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 15, 2019 - April 19, 2019, April 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 4-16-19, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Transcript - Zoning 4-16-19, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, City Planning Commission Approval Letter, May 29, 2019 - Stated Meeting Agenda with Links to Files, Res. No. 916, Committee Report, Hearing Testimony - Zoning 5-14-19, Hearing Testimony - Zoning 5-16-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

Paternity: 1 - Levin

LU 0403-2019

Application No. N 180529 ZRQ (47-15 34th Ave Rezoning) submitted by Ashley Young LLC and John Young 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 Queens, Council District 26, Community District 1.

Attachments: April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 911, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

This Land Use Application was Hearing Held by Committee

Attachments: April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 911, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

Paternity: 1 - Levin

LU 0404-2019

Application No. C 180530 ZMQ (47-15 34th Ave Rezoning) submitted by Ashley Young LLC and John Young Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b changing from C8-1, and R5 Districts to R7X and R6B Districts and establishing within the proposed R7X District a C2-4 District and establishing within the existing and proposed R6B District a C2-4 District, for property located at Block 723, Lots 1 and 8 and Block 722, Lots 1, 3, 4, p/o Lot 5, and 70, Borough of Queens, Council District 26, Community District 1.

Attachments: April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 912, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

This Land Use Application was Hearing Held by Committee

Attachments: April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, Hearing Transcript - Stated Meeting 4-18-19, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 912, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

Paternity: 1 - Levin

LU 0411-2019

Application No. N 180518 ZRQ (Mana Products Text Amendments) submitted by 27-11 49th Avenue Realty, LLC pursuant to Sections 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to expand the qualifications for enlargement in Article IV, Chapter 3 (Manufacturing District Regulations – Bulk Regulations), for property located in the Borough of Queens, Council District 26, Community District 2.

Attachments: Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, City Planning Commission Approval Letter, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 917, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, City Planning Commission Approval Letter, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 917, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

Paternity: 1 - Levin

LU 0412-2019

Application No. N 190205 ZRM (66 Hudson Yards Streetscape Text Amendment) submitted by 509 West 34th, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying lobby and street tree provisions in Four Corners Subarea A2, for property located in the Borough of Manhattan, Council District 3, Community District 4.

Attachments: Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 913, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 913, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

Paternity: 1 - Levin

LU 0413-2019

Application No. C 190235 ZMM (East Harlem Neighborhood Rezoning) submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115th Street, and a line 100 feet easterly of Park Avenue in the Borough of Manhattan, Council Districts 9 and 11, Community District 11.

Attachments: Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 914, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 914, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

Paternity: 1 - Levin

LU 0414-2019

Application No. N 190236 ZRM (East Harlem Neighborhood Rezoning) submitted by the NYC 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, modifying Article III, Chapter 7 (Special Urban Design Regulations) and modifying the Special East Harlem Corridors District (Article XIII, Chapter 8), for the property located in the Borough of Manhattan, Council Districts 9 and 11, Community District 11.

Attachments: Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 915, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019, May 29, 2019 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 915, Hearing Testimony - Zoning 5-14-19, Hearing Transcript - Zoning 5-2-19, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Land Use 5-16-19, Hearing Transcript - Zoning 5-16-19

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

Paternity: 1 - Levin