

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, July 16, 2019

9:30 AM

Committee Room - City Hall

### Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair  
Membes: Barry S. Grodenchik, Rory I. Lancman,  
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards  
and Carlina Rivera*

Roll Call

**Present:** Moya, Levin, Richards and Rivera

**Absent:** Grodenchik, Lancman and Reynoso

*Other Council Members Attending: Treyger*

LU 0466-2019

**Application No. C 190213 ZSM (515 West 18th Street Garage) submitted by 18th Highline Associates, L.L.C., pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of special permits pursuant to Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an attended accessory parking garage on portions of the ground floor and cellar of a proposed mixed-use building on property located at 515 West 18th Street (Block 690, Lots 12, 20, 29, 40, 54 and 1001-1026), in C6-2 and C6-3 Districts, within the Special West Chelsea District, Borough of Manhattan, Council District 3, Community District 4.**

**Attachments:** Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Transcript - Stated Meeting 6-13-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-16-19

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

**Attachments:** Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 13, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Transcript - Stated Meeting 6-13-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-16-19

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

LU 0469-2019

**Application No. C 180315 ZMQ (38-01 23rd Avenue Rezoning) submitted by 23rd Avenue Realty pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c, establishing within the existing R5B District a C2-3 District and establishing within the existing R5D District a C2-3 District, Borough of Queens, Council District 22, Community District 1.**

**Attachments:** Land Use Calendar - Week of June 17, 2019 - June 21, 2019, June 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 6-20-19, Hearing Transcript - Stated Meeting 6-18-19, Hearing Transcript - Zoning 6-20-19, Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED - Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Land Use Calendar & Agenda - July 18, 2019, Hearing Transcript - Zoning 7-16-19

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

**Affirmative:** 4 - Moya, Levin, Richards and Rivera

**Absent:** 3 - Grodenchik, Lancman and Reynoso

LU 0470-2019

**Application No. C 180399 ZMQ (76th Drive and Austin Street Rezoning) submitted by Able Orthopedic & Sports Medicine, PC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14b, changing from an R2 District to an R3-2 District property bounded by 76th Drive, a line perpendicular to the southeasterly street line of 76th Drive distant 55 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 76th Drive and northeasterly street line of Austin Street, 77th Avenue, and Austin Street, Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated February 11, 2019, and subject to the conditions of CEQR Declaration E-522, Borough of Queens, Council District 29, Community District 6.**

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

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

**Affirmative:** 4 - Moya, Levin, Richards and Rivera

**Absent:** 3 - Grodenchik, Lancman and Reynoso

T2019-4764

**Application No. C 180164 ZMK (273 Avenue U Rezoning) submitted by Ciarafour Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R5B District to an R6A District property bounded by a line 100 feet northerly of Avenue U, McDonald Avenue, Avenue U, and Lake Street, for property located in the Borough of Brooklyn, Council District 47, Community District 11.**

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Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing  
Transcript - Zoning 7-16-19

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

**Attachments:** Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED -  
Land Use Calendar - Week of July 15, 2019 - July 19, 2019, Hearing  
Transcript - Zoning 7-16-19

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

T2019-4765

**Application N 180165 ZRK (273 Avenue U Rezoning) submitted by Ciarafour 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, for property located in the Borough of Brooklyn, Council District 47, Community District 11.**

**Attachments:** Land Use Calendar - Week of July 15, 2019 - July 19, 2019, REVISED -  
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