

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Wednesday, February 12, 2020

10:00 AM

Council Chambers - 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, Grodenchik, Levin, Reynoso and Rivera

**Absent:** Lancman and Richards

*Other Council Members Attending: Chin, Perkins and Cumbo*

LU 0606-2020

**Application No. C 200061(A) ZSM (GO Broome Street Development) submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large-scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5 Districts, Borough of Manhattan, Council District 1, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

**Absent:** 2 - Lancman and Richards

LU 0607-2020

**Application No. C 200064 ZMM (GO Broome Street Development) submitted by GO Broome, LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c, changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street, and establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street, Borough of Manhattan, Council District 1, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

**Absent:** 2 - Lancman and Richards

LU 0608-2020

**Application No. N 200065 ZRM (GO Broome Street Development) submitted by GO Broome LLC and Chinatown Planning Council Development Fund, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Council District 1, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

**Absent:** 2 - Lancman and Richards

LU 0609-2020

**Application No. C 190265 ZSM (503 BROADWAY) submitted by FSF Soho, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on portions of the cellar, ground floor, second floor of an existing 5-story commercial building, on property located at 503 Broadway (Block 484, Lots 1201 & 1202), in an M1-5B District, within the SoHo Cast-Iron Historic District, Borough of Manhattan, Council District 1, Community District 2.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

**Absent:** 2 - Lancman and Richards

LU 0610-2020

**Application No. C 190508 MMX (Bridge Park South Mapping) submitted by the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance and closing of Exterior Street between the High Bridge and the Alexander Hamilton Bridge; the elimination, discontinuance and closing of West 171st Street between Exterior Street and the U.S. Pierhead and Bulkhead Line; the establishment of a public park; the adjustment block dimensions and grades necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13144 dated June 24, 2019 and signed by the Borough President, Borough of the Bronx, Council District 16, Community District 4.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

**Absent:** 2 - Lancman and Richards

LU 0614-2020

**Application No. C 190438 ZMK (2513-2523 Avenue O Rezoning) submitted by Pulmonary and Sleep Medical, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R2 District to an R3-2 District property bounded by a line 100 feet northerly of Avenue O, East 26th Street, Avenue O, and a line midway between East 26th Street and Bedford Avenue, Borough of Brooklyn, Council District 48, Community District 14.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, February 11, 2020 - Stated Meeting Agenda with Links to Files

**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 - Moya, Grodenchik, Levin, Reynoso and Rivera

**Absent:** 2 - Lancman and Richards

LU 0624-2020

**Application No. 20205180 TCM (Bluestone Lane) submitted pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of BL 417 Amsterdam NY, LLC, d/b/a Bluestone Lane, for a renewal of a revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 417 Amsterdam Avenue, Borough of Manhattan Council District 6, Community District 7. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant Section 11.20(c) of the Rules of the Council and Section 20-226 of the New York City Administrative Code.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Withdrawal Letter

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files, Withdrawal Letter

*Motion to File Pursuant to Letter of Withdrawal*

**This Land Use Application was Filed by Subcommittee**

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

**Absent:** 2 - Lancman and Richards

LU 0625-2020

**Application No. 20205106 TCM (Trattoria Dell'Arte) submitted pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Cieli Partners, L.P., d/b/a Trattoria Dell 'Arte, for a renewal of a revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 900 7th Avenue, Borough of Manhattan, Council District 4, Community District 5. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant Section 11.20(c) of the Rules of the Council and Section 20-226 of the New York City Administrative Code.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

**Absent:** 2 - Lancman and Richards

LU 0626-2020

**Application No. M 840260(F) LDM (46-74 Gansevoort Street) submitted by 46-50 Gansevoort Street LLC, 52-58 Gansevoort Street LLC, and 60-74 Gansevoort Street, LLC, for the modification of Restrictive Declaration D-94, originally adopted as a condition of ULURP Application No. C 840260 ZMM, to permit Use Group 3, 4, and 6B uses in addition to those presently permitted on property located at 46-74 Gansevoort Street (Block 643, Lots 43, 49, and 54), Borough of Manhattan, Council District 3, Community District 2.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**LU 0627-2020**      **Application No. C 190172 ZMK (271 Sea Breeze Avenue) submitted by 271 Sea Breeze Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, by establishing within an existing R6 District a C2-4 District, on property bounded by West Brighton Avenue, West 2nd Street, Sea Breeze Avenue and West 5th Street (Block 7280, Lots 89, 92, 95, 110, and 188), Borough of Brooklyn, Council District 48, Community District 13.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**LU 0628-2020**      **Application No. C 190256 ZMK (Grand Avenue and Pacific Street Rezoning) submitted by EMP Capital Group pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c, changing from an M1-1 District to a R7D District and establishing within the proposed R7D District a C2-4 District, for property located at Block 1125, Lot 1, and Block 1133, Lots 7, 10, 11, 12, and part of 13, Borough of Brooklyn, Council District 35, Community District 8.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**LU 0629-2020**      **Application No. N 190257 ZRK (Grand Avenue and Pacific Street Rezoning) submitted by EMP Capital Group, 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 at Block 1125, Lot 1, and Block 1133, Lots 7, 10, 11, 12, and part of 13, Borough of Brooklyn, Council District 35, Community District 8.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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



LU 0630-2020

**Application No. C 190295 ZMK (8118 13th Avenue Rezoning) submitted by Stars and Stripes Holding Co. Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, by establishing within an existing R5B District a C1-3 District, for property located at 8118, 8120, and 8124 13th Avenue (Block 6291, Lots 43, 45, and 47), Borough of Brooklyn, Council District 43, Community District 10.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

LU 0631-2020

**Application No. N 190352 ZRQ (Queens Boulevard MIH Text Amendment) submitted by 64-11 QB 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 for property located at Block 1341, Lot 77, and Block 2446, Lots 1, 4, 30, 31, 36 and 41, Borough of Queens, Council Districts 26 and 30, Community District 2.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

LU 0632-2020

**Application No. C 200050 ZSM (Lenox Terrace) submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and 35-60 (Modification of Height and Setback Regulations), and the distance between buildings requirements of Section 23- 711 (Standard minimum distance between buildings), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a proposed C6-2 District, Borough of Manhattan, Council District 9, Community District 10**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

LU 0633-2020

**Application No. N 200051 ZRM (Lenox Terrace) submitted by Lenox Terrace Development Associates, 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 within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard, Borough of Manhattan, Council District 9, Community District 10.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**LU 0634-2020**      **Application No C 200052 ZMM (Lenox Terrace) submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, eliminating from an existing R7-2 District a C1-4 District and changing from an R7-2 District to a C6-2 District, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard, Borough of Manhattan, Council District 9, Community District 10.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**LU 0635-2020**      **Application No. C 200054 ZSM (Lenox Terrace) submitted by Lenox Terrace Development Associates 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 the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a proposed C6-2 District. Borough of Manhattan, Council District 9, Community District 10.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

LU 0636-2020

**Application No. C 200088 ZMX (C7 Baychester Avenue Rezoning) submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 4a, by changing from a C7 District to a C8-2 District property located at Block 5141, Lots 101, 102, and part of Lot 110, Borough of the Bronx, Council District 12, Community District 10.**

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** February 11, 2020 - Stated Meeting Agenda with Links to Files

*Motion to File Pursuant to Letter of Withdrawal*

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

**Absent:** 2 - Lancman and Richards