

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, March 16, 2021

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 1)

Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair
Membes: Diana Ayala, Joseph C. Borelli, Barry S. Grodenchik,
Stephen T. Levin, Antonio Reynoso and Carlina Rivera*

Roll Call

Present: Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

Other Council Members Attending: Menchaca and Van Bramer

LU 0733-2021

Application No. C 200029 ZMK (737 Fourth Avenue Rezoning) submitted by 737 Fourth Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, changing from an M1-1D District to an R8A District, establishing within the proposed R8A District a C2-4 District, and establishing a Special Enhanced Commercial District (EC-1), Borough of Brooklyn, Community District 7, Council District 38.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, Hearing Testimony - Zoning 2/23/21 additional, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, Hearing Testimony - Zoning 2/23/21 additional, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0734-2021

Application No. N 200030 ZRK (737 Fourth Avenue Rezoning) submitted by 737 Fourth Avenue, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, extending the boundary of Special Enhanced Commercial District 1 in Article XIII, Chapter 2 (Special Enhanced Commercial District), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 7, Council District 38.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, Hearing Testimony - Zoning 2/23/21 additional, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, Hearing Testimony - Zoning 2/23/21 additional, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0738-2021

Application No. N 210069 HNQ (Arverne East) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project for 40 parcels within the Arverne Urban Renewal Area, Borough of Queens, Community District 14, Council District 31.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1585, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1585, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

This Land Use Application was Laid Over by Subcommittee

LU 0739-2021

Application No. C 210070 ZMQ (Arverne East) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 31a, changing from a C4-4 District to an M1-4/R6 District and establishing a Special Mixed Use District (MX-21), Borough of Queens, Community District 14, Council District 31.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1586, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1586, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

This Land Use Application was Laid Over by Subcommittee

LU 0740-2021

Application No. N 210071 ZRQ (Arverne East) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) to establish Special Mixed Use District 21, Borough of Queens, Community District 14, Council District 31.

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1587, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1587, Hearing Transcript - Zoning 2-23-21, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

This Land Use Application was Laid Over by Subcommittee

LU 0748-2021 Application No. C 200243 ZMQ (50-25 Barnett Avenue Rezoning) submitted by Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d, changing from an M1-1 District to an R6A District, as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-573, Borough of Queens, Community District 2, Council District 26.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1594, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

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

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1594, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0749-2021 Application No. N 200244 ZRQ (50-25 Barnett Avenue Rezoning) submitted by Phipps Houses, 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, Community District 2, Council District 26.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1595, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

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

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1595, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0750-2021

Application No. C 210103 ZMX (1099 Webster Avenue) submitted by Webster 1099 Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, eliminating from within an existing R7-1 District a C1-4 District, changing from an R7-1 District to an R7X District, changing from an M1-1 District to an R7X District, establishing within the proposed R7X District a C2-4 District, as shown on a diagram (for illustrative purposes only) dated October 19, 2020, and subject to the conditions of CEQR Declaration E-576, Borough of the Bronx, Community District 4, Council District 16.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1596, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

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

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1596, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0751-2021

Application No. N 210104 ZRX (1099 Webster Avenue) submitted by Webster 1099 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, Borough of the Bronx, Community District 4, Council District 16.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1597, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

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

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1597, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera