

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Monday, December 5, 2016**

**9:00 AM**

**Committee Room - City Hall**

### **Subcommittee on Zoning and Franchises**

*Donovan J. Richards, Chair*

*Members: Daniel R. Garodnick, Jumaane D. Williams,  
Antonio Reynoso, Ritchie J. Torres,  
Vincent J. Gentile and Ruben Wills*

Roll Call

**Present:** Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

*Other Council Members Attending: Johnson*

LU 0506-2016

**Application No. N 160308 ZRM submitted by the 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, relating to Article VIII, Chapter 9 (Special Hudson River Park District) to establish the Special Hudson River Park District within Borough of Manhattan, Community Board 2, Council District 3.**

**Attachments:** Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Zoning 11-1-16, Land Use Calendar - Week of December 5, 2016 - December 9, 2016, Land Use Calendar - December 5, 2016, December 6, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-1-16, Hearing Testimony - Land Use 12-5-16, City Planning Commission Approval Letter, Committee Report, Resolution, Hearing Transcript - Zoning 12-5-16

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

**Attachments:** Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Zoning 11-1-16, Land Use Calendar - Week of December 5, 2016 - December 9, 2016, Land Use Calendar - December 5, 2016, December 6, 2016 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-1-16, Hearing Testimony - Land Use 12-5-16, City Planning Commission Approval Letter, Committee Report, Resolution, Hearing Transcript - Zoning 12-5-16

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

**Affirmative:** 6 - Richards, Garodnick, Reynoso, Torres, Gentile and Wills

**Negative:** 1 - Williams

LU 0507-2016

**Application No. C 160309 ZMM submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12a, changing M1-5, M2-4 Districts to a C6-4, C6-3 and M1-5 Districts, and establishing a Special Hudson River Park District on property to the West of Washington Street between Spring Street and Clarkson Street, Borough of Manhattan, Community Board 2, Council District 3.**

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

**Affirmative:** 6 - Richards, Garodnick, Reynoso, Torres, Gentile and Wills

**Negative:** 1 - Williams

LU 0508-2016

**Application No. C 160310 ZSM submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 89-21 of the Zoning Resolution to allow to allow for a floor area transfer of 200,000 square feet, and modify height and setback requirements, height factor requirements, and rear yard requirement, on property located at 550 Washington Street (Block 596, Lot 1), in C6-3, C6-4 and M1-5 Districts, within the Special Hudson River Park District, Borough of Manhattan, Community Board 2, Council District 3.**

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

**Affirmative:** 6 - Richards, Garodnick, Reynoso, Torres, Gentile and Wills

**Negative:** 1 - Williams

LU 0509-2016

**Application No. C 160311 ZSM submitted by SJC 33 Owner 2015 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 236 spaces on portions of the ground floor and cellar of a proposed mixed use development, on property located at 550 Washington Street (Block 596, Lot 1), Borough of Manhattan, Community Board 2, Council District 3.**

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

**Affirmative:** 6 - Richards, Garodnick, Reynoso, Torres, Gentile and Wills

**Negative:** 1 - Williams

LU 0510-2016

**Application No. C 160312 ZSM submitted by SJC 33 Owner 2015 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 372 spaces on portions of the ground floor and cellar of a proposed mixed use development (Center Site), on property located at 550 Washington Street (Block 596, Lot 1), Borough of Manhattan, Community Board 2, Council District 3.**

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

**Affirmative:** 6 - Richards, Garodnick, Reynoso, Torres, Gentile and Wills

**Negative:** 1 - Williams

LU 0511-2016

**Application No. C 160313 ZSM submitted by SJC 33 Owner 2015 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 164 spaces on portions of the ground floor and cellar of a proposed mixed use development (South Site), on property located at 550 Washington Street (Block 596, Lot 1), Borough of Manhattan, Community Board 2, Council District 3.**

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