

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, June 20, 2017

9:30 AM

Council Chambers - 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: Greenfield, Salamanca, Rose, Chin and Johnson*

LU 0651-2017

**Application No. C 170070 ZMK submitted by Bedford Arms, LLC pursuant to Section 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section no. 17a, changing an existing R6A District to an R7D District on property located on Bedford Avenue between Pacific Street and Dean Street, Borough of Brooklyn, Community Board 8, Council District 35.**

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17, City Planning Commission Modification Letter, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17, City Planning Commission Modification Letter, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

**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 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0652-2017

**Application No. N 170071 ZRK submitted by Bedford Arms, LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying Appendix F to establish a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community Board 8, Council District 35.**

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17, City Planning Commission Modification Letter, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17, City Planning Commission Modification Letter, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

**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 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0653-2017

**Application No. N 160244 ZRM submitted by JBAM TRG Spring LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying Appendix A of Article X, Chapter 9 (Special Little Italy District), to adjust the boundary of the Mulberry Street Regional Spine area, Borough of Manhattan, Community Board 2, Council District 1.**

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Affirmative:** 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0654-2017      **Application No. C 150402 ZMR submitted by Pier 21 Development, LLC pursuant to Section 197-c and 201 of the New York City Charter, for an amendment of the zoning map, Section 21d, changing an existing M2-1 District to an R6/C2-2 District on property located on Edgewater Street at Lynhurst Avenue, Borough of Staten Island, Community Board 1, Council District 49.**

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 5-30-17, Hearing Transcript - Zoning 5-30-17, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Modification Letter, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 5-30-17, Hearing Transcript - Zoning 5-30-17, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Modification Letter, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

**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 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0655-2017      **Application No. N 150401 ZRR submitted by Pier 21 Development, LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying provisions of Article XI, Chapter 6 (Special Stapleton Waterfront District), Appendix A, and Appendix F, Borough of Staten Island, Community Board 1, Council District 49.**

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17, City Planning Commission Modification Letter, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17, City Planning Commission Modification Letter, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

**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 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0677-2017

**Application No. C 170162 ZMQ submitted by H&M, LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section no. 9d, changing an existing C8-1 District to a C4-3 District for property on Northern Boulevard between 74th Street and 75th Street, Borough of Queens, Community Board 3, Council District 25.**

**Attachments:** June 6, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** June 6, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Affirmative:** 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0678-2017

**Application No. N 170163 ZRQ submitted by H&M, LLC pursuant to Sections 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community Board 3, Council District 25.**

**Attachments:** June 6, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** June 6, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Affirmative:** 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0682-2017

**Application No. C 170087 ZMX submitted by The Ader Group LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section no. 6c, changing an existing M1-1 District to an R8A/C2-4 District on property on Whitlock Avenue and 165th Street, Borough of the Bronx, Community Board 2, Council District 17.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

LU 0683-2017

**Application No. N 170088 ZRX submitted by The Ader Group LLC pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of the Bronx, Community Board 2, Council District 17.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**LU 0684-2017**      **Application No. N 170286 ZRM submitted by Lightstone Acquisitions X, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, modifying regulations of Article IX, Chapter 1 (Special Lower Manhattan District) allowing a floor area bonus for public plazas, Borough of Manhattan, Community Board 1, Council District 1.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**LU 0685-2017**      **Application No. C 170256 ZMQ submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section nos. 24b, 24d, 30a, and 30c, changing various zoning districts and establishing a Special Coastal Risk District in the Broad Channel neighborhood, Borough of Queens, Community Board 14, Council District 32.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Affirmative:** 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0686-2017

**Application No. N 170257 ZRQ submitted by the New York City Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, relating to Article XIII, Chapter 7 (Special Coastal Risk District) to establish a Special Coastal Risk District in the Broad Channel neighborhood, Borough of Queens, Community Board 14, Council District 32.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

**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:** 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0687-2017

**Application No. C 170255 ZMQ submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section no. 18b, changing various zoning districts and establishing a Special Coastal Risk District in the Hamilton Beach neighborhood, Borough of Queens, Community Board 10, Council District 32.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

**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:** 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0688-2017

**Application No. N 170267 ZRQ submitted by the New York City Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, relating to Article XIII, Chapter 7 (Special Coastal Risk District) to establish a Special Coastal Risk District in the Hamilton Beach neighborhood, Borough of Queens, Community Board 10, Council District 32.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Affirmative:** 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0689-2017

**Application No. N 170251 ZRM submitted by 517 West 35th LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, modifying Section 93-122 to change development phasing regulations, Borough of Manhattan, Community Board 4, Council District 3.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

LU 0690-2017

**Application No. 20175520 HAK submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for the approval of a real property tax exemption for property located at Block 1205, p/o lot 28 (Tentative Lot 127), Borough of Brooklyn, Community Board 1, Council District 35.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 17, 2017 - July 21, 2017, Land Use Calendar - July 19, 2017, Hearing Testimony - Zoning 6-20-17, Hearing Transcript - Zoning 6-20-17

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

LU 0691-2017

**Application No. C 170187 ZMM submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section no. 8d, changing an existing C5-2 District to a C5-3 District and establishing a Special Midtown District, Borough of Manhattan, Community Board 6, Council District 4.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Testimony - Zoning 6-20-17, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Testimony - Zoning 6-20-17, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Transcript - Zoning 6-20-17

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

LU 0692-2017

**Application No. N 170186 (A) ZRM submitted by the New York City Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, relating to Article XIII, Chapter 1 (Special Midtown District) to establish the East Midtown Subdistrict, Borough of Manhattan, Community Board 5 and 6, Council District 4.**

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Testimony - Zoning 6-20-17, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Transcript - Zoning 6-20-17

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

**Attachments:** June 15, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Testimony - Zoning 6-20-17, REVISED - Land Use Calendar - Week of July 24, 2017 - July 28, 2017, Hearing Transcript - Zoning 6-20-17

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