

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, February 23, 2023

1:00 PM

250 Broadway - Committee Room, 14th Floor

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

Present: Riley, Abreu, Carr, Louis, Moya and Schulman

Absent: Bottcher and Hanks

LU 0165-2023

Application number C 200012 ZSM (213-227 West 28th Street Parking Special Permits) submitted by 215 West 28th Street Property Owner 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 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 41 spaces on portions of the ground floor, cellar and sub-cellar levels 1, 2 and 3, of a proposed mixed-use building at 213-219 West 28th Street (Block 778, Lot 31), on a zoning lot located at 213-227 West 28th Street (Block 778, Lots 25 & 31), in an M1-6D District. Borough of Manhattan, Community District 5, Council District 3.

Attachments: January 19, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 24, 2023, Hearing Testimony - Zoning 1/24/23, Hearing Transcript - Zoning 1-24-23, Hearing Transcript - Stated Meeting 1-19-23, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Transcript - Zoning 2-23-23

This Land Use Application was Hearing Held by Committee

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

Affirmative: 6 - Riley, Abreu, Carr, Louis, Moya and Schulman

Absent: 2 - Bottcher and Hanks

LU 0166-2023

Application number C 200013 ZSM (213-227 West 28th Street Parking Special Permits) submitted by 225 West 28th Street Property Owner 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 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 36 spaces on portions of the ground floor, cellar and sub-cellar levels 1, 2 and 3, of a proposed mixed-use building at 221-227 West 28th Street (Block 778, Lot 25), on a zoning lot located at 213-227 West 28th Street (Block 778, Lots 25 & 31), in an M1-6D District. Borough of Manhattan, Community District 5, Council District 3.

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This Land Use Application was Hearing Held by Committee

Attachments: January 19, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 24, 2023, Hearing Testimony - Zoning 1/24/23, Hearing Transcript - Zoning 1-24-23, Hearing Transcript - Stated Meeting 1-19-23, Calendar of the Subcommittee Meetings - February 23, 2023, Land Use Calendar - February 28, 2023, Hearing Transcript - Zoning 2-23-23

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

Affirmative: 6 - Riley, Abreu, Carr, Louis, Moya and Schulman

Absent: 2 - Bottcher and Hanks

T2023-3062

Application number N 230045 ZRM (Otis Elevator Building – 260 Eleventh Avenue) submitted by the Circle 1 LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of the Special West Chelsea District, Borough of Manhattan, Community District 4, Council District 3.

Attachments: Calendar of the Subcommittee Meetings - February 23, 2023, Hearing Transcript - Zoning 2-23-23

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

Attachments: Calendar of the Subcommittee Meetings - February 23, 2023, Hearing
Transcript - Zoning 2-23-23

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