

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Wednesday, October 20, 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: Kallos, Adams, Rose and Powers*

LU 0842-2021

**Application No. C 210289 ZMR (River North) submitted by Richmond SI Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c, eliminating from an existing R6 District a C2-2 District bounded by Richmond Terrace, Hamilton Avenue, a line 100 feet westerly of Stuyvesant Place, a line 100 feet southwesterly of Richmond Terrace, and Nicholas Street; eliminating a Special Hillside Preservation District (HS) bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; establishing within an existing R6 District a C2-4 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place; establishing within a proposed R7-3 District a C2-4 District bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; and establishing a Special St. George District (SG) bounded by Richmond Terrace, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; Borough of Staten Island, Community District 1, Council District 49, as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-614.**

**Attachments:** September 9, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - September 24, 2021, Hearing Testimony - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Minutes of the Stated Meeting - September 9, 2021, Hearing Transcript - Stated Meeting 9-9-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1796, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** September 9, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - September 24, 2021, Hearing Testimony - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Minutes of the Stated Meeting - September 9, 2021, Hearing Transcript - Stated Meeting 9-9-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1796, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

**This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC**

**Affirmative:** 6 - Moya, Ayala, Grodenchik, Levin, Reynoso and Rivera

**Negative:** 1 - Borelli

LU 0843-2021

**Application No. N 210290 ZRR (River North) submitted by Richmond SI 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 Article XII, Chapter 8 (Special St. George District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area; Borough of Staten Island, Community District 1, Council District 49.**

**Attachments:** September 9, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - September 24, 2021, Hearing Testimony - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Minutes of the Stated Meeting - September 9, 2021, Hearing Transcript - Stated Meeting 9-9-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1797, Restrictive Declaration, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** September 9, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - September 24, 2021, Hearing Testimony - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Minutes of the Stated Meeting - September 9, 2021, Hearing Transcript - Stated Meeting 9-9-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1797, Restrictive Declaration, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

**This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC**

**Affirmative:** 6 - Moya, Ayala, Grodenchik, Levin, Reynoso and Rivera

**Negative:** 1 - Borelli

LU 0844-2021

**Application No. C 200291 ZSR (River North) submitted by Richmond SI Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 128-62\* of the Zoning Resolution, to modify the rear yard requirements of Section 23-47 (Minimum Required rear yard); the permitted obstruction requirements of Section 128-31 (Rooftop Regulations) and Section 33-42 (Permitted Obstructions); the height and setback requirements of Section 128-33\* (Maximum Base Height) and Section 128-34\* (Maximum Building Height); and the planting requirements of Section 128-42 (Planting Areas); in connection with a proposed mixed-use development, on property located at 24 Stuyvesant Place (Block 13, Lots 82, 92, 100 and p/o Lot 8), in an R7-3/C2-4\*\* District, within the Special St. George District (SG)\*\*, Borough of Staten Island, Community District 1, Council District 49. \*Note that Sections 128-33, 128-34 & 128-62 are proposed to be change under a concurrent related application for a Zoning Text change (N 210290 ZRR). \*\*Note that this site is proposed to be rezoned by changing R6(HS) & R6/C2-2(HS) Districts to an R7-3/C2-4(SG) District under a concurrent related application for a Zoning Map change (C 210289 ZMR).**

**Attachments:** September 9, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - September 24, 2021, Hearing Testimony - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Minutes of the Stated Meeting - September 9, 2021, Hearing Transcript - Stated Meeting 9-9-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1798, Restrictive Declaration, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** September 9, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - September 24, 2021, Hearing Testimony - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Minutes of the Stated Meeting - September 9, 2021, Hearing Transcript - Stated Meeting 9-9-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1798, Restrictive Declaration, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

**This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC**

**Affirmative:** 6 - Moya, Ayala, Grodenchik, Levin, Reynoso and Rivera

**Negative:** 1 - Borelli

LU 0854-2021

**Application No. C 210324 ZMM (495 Eleventh Ave – Slaughterhouse) submitted by 495 11 Avenue Owner Realty LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d changing from an M1-5 District to a C6-4 District and establishing a Special Hudson Yard District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue, Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1770, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1770, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

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

LU 0855-2021

**Application No. N 210325 ZRM (495 Eleventh Ave – Slaughterhouse) submitted by 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article IX, Chapter 3 for the purpose establishing a new Subdistrict G within the Special Hudson Yards District, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1771, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1771, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

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



LU 0856-2021

**Application No. C 210326 PCM (495 Eleventh Ave – Slaughterhouse) submitted by New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 495 Eleventh Avenue (Block 685, Lot 38) for use as an NYPD vehicle storage facility, Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1772, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1772, Committee Report, Hearing Transcript - Stated Meeting 10-21-21, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

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

LU 0859-2021

**Application No. C 20210151 ZMK (270 Nostrand Avenue) submitted by BRP East Brooklyn Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a changing from an R7A District to an R8A District and establishing within the proposed R8A District a C2-4 District, for property located in the Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1799, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1799, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

**This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC**

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

LU 0860-2021

**Application No. N 20210152 ZRK (270 Nostrand Avenue) submitted by BRP East Brooklyn Development 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 in the Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1800, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1800, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

**This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC**

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

LU 0861-2021

**Application No. C 20200296 ZMK (1776 48th Street Rezoning) submitted by Mr. Yitzchok Stern pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c changing from an R5 District to an R6B District and establishing within the proposed R6B District a C2-4 District, for property located in the Borough of Brooklyn, Community District 12, Council District 44.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1801, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1801, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

**This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC**

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

LU 0862-2021

**Application No. N 20200297 ZRK (1776 48th Street Rezoning) submitted by Mr. Yitzchok Stern, 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 in the Borough of Brooklyn, Community District 12, Council District 44.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1802, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 24, 2021, September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Zoning 9-24-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, City Planning Commission Approval Letter, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1802, Hearing Transcript - Zoning 10-12-21, Hearing Transcript - Zoning 10-20-21

**This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC**

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

LU 0864-2021

**Application No. C 210351 ZMM (New York Blood Center) submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing from an R8B District to a C2-7 District and changing from a C1-9 District to a C2-8 District, for property located between East 66th Street and East 67th Street in the vicinity of Second Avenue, Borough of Manhattan, Community District 8, Council District 5.**

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 additional 1, Hearing Testimony - Zoning 10-20-21 additional 2, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 additional 1, Hearing Testimony - Zoning 10-20-21 additional 2, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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

LU 0865-2021

**Application No. N 201352 ZRM (New York Blood Center) submitted by New York Blood Center, 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 Article VII, Chapter 4, for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 8, Council District 5.**

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 additional 1, Hearing Testimony - Zoning 10-20-21 additional 2, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 additional 1, Hearing Testimony - Zoning 10-20-21 additional 2, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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

LU 0866-2021

**Application No. N 201353 ZSM (New York Blood Center) submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-48 of the Zoning Resolution to allow a scientific research and development facility as a commercial use, to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use<sup>3</sup>, to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents), and to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries), to facilitate a proposed 16-story building on property located at 310 East 67th Street (Block 1441, Lot 40), Borough of Manhattan, Community District 8, Council District 5.**

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 additional 1, Hearing Testimony - Zoning 10-20-21 additional 2, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 additional 1, Hearing Testimony - Zoning 10-20-21 additional 2, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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

LU 0882-2021

**Application No. C 210192 ZMQ (185-17 Hillside Avenue Rezoning) submitted by 18517 Hillside LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15b: changing from an R3X District to an R7A District; changing from an R6A District to an R7A District; establishing within a proposed R7A District a C2-4 District; and establishing a Special Downtown Jamaica District (DJ) bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road, Borough of Queens, Council District 24, Community District 8.**

**Attachments:** October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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



LU 0883-2021

**Application No. N 210193 ZRQ (185-17 Hillside Avenue Rezoning) submitted by 18517 Hillside 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 Article XI, Chapter 5 (Special Downtown Jamaica District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Council District 24, Community District 8.**

**Attachments:** October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21

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

LU 0896-2021

**Application No. C 210339 ZMX (624 Morris Avenue Rezoning) submitted by 624 Morris B, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151st Street, Borough of the Bronx, Community District 1, Council District 17.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - October 20, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1795, Hearing Transcript - Zoning 10-20-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - October 20, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1795, Hearing Transcript - Zoning 10-20-21

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