

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, December 7, 2021

2:00 PM

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, Borelli, Grodenchik, Levin and Reynoso

**Absent:** Ayala and Rivera

LU 0899-2021

**Application No. C 210412 ZSM (175 Park Avenue) submitted by Commodore 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 81-685 of the Zoning Resolution, in conjunction with a special permit pursuant to 81-64 (Special Floor Area Provisions for Qualifying Sites), to modify: the qualifying site definition of Section 81-613 (Definitions); the floor area requirements for an increase in floor area pursuant Row A of the table in Section 81-64 (Special Floor Area Provisions for Qualifying Sites); the street wall regulations of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements); the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation) and Section 81-66 (Special Height and Setback Requirements); the mandatory district plan elements of Section 81-42 (Retail Continuity along Designated Streets), and 81-45 (Pedestrian Circulation Space), Section 81-674 (Ground floor use provisions) & Section 37-53 (Design Standards for Pedestrian Circulation Space); the publicly accessible space requirements of Section 81-681 (Mandatory Requirements for Qualifying Sites) and Section 37-70 (Public Plazas); and the requirements of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) to extend the time for substantial construction to be completed prior to the lapse of any special permit granted for the qualifying site; in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1879, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1879, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0900-2021

**Application No. C 210413 ZSM (175 Park Avenue) submitted by Commodore 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 81-621 of the Zoning Resolution to allow Use Group 5 uses (transient hotel), on property located at 175 Park Avenue (Block 1280, Lot 30), in a C5-3 District, within the Special Midtown District (East Midtown Subdistrict), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21 LU, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1880, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21 LU, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1880, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0901-2021

**Application No. C 210414 ZSM (175 Park Avenue) submitted by Commodore 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 81-644 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row F of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites) where subway station and/or rail mass transit facility improvements are made in accordance with the provisions of Section 81-292 (Subway station improvements) and Section 74-634 (Subway station improvements in Downtown Brooklyn and in Commercial Districts of 10 FAR and above in Manhattan), in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict - Grand Central Transit Improvement Zone Subarea), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1881, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1881, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0902-2021

**Application No. C 210415 ZSM (175 Park Avenue) submitted by Commodore 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 81-645 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row G of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites); and to modify the off-street loading berth requirements of Section 36-62 (Required Accessory Off-street Loading Berths); in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1882, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1882, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0903-2021

**Application No. C 210416 ZRM (175 Park Avenue) submitted by Commodore 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 the provisions of the East Midtown Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1883, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1883, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera



LU 0904-2021

**Application No. C 210417 PPM (175 Park Avenue) submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition pursuant to zoning of a city owned property located at 175 Park Avenue aka 109 East 42nd Street (Block 1280, Lot 30), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1884, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** 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 Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 11-9-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1884, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0937-2021

**Application No. C 200299 ZMQ (Beach 79 Self Storage Rezoning) submitted by 79 Arverne Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30c, by changing from an M1-1 District to an M1-2 District property bounded by the U.S. Pierhead and Bulkhead Line, a line 80 feet westerly of Beach 77th Street, Rockaway Freeway, and a line 200 feet easterly of Beach 80th Street, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Committee Report, Res. No. 1849, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Committee Report, Res. No. 1849, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0938-2021

**Application No. N 210232 ZRQ (160-05 Archer Avenue) submitted by Archer 1 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), Borough of Queens, Community District 12, Council District 27.**

**Attachments:** November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1901, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1901, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0949-2021

**Application No. 20225010 RSY (Coney Island Amusement Park Project Plan – Third Amendment to the Special Process Agreement) Third Amendment to agreement for special process to amend Paragraph 5(b) of the Special Process Agreement to change seventeen (17) years to twenty-seven (27) years to promote the development and programming of the lands within the Coney Island Amusement Park for amusement purposes, pursuant to the Coney Island Amusement Park Project Plan “CIAPPP” described in the Special Process Agreement. The expiration date of each of the Interim Leases shall not be later than December 31, 2037.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-2-21 LU 949.pdf, Hearing Testimony - Zoning 12-7-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1855, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-2-21 LU 949.pdf, Hearing Testimony - Zoning 12-7-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1855, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0950-2021

**Application No. C 210166 ZMK (79 Quay Street Rezoning) submitted by Quay Plaza, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c, by changing from an M1-2/R6A District to an M1-4/R7D District property bounded by a line 100 feet northerly of Quay Street, a line 100 feet westerly of Franklin Street, Quay Street, and West Street, as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-622, Borough of Brooklyn, Community District 1, Council District 33.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-7-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1902, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-7-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1902, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0951-2021

**Application No. N 210167 ZRK (79 Quay Street Rezoning) submitted by Quay Plaza, 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 3 (Special Mixed Use District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-7-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1903, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-7-21, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1903, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

**LU 0952-2021      Application No. C 210200 ZMQ (31st Street and Hoyt Avenue Rezoning) submitted by MDM Development Group, LLC; 2441 Astoria Associates, LLC; and 31 Neptune, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5B District to a C4-4 District, changing from a C4-3 District to a C4-4 District, changing from an R5B District to a C4-5X District, and changing from a C4-3 District to a C4-5X District, Borough of Queens, Community District 1, Council District 22.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-7-21, Committee Report, Res. No. 1856, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-7-21, Committee Report, Res. No. 1856, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

**LU 0953-2021      Application No. N 210201 ZRQ (31st Street and Hoyt Avenue Rezoning) submitted by MDM Development Group, LLC; 2441 Astoria Associates, LLC; and 31 Neptune, 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 Queens, Community District 1, Council District 22.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-7-21, Committee Report, Res. No. 1857, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-7-21, Committee Report, Res. No. 1857, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera

LU 0954-2021

**Application No. C 210041 ZMQ (45-20 83rd Street Rezoning) submitted by Sunshine Elmhurst, 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 from an M1-1 to an R7A District, Borough of Queens, Community District 4, Council District 25.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Committee Report, Res. No. 1858, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Committee Report, Res. No. 1858, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera



LU 0955-2021

**Application No. N 210042 ZRQ (45-20 83rd Street Rezoning) submitted by Sunshine Elmhurst 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 Queens, Community District 4, Council District 25.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Committee Report, Res. No. 1859, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 12-7-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Committee Report, Res. No. 1859, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 12-7-21

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

**Affirmative:** 5 - Moya, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 2 - Ayala and Rivera