

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, April 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 and Rivera

Absent: Reynoso

LU 0764-2021

Application No. C 210043 ZMK (135-137 Bedford Avenue) submitted by Dixon Advisory USA Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, establishing within an existing R6A District a C1-4 District and establishing within an existing R6B District a C1-4 District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, Res. No. 1623, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, Res. No. 1623, Committee Report, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Hearing Transcript - Zoning 4-20-21

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

Affirmative: 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Rivera

Absent: 1 - Reynoso

LU 0765-2021

Application No. N 210095 ZRY (Zoning for Coastal Flood Resiliency) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify the flood resiliency provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), and related Sections, Citywide.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, City Planning Commission Approval Letter, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1641 (WORD), Res. No. 1641 (PDF), Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, City Planning Commission Approval Letter, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1641 (WORD), Res. No. 1641 (PDF), Hearing Transcript - Zoning 4-20-21

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: 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Rivera

Absent: 1 - Reynoso

LU 0766-2021

Application No. C 210130 ZMK (Resilient Neighborhoods: Gerritsen Beach) submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 29a, eliminating from within an existing R4 District a C1-2 District, eliminating from within an existing R4 District a C2-2 District, changing from an R4 District to an R4-1 District, changing from a C3 District to an R4-1 District, changing from an R4 District to a C3A District, changing from a C3 District to an C3A District, establishing within an existing R4 District a C2-3 District, and establishing a Special Coastal Risk District, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1624, Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1624, Hearing Transcript - Zoning 4-20-21

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

Affirmative: 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Rivera

Absent: 1 - Reynoso

LU 0767-2021

Application No. N 210131 ZRK (Resilient Neighborhoods: Gerritsen Beach) 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 Zoning Resolution of the City of New York, modifying Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Gerritsen Beach Special Coastal Risk District, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1625, Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1625, Hearing Transcript - Zoning 4-20-21

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

Affirmative: 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Rivera

Absent: 1 - Reynoso

LU 0768-2021

Application No. N 210132 ZRK (Resilient Neighborhoods: Special Sheepshead Bay District) 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 Zoning Resolution of the City of New York, modifying Article IX, Chapter 4 (Special Sheepshead Bay District) to facilitate flood-resilient construction and open space design, Borough of Brooklyn, Community District 15, Council District 48.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1626, Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1626, Hearing Transcript - Zoning 4-20-21

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

Affirmative: 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Rivera

Absent: 1 - Reynoso

LU 0769-2021

Application No. C 210133 ZMQ (Resilient Neighborhoods: Old Howard Beach) submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18b, changing from an R3-1 District to a R3X District, changing from an R3-2 District to an R3X District, and changing from an R3-2 District to an R3-1 District, Borough of Queens, Community District 10, Council District 32.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1627, Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Land Use Calendar - April 27, 2021, April 29, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1627, Hearing Transcript - Zoning 4-20-21

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

Affirmative: 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Rivera

Absent: 1 - Reynoso

LU 0772-2021

Application No. N 210061 ZRK (86 Fleet Place Text) submitted by Red Apple Real Estate, 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 Article X, Chapter 1 (Special Downtown Brooklyn District), Borough of Brooklyn, Community District 2, Council District 35.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1637, Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1637, Hearing Transcript - Zoning 4-20-21

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

LU 0773-2021

Application No. C 200272 ZMQ (68-19 Woodhaven Boulevard Rezoning) submitted by 68-19 Rego Park, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14b, changing from an R4 District to an R6A District, changing from a C8-1 District to an R6A District, and establishing within the proposed R6A District a C2-3 District, Borough of Queens, Community District 6, Council District 29.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1638, Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1638, Hearing Transcript - Zoning 4-20-21

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

LU 0774-2021

Application No. N 200273 ZRQ (68-19 Woodhaven Boulevard Rezoning) submitted by 68-19 Rego Park, 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 6, Council District 29.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1639, Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, May 12, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1639, Hearing Transcript - Zoning 4-20-21

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

LU 0775-2021

Application No. C 200274 ZMX (431 Concord Avenue Rezoning) submitted by Concord Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, by changing from an existing M1-2 District to an R7D District, Borough of the Bronx, Community District 1, Council District 8.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, May 12, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-20-21

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

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, May 12, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-20-21

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

LU 0776-2021

Application No. N 200275 ZRX (431 Concord Avenue Rezoning) submitted by Concord Realty, 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 the Bronx, Community District 1, Council District 8.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, May 12, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-20-21

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