

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, July 24, 2024

11:00 AM

250 Broadway - Committee Room, 16th Floor

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, David M. Carr, Kamillah Hanks,
Francisco P. Moya, Yusef Salaam and Lynn C. Schulman*

Roll Call

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

Absent: Hanks

LU 0109-2024

Application number C 240157 MMX (Bronx Metro-North Station Area Study) submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance, and closing of a portion of Unionport Road between East Tremont Avenue and Guerlain Street and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13153 dated January 20, 2024 and signed by the Borough President, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0110-2024

Application number C 240158 MMX (Bronx Metro-North Station Area Study) submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the widening of Marconi Street north of Waters Place; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13151 dated January 20, 2024 and signed by the Borough President, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0111-2024

Application number C 240159 MMX (Bronx Metro-North Station Area Study) submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the establishment of Morris Park Station Plaza south of Morris Park Avenue and west of Bassett Avenue; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13152 dated January 20, 2024 and signed by the Borough President, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0112-2024

Application number C 240160 MMX (Bronx Metro-North Station Area Study) submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the establishment of a street volume from the northern terminus of Marconi Street to Pelham Parkway to facilitate a future bridge connection between these two streets; and the future adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with an alteration map to be prepared pursuant to the appropriate resolutions of approval, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0113-2024

Application number C 240163 MMX (Bronx Metro-North Station Area Study) submitted by 1601 Bronxdale Property Owner LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the establishment of Pierce Avenue west of Bronxdale Avenue; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13150 dated January 20, 2024 and signed by the Borough President, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0114-2024

Application number C 230293 ZMK (500 Kent Avenue) submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an M3-1 District to an M1-5 District, property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line, Borough of Brooklyn, Community District 2, Council District 33.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0115-2024

Application number C 230294 ZSK (500 Kent Avenue) submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-837(a) of the Zoning Resolution to modify the height and setback, and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), Borough of Brooklyn, Community District 2, Council District 33.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0116-2024

Application number C 230296 ZSK (500 Kent Avenue) submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 234 parking spaces, in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), Borough of Brooklyn, Community District 2, Council District 33.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0117-2024 **Application number C 240131 ZMK (3033 Avenue V Rezoning) submitted by Ford Coyle Properties Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, eliminating from within an existing R4 District a C1-2 District, changing from an R4 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, property bounded by a line 100 feet northerly of Avenue V, Coyle Street, Avenue V, and Ford Street, Borough of Brooklyn, Community District 15, Council District 46.**

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0118-2024 **Application number N 240132 ZRK (3033 Avenue V Rezoning) an application submitted by Ford Coyle Properties 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 APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area. Borough of Brooklyn, Community District 15, Council District 46.**

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

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

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0119-2024 **Application number C 240072 ZMK (197 Berry St Rezoning) submitted by Bensing 250 LLC pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 12d, by changing from an M1-2/R6B District to an M1-4/R6B District, property bounded by Berry Street, a line midway between North 4th Street and North 3rd Street, Bedford Avenue, and North 3rd Street, Borough of Brooklyn, Community District 1, Council District 34.**

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0120-2024

Application number C 230258 ZMK (712 Myrtle Avenue) submitted by Joel Berkowitz pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M1-2 District to an R7D District and establishing within the proposed R7D District a C2-4 District, property bounded by Myrtle Avenue, Walworth Street, a line 100 feet southerly of Myrtle Avenue, and Spencer Street, Borough of Brooklyn, Community District 3, Council District 33.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0121-2024

Application number N 230259 ZRK (712 Myrtle Avenue) submitted by Joel Berkowitz, 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 Brooklyn, Community District 3, Council District 33.

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0122-2024 **Application number C 230172 MMR (Prince's Point Development) submitted by PMBL LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the establishment of Coastal Loop, Dune Lane, Schooner Lane, and Anchorage Lane and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4274 dated February 21, 2024 and signed by the Borough President, Borough of Staten Island, Community District 3, Council District 51.**

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0123-2024 **Application number N 240120 ZRR (Prince's Point Vesting Amendment) submitted by the NYC 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 I, Chapter 1 (Title, Establishment of Controls and Interpretation of Regulations) and Article X, Chapter 7 (Special South Richmond Development District), Borough of Staten Island, Community District 3, Council District 51.**

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0124-2024 **Application number D 2450087057 SWQ Wings & Seafood, pursuant to Section 19-160.2 of the Administrative Code of the City of New York, for a revocable consent to establish, maintain, and operate a sidewalk café located at 785 Fairview Avenue, Borough of Queens, Community District 5, Council District 30.**

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Hearing Held by Committee

Attachments: July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning
Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24

This Land Use Application was Laid Over by Subcommittee