

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, May 30, 2017

9:30 AM

Council Chambers - City Hall

Subcommittee on Zoning and Franchises

Donovan J. Richards, Chair

*Members: Daniel R. Garodnick, Jumaane D. Williams,
Antonio Reynoso, Ritchie J. Torres,
Vincent J. Gentile and Ruben Wills*

Roll Call

Present: Richards, Reynoso, Torres, Gentile and Wills

Absent: Garodnick and Williams

Other Council Members Attending: Chin, Rose, Mendez, Greenfield, Vacca and Cumbo

LU 0631-2017

Application No. 20175315 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Vida Enterprises, Inc., d/b/a Pat'e Palo, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 251 Dyckman Street, Borough of Manhattan, Community Board 12, Council District 10. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.

Attachments: May 10, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

Attachments: May 10, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

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

Affirmative: 5 - Richards, Reynoso, Torres, Gentile and Wills

Absent: 2 - Garodnick and Williams

LU 0632-2017 **Application No. 20175235 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Phillipos Restaurant Inc., d/b/a Barking Dog, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 1678 3rd Avenue, Borough of Manhattan, Community Board 8, Council District 5. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.**

Attachments: May 10, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

Attachments: May 10, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

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

Affirmative: 5 - Richards, Reynoso, Torres, Gentile and Wills

Absent: 2 - Garodnick and Williams

LU 0635-2017 **Application No. N 160282 ZRK submitted by Kent/Greenpoint, 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 Section 62-35 (Special Bulk Regulations in Certain Areas within Community District 1, Brooklyn) Borough of Brooklyn, Community Board 1, Council District 33.**

Attachments: May 10, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 15, 2017 - May 19, 2017, REVISED - Land Use Calendar - Week of May 15, 2017 - May 19, 2017, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 5-16-17, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, June 6, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-16-17, City Planning Commission Approval Letter, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

Attachments: May 10, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 15, 2017 - May 19, 2017, REVISED - Land Use Calendar - Week of May 15, 2017 - May 19, 2017, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 5-16-17, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, June 6, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-16-17, City Planning Commission Approval Letter, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

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 - Richards, Reynoso, Torres, Gentile and Wills

Absent: 2 - Garodnick and Williams

LU 0643-2017

Application No. C 150235 ZMK submitted by 251 Front Street Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d, changing from an R6B District to an R6A District property located on Gold Street between Front Street and Water Street, Borough of Brooklyn, Community Board 2, Council District 33.

Attachments: Land Use Calendar - Week of May 15, 2017 - May 19, 2017, REVISED - Land Use Calendar - Week of May 15, 2017 - May 19, 2017, May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 5-16-17, Land Use Calendar - Week of June 5, 2017 - June 9, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of May 15, 2017 - May 19, 2017, REVISED - Land Use Calendar - Week of May 15, 2017 - May 19, 2017, May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 5-16-17, Land Use Calendar - Week of June 5, 2017 - June 9, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Laid Over by Subcommittee

LU 0644-2017

Application No. N 150234 ZRK submitted by 251 Front Street Realty 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 on property located on Gold Street between Front Street and Water Street, Borough of Brooklyn, Community Board 2, Council District 33.

Attachments: Land Use Calendar - Week of May 15, 2017 - May 19, 2017, REVISED - Land Use Calendar - Week of May 15, 2017 - May 19, 2017, May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 5-16-17, Land Use Calendar - Week of June 5, 2017 - June 9, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0647-2017

Application No. 20175286 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Pret A Manger USA for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 1 Astor Place, Borough of Manhattan, Community Board 2, Council District 2. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

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

Affirmative: 5 - Richards, Reynoso, Torres, Gentile and Wills

Absent: 2 - Garodnick and Williams

LU 0648-2017

Application No. 20175360 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of El Sayed 1 Corp, d/b/a Horus Kabob House for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 93 Avenue B, Borough of Manhattan, Community Board 3, Council District 2. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and Section 20-226 of the New York City Administrative Code.

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Hearing Testimony - Zoning 05-30-2017 additional, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, Hearing Testimony - Zoning 05-30-2017 additional, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

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

Affirmative: 5 - Richards, Reynoso, Torres, Gentile and Wills

Absent: 2 - Garodnick and Williams

LU 0649-2017

Application No. C 170150 ZMX submitted by Azimuth Development Group LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section nos. 3d and 4b, changing an existing R5/C1-2 District to an R7A/C1-4 District on property on Watson Avenue between Commonwealth Avenue and Rosedale Avenue, Borough of the Bronx, Community District 9, Council District 18.

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, June 6, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

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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 - Richards, Reynoso, Torres, Gentile and Wills

Absent: 2 - Garodnick and Williams

LU 0650-2017

Application No. C 170151 ZRX submitted by Azimuth Development Group LLC pursuant to Sections 201 of the New York City Charter, for an amendment of the New York City Zoning Resolution, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of the Bronx, Community District 9, Council District 18.

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Land Use Calendar - June 5, 2017, REVISED - Land Use Calendar - June 5, 2017, Hearing Testimony - Zoning 05-30-2017, June 6, 2017 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

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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 - Richards, Reynoso, Torres, Gentile and Wills

Absent: 2 - Garodnick and Williams

LU 0651-2017

Application No. C 170070 ZMK submitted by Bedford Arms, LLC pursuant to Section 197-c and 201 of the New York City Charter, for an amendment of the zoning map, section no. 17a, changing an existing R6A District to an R7D District on property located on Bedford Avenue between Pacific Street and Dean Street, Borough of Brooklyn, Community Board 8, Council District 35.

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0652-2017

Application No. N 170071 ZRK submitted by Bedford Arms, LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying Appendix F to establish a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community Board 8, Council District 35.

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0653-2017

Application No. N 160244 ZRM submitted by JBAM TRG Spring LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying Appendix A of Article X, Chapter 9 (Special Little Italy District), to adjust the boundary of the Mulberry Street Regional Spine area, Borough of Manhattan, Community Board 2, Council District 1.

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, Committee Report, Resolution, Hearing Transcript - Zoning 5-30-17

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This Land Use Application was Laid Over by Subcommittee

LU 0654-2017

Application No. C 150402 ZMR submitted by Pier 21 Development, LLC pursuant to Section 197-c and 201 of the New York City Charter, for an amendment of the zoning map, Section 21d, changing an existing M2-1 District to an R6/C2-2 District on property located on Edgewater Street at Lynhurst Avenue, Borough of Staten Island, Community Board 1, Council District 49.

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Laid Over by Subcommittee

LU 0655-2017

Application No. N 150401 ZRR submitted by Pier 21 Development, LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying provisions of Article XI, Chapter 6 (Special Stapleton Waterfront District), Appendix A, and Appendix F, Borough of Staten Island, Community Board 1, Council District 49.

Attachments: May 24, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 29, 2017 - June 2, 2017, Hearing Testimony - Zoning 05-30-2017, Land Use Calendar - Week of June 19, 2017 - June 23, 2017, Land Use Calendar - June 21, 2017, June 21, 2017 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 5-30-17

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee