

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, October 19, 2016

9:30 AM

250 Broadway - Committee Rm, 16th Fl.

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, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

Other Council Members Attending: Greenfield, Salamanca and Johnson

LU 0470-2016

Application No. 20175051 TCQ pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 10802 72nd Rest LLC, d/b/a Reef, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 108-02 72nd Avenue, Borough of Queens, Community Board 6, Council District 29. 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: September 28, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 3, 2016 - October 7, 2016, Hearing Testimony - Zoning 10-5-16, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Land Use Calendar - October 20, Hearing Testimony - Zoning 10-19-16, Hearing Transcript - Zoning 10-5-16, Committee Report, Resolution, Hearing Transcript - Land Use 10-20-16, Hearing Transcript - Zoning 10-19-16

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 approved by Roll Call.

Affirmative: 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0471-2016

Application No. 20165243 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Happy Cooking Bistro LLC, for a revocable consent to establish, maintain and operate an enclosed sidewalk café located at 322 Spring Street, Borough of Manhattan, Community Board 2, Council District 3. 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.

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

Affirmative: 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0472-2016

Application No. C 160030 ZMK submitted by 385 Gold Property Investors IIA, 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 existing C6-4 and C6-1 districts to a C6-6 District on property located at Willoughby Street and Flatbush Avenue Extension, Borough of Brooklyn, Community Board 2, Council District 33.

Attachments: September 28, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 3, 2016 - October 7, 2016, Hearing Testimony - Zoning 10-5-16, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Hearing Testimony - Zoning 10-19-16, Hearing Transcript - Zoning 10-5-16, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Land Use Calendar - November 3, Hearing Testimony - Zoning 11-1-16, Hearing Transcript - Zoning 10-19-16

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0473-2016

Application No. C 160054 MMK submitted by the New York City Department of Housing Preservation and Development and the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination, discontinuance and closing of a portion of Flatbush Avenue Extension and its intersection with Gold Street, Borough of Brooklyn, Community Board 2, Council District 33. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

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This Land Use Application was Laid Over by Subcommittee

LU 0474-2016

Application No. N 160029 ZRK submitted by 385 Gold Property Investors IIA, 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 X, Chapter 1 to add a new C6-6 District and update its bulk and envelope regulations in the Special Downtown Brooklyn District, and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area on property located at Willoughby Street and Flatbush Avenue Extension, Borough of Brooklyn, Community Board 2, Council District 33.

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This Land Use Application was Laid Over by Subcommittee

LU 0482-2016

Application No. C 160285 ZMX submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 3d, changing an existing R7-1 district to a R8 and C1-4 District, on property located in the vicinity of Boston Road and East 180th Street, Borough of the Bronx, Community Board 6, Council District 15.

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This Land Use Application was Laid Over by Subcommittee

LU 0483-2016

Application No. C 160286 HAX submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law, for an urban development action area designation and project approval and pursuant to Section 197-cc of the New York City Charter for a disposition of City-owned property located in the vicinity of Boston Road and East 180th Street, Borough of the Bronx, Community Board 6, Council District 15.

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This Land Use Application was Laid Over by Subcommittee

LU 0484-2016

Application No. N 160288 ZRX submitted by the New York City Department of Housing Preservation and Development, 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 8 relating to provisions for Location of Buildings, Distribution of Bulk and Open Space and Modifications of Height and Setbacks, Borough of the Bronx, Community Board 6, Council District 15.

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This Land Use Application was Laid Over by Subcommittee

LU 0485-2016

Application No. N 160289 ZRX submitted by the New York City Department of Housing Preservation and Development, 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 Board 6, Council District 15.

Attachments: September 28, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Hearing Testimony - Zoning 10-19-16, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Zoning 11-1-16, Hearing Transcript - Zoning 10-19-16

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This Land Use Application was Laid Over by Subcommittee

LU 0486-2016

Application No. C 160290 ZSX submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 78-312(d) of the Zoning Resolution to modify height and setback requirements for a proposed mixed use development within a proposed large-scale residential development, on property located at Block 3132, Lot 1, Block 3138, Lot 1, Block 3139, Lots 1, 19, and 50, and Block 3140, Lot 7, Borough of the Bronx, Community Board 6, Council District 15. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: September 28, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Hearing Testimony - Zoning 10-19-16, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Zoning 11-1-16, Hearing Transcript - Zoning 10-19-16

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This Land Use Application was Laid Over by Subcommittee

LU 0487-2016

Application No. C 160218 MMX submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the narrowing by elimination, discontinuance and closing of a portion of East Tremont Avenue from Boston Road to East Tremont Avenue, Borough of the Bronx, Community Board 6, Council District 15. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: September 28, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Hearing Testimony - Zoning 10-19-16, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Zoning 11-1-16, Hearing Transcript - Zoning 10-19-16

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This Land Use Application was Laid Over by Subcommittee

LU 0488-2016

Application No. C 160307 ZSX submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 78-312(d) of the Zoning Resolution to modify height and setback requirements for a proposed mixed use development within a proposed large-scale residential development, on property located at Block 3005, Lot 65, Block 3130, Lots 20 and 100, Block 3131, Lot 20, and Block 3136, Lots 1, 20, and 101, Borough of the Bronx, Community Board 6, Council District 15. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

Attachments: September 28, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Hearing Testimony - Zoning 10-19-16, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Hearing Testimony - Zoning 11-1-16, Hearing Transcript - Zoning 10-19-16

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This Land Use Application was Laid Over by Subcommittee

LU 0494-2016

Application No. C 160332 ZMX submitted by Dominick Calderoni, Fred T. Santucci Jr., and Jeffery D Klein, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 4b, establishing a C2-2 district within existing R4 and R4A districts, on property located in the vicinity of Pierce Avenue and Williamsbridge Road, Borough of the Bronx, Community Board 11, Council District 13.

Attachments: October 13, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Land Use Calendar - October 20, Hearing Testimony - Zoning 10-19-16, Committee Report, Resolution, Hearing Transcript - Land Use 10-20-16, Hearing Transcript - Zoning 10-19-16

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

Affirmative: 7 - Richards, Garodnick, Williams, Reynoso, Torres, Gentile and Wills

LU 0495-2016

Application No. C 150312 ZMX submitted by Upper Manhattan Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 6a, changing an existing C8-3 district to an R7D and R8 district and establishing a C1-4 district within the proposed R7D district, on property located in the vicinity of Grand Concourse and Concourse Village West, Borough of the Bronx, Community Board 4, Council District 17.

Attachments: October 13, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Hearing Testimony - Zoning 10-19-16, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Land Use Calendar - November 3, Hearing Testimony - Zoning 11-1-16, Hearing Transcript - Zoning 10-19-16

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This Land Use Application was Laid Over by Subcommittee

LU 0496-2016

Application No. N 150313 ZRX submitted by the Upper Manhattan 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community Board 4, Council District 17.

Attachments: October 13, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Hearing Testimony - Zoning 10-19-16, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Land Use Calendar - November 3, Hearing Testimony - Zoning 11-1-16, Hearing Transcript - Zoning 10-19-16

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This Land Use Application was Laid Over by Subcommittee

LU 0497-2016

Application No. C 160365 ZMX submitted by Second Farms Neighborhood, HDFC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 3d, changing an existing R7-1 district to an R8 district and establishing a C2-4 district within the proposed R8 district, on property located in the vicinity of Boston Road and Bryant Avenue, Borough of the Bronx, Community Board 6, Council District 17.

Attachments: October 13, 2016 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 17, 2016 - October 21, 2016, Hearing Testimony - Zoning 10-19-16, Land Use Calendar - Week of October 31, 2016 - November 4, 2016, REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, Land Use Calendar - November 3, Hearing Testimony - Zoning 11-1-16, Hearing Transcript - Zoning 10-19-16

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This Land Use Application was Laid Over by Subcommittee

LU 0498-2016

Application No. N 160366 ZRX submitted by the Second Farms Neighborhood, HDFC, 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 Board 6, Council District 17.

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This Land Use Application was Laid Over by Subcommittee

LU 0499-2016

Application No. C 160367 ZSX submitted by the Second Farms Neighborhood, HDFC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive the required off-street parking spaces for the existing developments on zoning lots Parcel 6 (Block 3131, Lot 20), Parcel 7 (Block 3136, Lot 1) and Parcel 8a (Block 3130, Lot 20), in connection with a proposed mixed-use development on property located at 1932 Bryant Avenue (Block 3005, Lot 65), Borough of the Bronx, Community Board 6, Council District 17. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

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This Land Use Application was Laid Over by Subcommittee

LU 0500-2016

Application No. C 160368 ZSX submitted by the Second Farms Neighborhood, HDFC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 78-312(c) and (d) of the Zoning Resolution to modify rear yard, height, and setback requirements for a proposed mixed use development within a proposed large-scale residential development, on property located at 1932 Bryant Avenue (Block 3005, Lot 65), Borough of the Bronx, Community Board 6, Council District 17. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

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