

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, January 30, 2020

10:00 AM

Council Chambers - City Hall

### Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair  
Membes: Barry S. Grodenchik, Rory I. Lancman,  
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards  
and Carlina Rivera*

Roll Call

**Present:** Moya, Grodenchik, Levin, Richards and Rivera

**Absent:** Lancman and Reynoso

*Other Council Members Attending: Chin and Gibson*

LU 0603-2020

**Application No. C 190029 ZMQ (147-40 15th Avenue Commercial Overlay Rezoning) submitted by 8850 Management, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3A District a C1-2 District bounded by 15th Avenue, 149th Street, 15th Road, a line 100 feet westerly of 149th Street, a line 75 feet northerly of 15th Road, and a line 150 westerly of 149th Street, Borough of Queens, Council District 19, Community District 7.**

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20, February 11, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1249, Hearing Transcript - Zoning 1-30-20

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

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20, February 11, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1249, Hearing Transcript - Zoning 1-30-20

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

**Affirmative:** 4 - Moya, Grodenchik, Levin and Rivera

**Non-voting:** 1 - Richards

**Absent:** 2 - Lancman and Reynoso

LU 0604-2020

**Application No. C 190267 ZMQ (22-60 46th Street Rezoning) submitted by Mega Realty Holding, LLC, and Pancyprian Association, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c, changing from an R4 District to an R6A District, changing from an M1-1 District to an R4 District, changing from an M1-1 District to an R6A District, establishing within the proposed R4 District a C2-3 District, establishing within the proposed R6A District a C2-3 District, Borough of Queens, Council District 22, Community District 1.**

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20, February 11, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1252, Hearing Transcript - Zoning 1-30-20

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

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20, February 11, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1252, Hearing Transcript - Zoning 1-30-20

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

**Affirmative:** 4 - Moya, Grodenchik, Levin and Rivera

**Non-voting:** 1 - Richards

**Absent:** 2 - Lancman and Reynoso

LU 0605-2020

**Application No. N 190266 ZRQ (22-60 46th Street Rezoning) submitted by MEGA Development, 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, Council District 22, Community District 1.**

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20, February 11, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1253, Hearing Transcript - Zoning 1-30-20

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

**Attachments:** Land Use Calendar - Week of January 13, 2020, Hearing Testimony - Zoning 1-14-20, Hearing Transcript - Zoning 1-14-20, Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - February 4, 2020, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 1-23-20, Hearing Transcript - Land Use 2-4-20, February 11, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1253, Hearing Transcript - Zoning 1-30-20

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

**Affirmative:** 4 - Moya, Grodenchik, Levin and Rivera

**Non-voting:** 1 - Richards

**Absent:** 2 - Lancman and Reynoso

LU 0606-2020

**Application No. C 200061(A) ZSM (GO Broome Street Development) submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large- scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5 Districts, Borough of Manhattan, Council District 1, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

**This Land Use Application was Laid Over by Subcommittee**

LU 0607-2020

**Application No. C 200064 ZMM (GO Broome Street Development) submitted by GO Broome, LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c, changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street, and establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street, Borough of Manhattan, Council District 1, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

**This Land Use Application was Laid Over by Subcommittee**

LU 0608-2020

**Application No. N 200065 ZRM (GO Broome Street Development) submitted by GO Broome LLC and Chinatown Planning Council Development Fund, 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 the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Council District 1, Community District 3.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

**This Land Use Application was Laid Over by Subcommittee**

LU 0609-2020

**Application No. C 190265 ZSM (503 BROADWAY) submitted by FSF Soho, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on portions of the cellar, ground floor, second floor of an existing 5-story commercial building, on property located at 503 Broadway (Block 484, Lots 1201 & 1202), in an M1-5B District, within the SoHo Cast-Iron Historic District, Borough of Manhattan, Council District 1, Community District 2.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

**This Land Use Application was Laid Over by Subcommittee**

LU 0610-2020

**Application No. C 190508 MMX (Bridge Park South Mapping) submitted by the New York City Department of Parks and Recreation 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 Exterior Street between the High Bridge and the Alexander Hamilton Bridge; the elimination, discontinuance and closing of West 171st Street between Exterior Street and the U.S. Pierhead and Bulkhead Line; the establishment of a public park; the adjustment block dimensions and grades necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13144 dated June 24, 2019 and signed by the Borough President, Borough of the Bronx, Council District 16, Community District 4.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

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

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, January 23, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 1-23-20, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

**This Land Use Application was Laid Over by Subcommittee**

LU 0614-2020

**Application No. C 190438 ZMK (2513-2523 Avenue O Rezoning) submitted by Pulmonary and Sleep Medical, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R2 District to an R3-2 District property bounded by a line 100 feet northerly of Avenue O, East 26th Street, Avenue O, and a line midway between East 26th Street and Bedford Avenue, Borough of Brooklyn, Council District 48, Community District 14.**

**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020, February 11, 2020 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10, 2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing Transcript - Zoning 1-30-20

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



**Attachments:** Land Use Calendar - Week of January 27, 2020 - January 31, 2020,  
February 11, 2020 - Stated Meeting Agenda with Links to Files, Hearing  
Testimony - Zoning 1-30-20, Land Use Calendar - Week of February 10,  
2020 - February 14, 2020, Land Use Calendar - February 13, 2020, Hearing  
Transcript - Zoning 1-30-20

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