

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, May 16, 2017

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, Palma, Mendez and Levin

LU 0607-2017

Application No. 20175260 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of The Egg Shop LES LLC, d/b/a The Egg Shop, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 151 Elizabeth Street, Borough of Manhattan, Community Board 2, Council District 1. 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: April 25, 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

This Land Use Application was Filed by Subcommittee

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

LU 0608-2017

Application No. C 170140 ZMX submitted by 600 Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, Section 6c, changing an existing M1-1 District to an R8A District on property located on 156th Street between Caldwell Avenue and Eagle Avenue, Borough of the Bronx, Community District 1, Council District 17.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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 0609-2017

Application No. N 170141 ZRX submitted by 600 Associates, 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 the Bronx, Community District 1, Council District 17.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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 0610-2017

Application No. C 160326 ZMX submitted by Westchester Mews LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the zoning map, Section 4b, changing an existing R5 District to an R6 District, and establishing a C2-4 District within the proposed R6 district on property located at Newbold Avenue and Olmstead Avenue, Borough of the Bronx, Community District 9, Council District 18.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, City Planning Commission Approval Letter, May 24, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, City Planning Commission Approval Letter, May 24, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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

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

LU 0611-2017

Application No. N 160327(A) ZRX submitted by Westchester Mews LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying Article II, chapter 3 relating to bulk and floor area regulations, and Appendix F to establish a Mandatory Inclusionary Housing Area, Borough of the Bronx, Community District 9, Council District 18.

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, City Planning Commission Approval Letter, May 24, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

This Land Use Application was Hearing Held by Committee

Attachments: April 25, 2017 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, City Planning Commission Approval Letter, May 24, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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

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

LU 0627-2017

Application No. 20175390 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for the approval of a real property tax exemption for property located at Block 3805, Lots 123 and 124, Borough of the Bronx, Community District 9, Council District 18.

Attachments: Housing Preservation and Development Letter, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

This Land Use Application was Hearing Held by Committee

Attachments: Housing Preservation and Development Letter, Land Use Calendar - Week of May 1, 2017 - May 5, 2017, Hearing Testimony - Zoning 5-2-17, 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Zoning 5-2-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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 0633-2017

Application No. 20175305 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Love Mamak Corp., d/b/a Mamak, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 174 2nd Avenue, 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 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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 0634-2017

Application No. 20175243 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Ruby's Midtown LLC for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 442 3rd Avenue, Borough of Manhattan, Community Board 6, 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 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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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 - May 18, 2017, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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 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

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

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

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

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

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

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

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

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

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

LU 0645-2017

Application No. 20175428 HAX submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for the approval of a real property tax exemption for property located at Block 2624, Lot 41 in the Borough of the Bronx, Community District 1, Council District 17.

Attachments: REVISED - Land Use Calendar - Week of May 15, 2017 - May 19, 2017, Land Use Calendar - May 18, 2017, May 24, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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

Attachments: REVISED - Land Use Calendar - Week of May 15, 2017 - May 19, 2017, Land Use Calendar - May 18, 2017, May 24, 2017 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 5-16-17, Hearing Transcript - Stated Meeting 5-24-17, Committee Report, Resolution, Hearing Transcript - Zoning 5-16-17

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

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