

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, November 12, 2014

10:30 AM

Committee Room - City Hall

Subcommittee on Zoning and Franchises

Mark S. Weprin, Chair

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

Roll Call

Present: Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Gentile

Absent: Ignizio and Wills

Other Council Members Attending: Constantinides

LU 0126-2014

Application No. C 140323(A) ZSQ an application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for special permits pursuant to Zoning Resolution: (i) Section 74-743(a)(1) to allow distribution of floor area without regard for zoning lot lines; (ii) Section 74-743(a)(2) to modify requirements of Section 23-711 (Standard minimum distance between buildings), Section 23-47 (Minimum required rear yards), and Section 23-85 (Inner court regulations); and (iii) Section 74-743(a)(6) to modify requirements of Section 23-86 (Minimum distance between legally required windows and walls or lot lines), to facilitate a mixed-use large scale general development on the Halletts Point Peninsula, Borough of Queens, Community District 1, Council District 22. This application is subject to the review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Transcript - Zoning 10/20/14, Hearing Testimony - Zoning 10-20-14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Transcript - Zoning 10/20/14, Hearing Testimony - Zoning 10-20-14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

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 -

Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Gentile

Absent: 2 -

Ignizio and Wills

LU 0127-2014 **Application No. C 140324(A) ZSQ submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 62-836 of the Zoning Resolution to modify requirements of Section 62-340 (Height and Setback Regulations On Waterfront Blocks), to facilitate a mixed-use large scale general development on the Halletts Point Peninsula, Borough of Queens, Community District 1, Council District 22. This application is subject to the review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

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 -
Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Gentile

Absent: 2 -
Ignizio and Wills

LU 0128-2014 **Application No. C 140322 ZMQ submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a, changing an M1-1 to an R7-3 with C2-4 overlay, changing an R6 to an R7A with C2-4 overlay, and changing an R6 to an R6B District, to facilitate a mixed-use large scale general development on the Halletts Point Peninsula, Borough of Queens, Community District 1, Council District 22.**

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

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 -

Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Gentile

Absent: 2 -

Ignizio and Wills

LU 0129-2014

Application No. N 140329(A) ZRQ an application submitted by 2030 Astoria Developers, 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 II Chapter 3 and Appendix F, relating to Inclusionary Housing, to facilitate a mixed-use large scale general development on the Halletts Point Peninsula, in the Borough of Queens, Community District 1.

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

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 -

Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Gentile

Absent: 2 -

Ignizio and Wills

LU 0130-2014 **Application No. N 140325 ZAQ submitted by 2030 Astoria Developers, LLC for the grant of an authorization pursuant to Sections 62-822(a) of the Zoning Resolution to modify the requirements of Section 62-50 (General Requirements for Visual Corridors and Waterfront Public Access Areas) in connection with a mixed-use large scale general development on the Halletts Point Peninsula, Borough of Queens, Community District 1, Council District 22. This application is subject to review of the Council only if called up by a vote of the Council pursuant to 62-822(a) of the NYC Zoning Resolution.**

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

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 - Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Gentile

Absent: 2 - Ignizio and Wills

LU 0131-2014 Application No. C 130384 MMQ submitted by 2030 Astoria Developers LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map to (a) establish 4th Street between 26th Avenue to the edge of a proposed waterfront esplanade and (b) to eliminate 8th Street from 27th Avenue to the U.S. Pierhead and Bulkhead line, including authorization for any acquisition or disposition of real property related thereto, in the Borough of Queens, Community District 1, Council District 22. This application is subject to the review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 20, 2014 - October 24, 2014, Hearing Testimony - Zoning 10-20-14, Hearing Transcript - Zoning 10/20/14, Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - November 12, 2014, Hearing Transcript - Zoning 11-12-14

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 - Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Gentile

Absent: 2 - Ignizio and Wills

LU 0134-2014

Application no. 20155064 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of LDV 23, LLC, d/b/a/ Barchetta for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 461 West 23rd Street, Borough of Manhattan, Community District 4, 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 §20-226(e) of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Laid Over by Subcommittee

LU 0143-2014

Application no. 20155034 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Gramercy Thai, Inc., d/b/a/ Lantern for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 311 Second Avenue, Borough of Manhattan, Community District 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 §20-226(e) of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of November 10, 2014 - November 14, 2014, Deferral of the Meeting of the Subcommittee on Zoning & Franchises, Land Use Calendar - Week of November 17, 2014 - November 21, 2014, Hearing Transcript - Zoning 11-12-14

This Land Use Application was Laid Over by Subcommittee