

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, September 24, 2024

11:00 AM

250 Broadway - Committee Room, 16th Floor

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, David M. Carr, Kamillah Hanks,
Francisco P. Moya, Yusef Salaam and Lynn C. Schulman*

Roll Call

Present: Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: Salaam

Other Council Members Attending: Avilés and Menin

LU 0132-2024

Application number C 240237 ZMM (MSK Pavilion) submitted by Memorial Sloan Kettering Cancer Center, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing from an R8 District to an R9 District, Borough of Manhattan, Community District 8, Council District 5.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 581, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 581, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam

LU 0133-2024

Application number N 240238 ZRM (MSK Pavilion) submitted by Memorial Sloan Kettering Cancer Center, 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 9 (Special Regulations Applying to Large-Scale Community Facility Developments), Borough of Manhattan, Community District 8, Council District 5.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 582, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 582, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam

LU 0134-2024

Application number C 240235 ZSM (MSK Pavilion) submitted by Memorial Sloan Kettering Cancer Center, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 79-43 of the Zoning Resolution (as proposed to be amended) to modify: the height and setback requirements of Section 24-522 (Front setbacks in districts where front yards are not required) on the periphery of a large scale community facility development; the lot coverage requirements of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage); and the sign regulations of Section 22-231 (Nameplates or identification signs) and Section 22-342 (Height of signs) to facilitate a proposed 31-story inpatient medical facility on the South Block Zoning Lot (Block 1461, Lots 13 & 21), in R9(as proposed to be amended) and R10 Districts, within an existing Large-Scale Community Facility Development generally bounded by East 69th Street, a line 338 feet easterly of First Avenue, a line midway between East 69th Street and East 68th Street, a line 463 feet easterly of First Avenue, East 68th Street, York Avenue, East 66th Street, a line 300 feet westerly of York Avenue, East 67th Street, First Avenue, East 68th Street, and a line 100 feet easterly of First Avenue (Block 1461, Lots 13 & 21, Block 1462, Lots 1 & 5, and Block 1463, Lots 5 and 7501 (condo lot 1001)) in R8, R9(as proposed to be amended), and R10 Districts, Borough of Manhattan, Community District 8, Council District 5.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 583, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 583, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam

LU 0135-2024

Application number M 240240 LDM (MSK Pavilion) submitted by Memorial Sloan Kettering Cancer Center for cancellation of a restrictive declaration associated with the approved applications 010547 ZMM, 010145 ZSM and 010549 ZAM which was recorded on December 20, 2001 in Reel 3413, Page 1860 in the Office of the New York County Register, Borough of Manhattan, Community District 8, Council District 5.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 584, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 584, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam

LU 0136-2024

Application number C 240236 GFM (MSK Pavilion) submitted by Memorial Sloan Kettering Cancer Center, pursuant to Sections 197-c of the New York City Charter for a revocable consent to construct, maintain and use a 24 foot-wide pedestrian bridge over East 67th Street approximately 67 feet westerly of First Avenue, Borough of Manhattan, Community District 8, Council District 5.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 585, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Zoning 9-10-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 585, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam

LU 0137-2024

Application number C 220080 ZMK (150 Mill Street Rezoning) submitted by B.P. Mill Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, by changing from an M1-1 District to an M1-5 District, Borough of Brooklyn, Community District 6, Council District 38.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Testimony - Zoning 8/27/24, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 586, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Testimony - Zoning 8/27/24, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 586, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam

LU 0151-2024

Application number C 230208 ZSM (135th Street Rezoning) submitted by Crosscap Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(1) of the Zoning Resolution to allow a portion of the railroad or transit right-of-way or yard which will be completely covered over by a permanent platform to be included in the lot area for a proposed 7-story mixed use building, on property located at 701 West 135th Street (Block 2101, Lot 58), in an R7-2/C2-4 District, within a Special Manhattanville Mixed Use District (MMU), Borough of Manhattan, Community District 9, Council District 7.

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 24, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 24, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0152-2024

Application number C 230209 ZSM (135th Street Rezoning) submitted by Crosscap Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 104-60 of the Zoning Resolution to modify the rear yard regulations of Section 23-52 (Special Provisions for Shallow Interior Lots) and the lot coverage requirements of Section 23-153 (For Quality Housing buildings), in connection with a proposed 7-story mixed use building, on property located at 701 West 135th Street (Block 2101, Lot 58), in an R7-2/C2-4 District, within a Special Manhattanville Mixed Use District (MMU), Borough of Manhattan, Community District 9, Council District 7.

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 24, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 24, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Laid Over by Subcommittee

LU 0154-2024

Application number D 2450065822 SWX (Seis Vecinos Restaurant) pursuant to Section 19-160.2 of the Administrative Code of the City of New York, for a revocable consent to establish, maintain, and operate a sidewalk café located at 640 Prospect Avenue, Bronx, NY 10455, Borough the Bronx, Community District 2, Council District 17.

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 592, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 592, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam

LU 0155-2024

Application number D 2450082809 SWQ (Cozy Corner Bar) pursuant to Section 19-160.2 of the Administrative Code of the City of New York, for a revocable consent to establish, maintain, and operate a sidewalk café located at 6001 70th Avenue, Ridgewood, NY 11358, Borough of Queens, Community District 5, Council District 30.

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 593, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 593, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam

LU 0156-2024

Application number C 210340 ZMK (2390 McDonald Avenue Rezoning) submitted by MTL Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, by changing from a C8-1 District to a C4-4L District, Borough of Brooklyn, Community District 15, Council District 44.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 594, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Attachments: Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 594, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam

LU 0157-2024

Application number N 210341 ZRK (2390 McDonald Avenue) submitted by MTM Realty, 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 Brooklyn, Community District 15, Council District 44.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 595, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Attachments: Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 595, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-24-24, Hearing Transcript - Zoning 9-24-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Medical: 1 - Salaam