

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, October 8, 2024

12:00 PM

Committee Room - City Hall

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, Salaam and Schulman

Medical: Moya

Other Council Members Attending: Zhuang

LU 0149-2024

Application number C 230206 ZMM (135th Street Rezoning) submitted by Crosscap Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5c, changing from an M1-1 District to an R7-2 District, establishing within the proposed R7-2 District a C2-4 District, and establishing 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 Zoning Subcommittee Meeting - September 17, 2024, Illustrative Zoning Elevations - Zoning 9/17/24, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Subcommittee Meetings - October 7, 2024, Calendar of the Land Use Meeting - October 9, 2024, Committee Report, Res. No., October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-8-24

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, Illustrative Zoning Elevations - Zoning 9/17/24, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Subcommittee Meetings - October 7, 2024, Calendar of the Land Use Meeting - October 9, 2024, Committee Report, Res. No., October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-8-24

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

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

Medical: 1 - Moya

LU 0150-2024

Application number N 230207 ZRM (135th Street Rezoning) submitted by Crosscap Holdings, 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 special permit provisions of Article X, Chapter 4 (Special Manhattanville Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, 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 Zoning Subcommittee Meeting - September 17, 2024, Illustrative Zoning Elevations - Zoning 9/17/24, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Subcommittee Meetings - October 7, 2024, Calendar of the Land Use Meeting - October 9, 2024, October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-8-24, Committee Report, Res. No.

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, Illustrative Zoning Elevations - Zoning 9/17/24, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Subcommittee Meetings - October 7, 2024, Calendar of the Land Use Meeting - October 9, 2024, October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-8-24, Committee Report, Res. No.

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

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

Medical: 1 - Moya

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, Calendar of the Land Use Meeting - October 9, 2024, Committee Report, Res. No., October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-8-24

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, Calendar of the Land Use Meeting - October 9, 2024, Committee Report, Res. No., October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-8-24

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

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

Medical: 1 - Moya

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, Calendar of the Land Use Meeting - October 9, 2024, Committee Report, Res. No., October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-8-24

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, Calendar of the Land Use Meeting - October 9, 2024, Committee Report, Res. No., October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-8-24

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

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

Medical: 1 - Moya

LU 0153-2024 **Application number C 240244 ZSM (343 West 47th Street Demolition Special Permit) submitted by Midtown West 47 St., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-108 of the Zoning Resolution to allow the demolition of more than 20 percent of residential floor area of an existing 4-story building containing dwelling units, on property located at 343 West 47th Street (Block 1038, Lot 11), in an R8 District, within the Special Clinton District (Preservation Area), Borough of Manhattan, Community District 4, Council District 3.**

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Subcommittee Meetings - October 7, 2024, Calendar of the Land Use Meeting - October 9, 2024, Committee Report, Res. No. 607, Hearing Transcript - Zoning 10-8-24

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, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Subcommittee Meetings - October 7, 2024, Calendar of the Land Use Meeting - October 9, 2024, Committee Report, Res. No. 607, Hearing Transcript - Zoning 10-8-24

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

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

Medical: 1 - Moya

LU 0164-2024 **Application number C 230182 ZMK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 22c and 22d, changing from an R5 District to an R6 District, changing from an M1-1 District to an R6 District, changing from an M1-1 District to a C4-5 District, and establishing within the proposed R6 District a C2-4 District, Borough of Brooklyn, Community Districts 11 and 12, Council Districts 43 and 44.**

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Laid Over by Subcommittee

LU 0165-2024

Application number N 230183 ZRK (Brooklyn Yards) submitted by Brooklyn Yards 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 and to modify APPENDIX I (Transit Zone), Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Laid Over by Subcommittee

LU 0166-2024

Application number C 230184 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to reduce the number of required accessory off- street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 1557 60th Street (Block 5516, p/o Lots 1 and 33), in an R6 District, Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Laid Over by Subcommittee

LU 0167-2024

Application number C 230185 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-61 of the Zoning Resolution to allow a portion of a railroad or transit right right-of- way which will be completely covered over by a permanent platform to be included in the lot area for a proposed mixed use development, on property located at 1557 60th Street (Block 5509, Lots 41 and 57), in a R6 & R6/C2-4 District, Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Laid Over by Subcommittee

LU 0168-2024

Application number C 230188 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(a) of the Zoning Resolution to allow required or permitted accessory off-street parking spaces to be located anywhere within a large-scale general development without regard for zoning lot lines, in connection with a proposed mixed-use development, within a Large-Scale General Development generally bounded by 59th Street, 16th Avenue, the southerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), New Utrecht Avenue, 61st Street, the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), a line 460 feet southeasterly of 15th Avenue, a line midway between 59th Street and 60th Street and the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division (Block 5509, Lots 41 and 57; Block 5516, p/o Lots 1 and 33; Block 5727, p/o Lot 14), in R6, R6/C2-4 & C4-5 Districts, Borough of Brooklyn, Community Districts 11 and 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Laid Over by Subcommittee

LU 0169-2024

Application number C 230189 ZSK (Brooklyn Yards) by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-61 of the Zoning Resolution to allow that portion of a railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed mixed use development, on property located at 1557 60th Street (Block 5727, p/o Lot 14), in a C4-5 District, Borough of Brooklyn, Community District 11, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Laid Over by Subcommittee

LU 0170-2024

Application number C 230190 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-61 of the Zoning Resolution to allow that portion of a railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed mixed use development, on property located at 1557 60th Street (Block 5516, p/o Lots 1 and 33), in an R6 District, Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Laid Over by Subcommittee

LU 0171-2024

Application number C 230191 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to reduce the number of required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 1557 60th Street Avenue (Block 5727, p/o Lot 14), in a C4-5 District, Borough of Brooklyn, Community District 11, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Laid Over by Subcommittee

LU 0172-2024

Application number C 230196 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following Sections of the Zoning Resolution, Section 74-743(a)(1) - to allow the distribution of total allowable floor area and lot coverage without regard for the zoning lot lines or district boundaries; Section 74-743(a)(2) - to modify the rear yard regulations of Sections 23-40 (Yard Regulations); and Section 74-743(a)(6) - to modify the minimum distance between legally required windows and walls or lot lines regulations of Section ZR 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines); in connection with a proposed mixed-use development, within a Large-Scale General Development generally bounded by 59th Street, 16th Avenue, the southerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), New Utrecht Avenue, 61st Street, the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), a line 460 feet southeasterly of 15th Avenue, a line midway between 59th Street and 60th Street and the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division) (Block 5509, Lots 41 and 57; Block 5516, p/o Lots 1 and 33; Block 5727, p/o Lot 14), in R6, R6/C2-4 & C4-5 Districts, Borough of Brooklyn, Community Districts 11 and 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24

This Land Use Application was Laid Over by Subcommittee