



# The New York City Council

City Hall  
New York, NY 10007

## Meeting Minutes Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair*

*Membes: Costa G. Constantinides, Barry S. Grodenchik, Rory I. Lancman,  
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards,  
Carlina Rivera and Ritchie J. Torres*

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Thursday, November 1, 2018

9:30 AM

Council Chambers - City Hall

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### Roll Call

**Present:** Moya, Grodenchik, Lancman, Levin, Reynoso, Rivera and Torres

**Absent:** Constantinides and Richards

*Other Council Members Attending: Salamanca and Cohen*

LU 0250-2018

**Application No. 20195149 CCQ (St. Michael's Cemetery Land Acquisition) submitted by St. Michael's Cemetery pursuant to Section 1506 of the New York State Not-for-Profit Corporation Law for approval to to acquire from the New York City Department of Parks and Recreation and to use for cemetery purposes certain real property known as St. Michael's Park (the "Property"), located at Block 1016, Lot 225, Borough of Queens. Community District 1, Council District 22.**

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

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

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

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

**Affirmative:** 7 - Moya, Grodenchik, Lancman, Levin, Reynoso, Rivera and Torres

**Absent:** 2 - Constantinides and Richards

LU 0251-2018

**Application No. C 180174 ZMQ (St. Michael's Park Rezoning) submitted by NYC Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 9c and 9d, by establishing within a former park (St. Michael's Park) an R4 District bounded by the northwesterly boundary lines of a former park (St. Michael's Park), the southerly street line of Astoria Boulevard South, the northwesterly street line of Brooklyn Queens Expressway, and the northerly street line of 30th Avenue, Borough of Queens. Community District 1, Council District 22.**

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

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

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

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

**Affirmative:** 7 - Moya, Grodenchik, Lancman, Levin, Reynoso, Rivera and Torres

**Absent:** 2 - Constantinides and Richards

LU 0252-2018

**Application No. C 180175 MMQ (St. Michael’s Park Demapping) submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of parkland within the area bounded by the Grand Central Parkway, 49th Street, 30th Avenue and the Brooklyn Queens Expressway; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5027 dated June 7, 2018 and signed by the Borough President, Borough of Queens. Community District 1, Council District 22.**

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

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

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

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

**Affirmative:** 7 - Moya, Grodenchik, Lancman, Levin, Reynoso, Rivera and Torres

**Absent:** 2 - Constantinides and Richards

LU 0253-2018

**Application No. C 180321 ZSX (Hebrew Home) submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901(a) of the Zoning Resolution to modify the use regulations of Section 22-13, to allow a long-term care facility (Use Group 3) in an R1-1 District (Block 5933, Lot 55), on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), in R1-1 and R4 Districts, within the Special Natural Area District (NA-2), Borough of the Bronx, Council District 11, Community District 8.**

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, City Planning Commission Approval Letter, November 14, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

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

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, City Planning Commission Approval Letter, November 14, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

**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 - Moya, Grodenchik, Lancman, Levin, Reynoso, Rivera and Torres

**Absent:** 2 - Constantinides and Richards

LU 0254-2018

**Application No. 20195153 RSY submitted by the Department of Parks and Recreation and the New York City Economic Development Corporation pursuant to the Special Process Agreement approved by the City Council on August 20, 2009, as modified by (first) Amendment to Agreement for Special Process Agreement dated as of the 25th day of April, 2013 (as amended, the “Special Process Agreement”), between the Mayor of the City of New York and the Council of the City of New York, Chapter 281 of the 2011 New York State Session Laws, and Resolution No. 2138 for the year 2009, for the approval of a Second Amendment to Special Process Agreement and disposition of real property located in the Coney Island Amusement Park identified as portions of West 12th Street (Block 8695 Lot 500), Stillwell Avenue (Block 7074 Lot 450) and West 15th Street (Block 7074 Lot 370), all lying south of Wonder Wheel Way, as well as a portion of land identified as Block 7074, Lot 2, formerly p/o Lots 20, 23 and 105, Borough of Brooklyn, Council District 47, Community District 13.**

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Transmittal Letter, Memorandum - Second Amendment to Coney Island Amusement Park Special Process, Second Amendment to Coney Island Amusement Park Special Process Agreement, Coney Island Amusement Park Special Process Agreement, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

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

**Attachments:** October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Transmittal Letter, Memorandum - Second Amendment to Coney Island Amusement Park Special Process, Second Amendment to Coney Island Amusement Park Special Process Agreement, Coney Island Amusement Park Special Process Agreement, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18, Hearing Transcript - Land Use 11-5-18, Committee Report, Resolution, Hearing Transcript - Zoning 11-1-18

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

**Affirmative:** 7 - Moya, Grodenchik, Lancman, Levin, Reynoso, Rivera and Torres

**Absent:** 2 - Constantinides and Richards

LU 0259-2018

**Application No. N 180349 ZRY (Citywide M1 Hotel Text Amendment) submitted by the New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article IV, Chapter 2 (Use Regulations), and related Sections, to create a special permit for new hotels, motels, tourist cabins and boatels in M1 Districts, and to establish APPENDIX K (Excluded Areas in M1 Districts).**

**Attachments:** October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 11-1-18, Hearing Transcript - Zoning 11-1-18

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

**Attachments:** October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 11-1-18, Hearing Transcript - Zoning 11-1-18

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