



# 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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Tuesday, August 14, 2018

9:30 AM

Council Chambers - City Hall

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### Roll Call

**Present:** Moya, Constantinides, Lancman, Levin, Reynoso, Richards, Rivera and Torres

**Absent:** Grodenchik

*Other Council Members Attending: Espinal, Cumbo and Lander*

LU 0164-2018

**Application No. C 180148 ZMK (1601 DeKalb Avenue Rezoning) submitted by 1601 DeKalb Avenue Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an R6 District to an R6B District, changing from an M1-1 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, for property located on p/o Block 3237, Borough of Brooklyn, Community District 4, Council District 37.**

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18, Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Land Use Calendar - August 15, 2018, Hearing Transcript - Land Use 8-15-18, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18, Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Land Use Calendar - August 15, 2018, Hearing Transcript - Land Use 8-15-18, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

**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, Constantinides, Lancman, Levin, Reynoso, Richards and Torres

**Abstain:** 1 - Rivera

**Absent:** 1 - Grodenchik

**LU 0165-2018**      **Application No. N 180149 ZRK (1601 DeKalb Avenue Rezoning) submitted by 1601 DeKalb Avenue Owner, 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 on p/o Block 3237, Borough of Brooklyn, Community District 4, Council District 37.**

**Attachments:** Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18, Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Land Use Calendar - August 15, 2018, Hearing Transcript - Land Use 8-15-18, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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**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, Constantinides, Lancman, Levin, Reynoso, Richards and Torres

**Abstain:** 1 - Rivera

**Absent:** 1 - Grodenchik

**LU 0188-2018**      **Application No. C 170047 ZMK (55-63 Summit Street) submitted by PHD Summit LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6B District property bounded by a line 200 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, a line 100 feet northwesterly of Columbia Street and Summit Street, Borough of Brooklyn, Community District 6, Council District 39.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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

**LU 0189-2018**      **Application No. N 170046 ZRK (55-63 Summit Street) submitted by PHD Summit, 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 6, Council District 39.**

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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

**LU 0190-2018**      **Application No. C 170164 ZMK (205 Park Avenue Rezoning) submitted by 462 Lexington Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an M1-2 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 35.**

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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

**LU 0191-2018**      **Application No. N 170165 ZRK (205 Park Avenue Rezoning) submitted by 462 Lexington Ave., 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 2, Council District 35.**

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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

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

LU 0192-2018

**Application No. C 180216 ZMK (80 Flatbush Avenue Rezoning) submitted by New York City Educational Construction Fund and 80 Flatbush Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-2 District to a C6-9 District property bounded by the southeasterly centerline prolongation of Schermerhorn Street, Flatbush Avenue, State Street and 3rd Avenue, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18

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

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18

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

LU 0193-2018

**Application No. N 180217 ZRK (80 Flatbush Avenue Rezoning) submitted by the New York City Education Construction Fund and 80 Flatbush Avenue, 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 VII, Chapter 4 (Special Permits by the City Planning Commission) relating to modifications of the special permit for school construction in the Special Downtown Brooklyn District, modifying Article X, Chapter 1 (Special Downtown Brooklyn District) and modifying Appendix F (Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 33. This application is related to application nos. C 180216 ZMK and N 180217 ZRK.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18

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

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

LU 0194-2018

**Application No. C 180218 ZSK (80 Flatbush Avenue Rezoning) submitted by New York City Educational Construction Fund and 80 Flatbush Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-752\* of the Zoning Resolution in connection with a proposed mixed-use development, on property located at 80 Flatbush Avenue (Block 174, Lots 1, 9, 13, 18, 23 & 24), in a C6-9\*\* District, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional, Hearing Transcript - Zoning 8-14-18

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

LU 0195-2018

**Application No. C 160401 ZMR (5 Bement Avenue Rezoning) submitted by Pelton Place LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 21a, by establishing within an existing R3-1 District a C2-2 District, Borough of Staten Island, Community District 1, Council District 49.**

**Attachments:** Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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