

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, May 14, 2019**

**9:30 AM**

**PLEASE BE ADVISED:** The Bay Street public hearings are expected to begin at 10:30. Due to limited room capacity, members of the public wishing to testify on any of the related Bay Street Rezoning applications are asked to arrive at 10:30. **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*

Roll Call

**Present:** Moya, Constantinides, Reynoso and Richards

**Absent:** Grodenchik, Lancman, Rivera and Torres

**Paternity:** Levin

*Other Council Members Attending: Ampry-Samuel*

LU 0397-2019

**Application No. N 190230 ZRY (Residential Tower Mechanical Voids) submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Article II, Chapter 3 and related provisions of the Zoning Resolution of the City of New York, modifying residential tower regulations to require certain mechanical spaces to be calculated as residential floor area, Citywide.**

**Attachments:** Land Use Calendar - Week of April 15, 2019 - April 19, 2019, April 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 4-16-19, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Transcript - Zoning 4-16-19, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Land Use Agenda for May 16, 2019

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

**Attachments:** Land Use Calendar - Week of April 15, 2019 - April 19, 2019, April 18, 2019 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 4-16-19, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Transcript - Zoning 4-16-19, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Land Use Agenda for May 16, 2019

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

LU 0403-2019

**Application No. N 180529 ZRQ (47-15 34th Ave Rezoning) submitted by Ashley Young LLC and John Young Associates 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 Queens, Council District 26, Community District 1.**

**Attachments:** April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019

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

**Attachments:** April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019

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

LU 0404-2019

**Application No. C 180530 ZMQ (47-15 34th Ave Rezoning) submitted by Ashley Young LLC and John Young Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b changing from C8-1, and R5 Districts to R7X and R6B Districts and establishing within the proposed R7X District a C2-4 District and establishing within the existing and proposed R6B District a C2-4 District, for property located at Block 723, Lots 1 and 8 and Block 722, Lots 1, 3, 4, p/o Lot 5, and 70, Borough of Queens, Council District 26, Community District 1.**

**Attachments:** April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019

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

**Attachments:** April 18, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019

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

LU 0411-2019

**Application No. N 180518 ZRQ (Mana Products Text Amendments) submitted by 27-11 49th Avenue Realty, LLC pursuant to Sections 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to expand the qualifications for enlargement in Article IV, Chapter 3 (Manufacturing District Regulations – Bulk Regulations), for property located in the Borough of Queens, Council District 26, Community District 2.**

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019

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

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

LU 0412-2019

**Application No. N 190205 ZRM (66 Hudson Yards Streetscape Text Amendment) submitted by 509 West 34th, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying lobby and street tree provisions in Four Corners Subarea A2, for property located in the Borough of Manhattan, Council District 3, Community District 4.**

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019

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

LU 0413-2019

**Application No. C 190235 ZMM (East Harlem Neighborhood Rezoning) submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115th Street, and a line 100 feet easterly of Park Avenue in the Borough of Manhattan, Council Districts 9 and 11, Community District 11.**

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019

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

LU 0414-2019

**Application No. N 190236 ZRM (East Harlem Neighborhood Rezoning) submitted by the NYC 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, modifying Article III, Chapter 7 (Special Urban Design Regulations) and modifying the Special East Harlem Corridors District (Article XIII, Chapter 8), for the property located in the Borough of Manhattan, Council Districts 9 and 11, Community District 11.**

**Attachments:** Land Use Calendar - Week of April 29, 2019 - May 7, 2019, Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Hearing Testimony - Zoning 5-2-19, Land Use Agenda for May 16, 2019

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

LU 0419-2019

**Application No. N 190036 ZRQ (Court Square Block 3 Text Amendment) submitted by Court Square 45th 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 Article XI, Chapter 7 (Special Long Island City Mixed Use District). Borough of Queens, Council District 26, Community District 2.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

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

**LU 0420-2019**      **Application No. C 190113 ZMR (Special Bay Street Corridor District) submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 21c & 21d. Borough of Staten Island, Council District 1, Community District 1.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

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Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

**LU 0421-2019**      **Application No. C 190114(A) ZRR (Special Bay Street Corridor District) 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, establishing the Special Bay Street Corridor District (Article XIII, Chapter 5), and modifying related Sections, including Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area. Borough of Staten Island, Council District 1, Community District 1.**

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Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

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Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

**LU 0422-2019**      **Application No. C 190115 PPR (Special Bay Street Corridor District) submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the disposition of one city-owned property located at 55 Stuyvesant Place (Block 9, Lot 9), pursuant to zoning. Borough of Staten Island, Council District 1, Community District 1.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

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Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

LU 0423-2019

**Application No. C 190179(A) HAR (Special Bay Street Corridor District) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law, for an urban development action area designation and project approval and the disposition of city-owned property, for property located at 539 Jersey Street/100 Brook Street (Block 34, Lot 1), to a developer to be selected by HPD. Borough of Staten Island, Council District 1, Community District 1.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

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Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

LU 0424-2019

**Application No. C 190207 ZMX (Brook 156) submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a & 6c, changing from an R7-2 District to a C6-2 District property located at Block 2360, Lots 1 & 3. Borough of the Bronx, Council District 17, Community District 1.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

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Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

LU 0425-2019      **Application No. C 190208 PPX (Brook 156) submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the disposition of one city-owned property (Block 2360, Lot 3), pursuant to zoning. Borough of the Bronx, Council District 17, Community District 1.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

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Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

LU 0426-2019      **Application No. C 190209 ZRX (Brook 156) submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, 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 the Bronx, Council District 17, Community District 1.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

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Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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



LU 0427-2019

**Application No. C 190210 ZSX (Brook 156) submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, 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 of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed use development on property located at 740 Brook Avenue a.k.a. East 156th Street (Block 2360, Lots 1 & 3), in a C6-2\* District. Borough of the Bronx, Council District 17, Community District 1.**

**\*Note: The site is proposed to be rezoned from an R7-2 District to a C6-2 District under a concurrent related application (C 190207 ZMX).**

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

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Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

T2019-4415

**Application No. C 180292 ZMK (2 Howard Avenue Rezoning) submitted by Merrick Capital Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a, eliminating from within an existing R6B District a C2-4 District and changing from an R6B District to a C4-4L District, Borough of Brooklyn, Council District 41, Community District 3.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

**This Land Use Application was P-C Item Laid Over by Comm**

T2019-4416

**Application No. N 180293 ZRK (2 Howard Avenue Rezoning)  
submitted by Merrick Capital Corp. 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, Council District 41, Community District 3.**

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

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

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED -  
Land Use Calendar - Week of May 13, 2019 - May 17, 2019

**This Land Use Application was P-C Item Laid Over by Comm**