

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, June 6, 2019

9:30 AM

Committee Room - City Hall

### 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, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

**Paternity:** Levin

*Other Council Members Attending: Rose and Salamanca*

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, Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Testimony - Zoning 5-14-19, REVISED - Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Zoning 5-14-19, Hearing Transcript - Zoning 6-6-19

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

**Attachments:** Land Use Calendar - Week of May 13, 2019 - May 17, 2019, REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Testimony - Zoning 5-14-19, REVISED - Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Transcript - Stated Meeting 5-8-19, Hearing Transcript - Zoning 5-14-19, Hearing Transcript - Zoning 6-6-19

**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 49, 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, Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Testimony - Zoning 5-14-19, REVISED - Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Transcript - Stated Meeting 5-8-19, Land Use Calendar & Agenda - June 11, 2019, Hearing Transcript - Zoning 5-14-19, Hearing Transcript - Zoning 6-6-19

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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:** 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

**Paternity:** 1 - Levin

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 49, 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, Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Testimony - Zoning 5-14-19, REVISED - Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Transcript - Stated Meeting 5-8-19, Land Use Calendar & Agenda - June 11, 2019, Hearing Transcript - Zoning 5-14-19, Hearing Transcript - Zoning 6-6-19

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

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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:** 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

**Paternity:** 1 - Levin

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 49, 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, Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Testimony - Zoning 5-14-19, REVISED - Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Transcript - Stated Meeting 5-8-19, Land Use Calendar & Agenda - June 11, 2019, Hearing Transcript - Zoning 5-14-19, Hearing Transcript - Zoning 6-6-19

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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:** 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

**Paternity:** 1 - Levin

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 49, Community District 1.**

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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.**

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**Paternity:** 1 - Levin

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.**

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**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.**

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**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, Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Testimony - Zoning 5-14-19, REVISED - Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Transcript - Stated Meeting 5-8-19, Land Use Calendar & Agenda - June 11, 2019, Hearing Transcript - Zoning 5-14-19, Hearing Transcript - Zoning 6-6-19

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**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 Laid Over by Subcommittee**

LU 0436-2019

**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.**

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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:** 8 - Moya, Constantinides, Grodenchik, Lancman, Reynoso, Richards, Rivera and Torres

**Paternity:** 1 - Levin

LU 0437-2019

**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, May 29, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Hearing Testimony - Zoning 5-14-19, REVISED - Land Use Calendar - Week of June 3, 2019 - June 7, 2019, Land Use Calendar & Agenda - June 11, 2019, Hearing Transcript - Zoning 5-14-19, Hearing Transcript - Zoning 6-6-19

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and Torres

**Paternity:** 1 - Levin