

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Wednesday, November 18, 2020**

**10:00 AM**

**REMOTE HEARING (VIRTUAL ROOM 1)**

### **Subcommittee on Zoning and Franchises**

*Francisco P. Moya, Chair  
Membes: Barry S. Grodenchik, Rory I. Lancman,  
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards  
and Carlina Rivera*

Roll Call

**Present:** Moya, Grodenchik, Levin, Richards and Rivera

**Absent:** Reynoso

*Other Council Members Attending: Barron and Lander*

LU 0701-2020

**Application No. C 200056 ZMK (803 Rockaway Avenue Rezoning) submitted by Bridge Rockaway Housing Development Fund Company Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d, changing from an M1-1 District to an M1-4/R6A District; changing from an M1-1 District to an M1-4/R7A District; and establishing a Special Mixed Use District (MX-19), Borough of Brooklyn, Community District 16, Council District 42.**

**Attachments:** Calendar of the Subcommittee Meetings - November 17-18, 2020, November 19, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Land Use Calendar - December 9, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1506, Hearing Transcript - Stated Meeting 11-19-20, Hearing Transcript - Zoning 11-18-20

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

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

LU 0700-2020

**Application No. N 200057 ZRK (803 Rockaway Avenue Rezoning) submitted by Bridge Rockaway Housing Development Fund Company Inc., 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 XII Chapter 3 for the purpose of amending restrictions for certain uses in MX-19 and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 16, Council District 42.**

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

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

LU 0702-2020

**Application No. N 200078 ZRM (Mansion Restaurant Sidewalk Café) submitted by Mansion Restaurant Inc., 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 I, Chapter 4 (Sidewalk Cafe Regulations) Borough of Manhattan, Community District 8, Council District 5.**

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

**Attachments:** Calendar of the Subcommittee Meetings - November 17-18, 2020, November 19, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Land Use Calendar - December 9, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1507, Hearing Transcript - Stated Meeting 11-19-20, Hearing Transcript - Zoning 11-18-20

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

LU 0696-2020

**Application No. C 200092 ZMK (312 Coney Island Avenue Rezoning) submitted by 312 Coney Island Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d, changing from a C8-2 District to an R8A District and establishing within the proposed R8A District a C2-4 District, Borough of Brooklyn, Community District 7, Council District 39.**

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

LU 0697-2020

**Application No. N 200093 ZRK (312 Coney Island Avenue Rezoning) submitted by 312 Coney Island 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 bulk regulations for a portion of the Special Ocean Parkway District and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 7, Council District 39.**

**Attachments:** Calendar of the Subcommittee Meetings - November 17-18, 2020, November 19, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Testimony - Zoning 12/7/20, Hearing Testimony - Zoning 12/7/20 additional, Land Use Calendar - December 9, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 11-19-20, Hearing Transcript - Zoning 11-18-20

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

LU 0699-2020

**Application No. C 200158 ZMK (Bedford Avenue Overlay Extension) submitted by 223 Troutman, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d, by establishing within an existing R6B District a C2-4 District, Borough of Brooklyn, Community Board 1, Council District 34.**

**Attachments:** Calendar of the Subcommittee Meetings - November 17-18, 2020, November 19, 2020 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Land Use Calendar - December 9, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1504, Hearing Transcript - Stated Meeting 11-19-20, Hearing Transcript - Zoning 11-18-20

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

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

LU 0694-2020

**Application No. C 200033 ZMQ (Special Flushing Waterfront District) submitted by FWRA, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 10a and 10b, changing from a C4-2 District to an M1-2/R7-1 District, changing from an M3-1 District to an M1-2/R7-1 District, and establishing a Special Flushing Waterfront District (FW), Borough of Queens, Community District 7, Council District 20.**

**Attachments:** Calendar of the Subcommittee Meetings - November 5-9, 2020, Calendar of the Subcommittee Meetings - November 17-18, 2020, November 19, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-20, Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Land Use Calendar - December 9, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1502, Hearing Transcript - Stated Meeting 11-19-20, Hearing Transcript - Zoning 12-9-20, Hearing Transcript - Zoning 11-18-20

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

**Attachments:** Calendar of the Subcommittee Meetings - November 5-9, 2020, Calendar of the Subcommittee Meetings - November 17-18, 2020, November 19, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-20, Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Land Use Calendar - December 9, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1502, Hearing Transcript - Stated Meeting 11-19-20, Hearing Transcript - Zoning 12-9-20, Hearing Transcript - Zoning 11-18-20

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

LU 0695-2020

**Application No. N 200034 ZRQ (Special Flushing Waterfront District) submitted by FWRA, LLC, 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 Flushing Waterfront District (creating Article XII, Chapter 7) and modifying related Sections, including APPENDIX F (Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas) to establish a Mandatory Inclusionary Housing Area utilizing Options 1 and 2, Borough of Queens, Community District 7, Council District 20.**

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