

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Monday, December 7, 2020

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 1)

### Subcommittee on Zoning and Franchises

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

Roll Call

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

*Other Council Members Attending: Yeger and Lander*

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

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

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

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

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.**

**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, Hearing Transcript - Zoning 11-18-20, Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Transcript - Stated Meeting 11-19-20, Hearing Testimony - Zoning 12/7/20, Land Use Calendar - December 9, 2020, Hearing Transcript - Zoning 12-9-20, Hearing Transcript - Land Use 12-9-20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1503, Hearing Transcript - Zoning 12-7-20

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

**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, Hearing Transcript - Zoning 11-18-20, Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Transcript - Stated Meeting 11-19-20, Hearing Testimony - Zoning 12/7/20, Land Use Calendar - December 9, 2020, Hearing Transcript - Zoning 12-9-20, Hearing Transcript - Land Use 12-9-20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1503, Hearing Transcript - Zoning 12-7-20

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

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.**

**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, Committee Report, Res. No. 1525, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**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, Committee Report, Res. No. 1525, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

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, Committee Report, Res. No. 1526, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**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, Committee Report, Res. No. 1526, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

LU 0698-2020

**Application No. C 200094 ZSK (312 Coney Island Avenue) submitted by 312 Coney Island Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to modify the requirements of Section 25-23 (Requirements Where Group Parking Facilities Are Provided) to waive all required accessory parking, in connection with a proposed mixed-use development on property located at 312 Coney Island Avenue (Block 5322, Lots 10 & 20), in Borough of Brooklyn, Community District 7, Council District 39.**

**Attachments:** 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, Hearing Transcript - Zoning 12-7-20, Land Use Calendar - December 9, 2020, Hearing Transcript - Land Use 12-9-20, December 10, 2020 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 11-19-20, Committee Report, Res. No. 1527, December 17, 2020 - Stated Meeting Agenda with Links to Files

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

**Attachments:** 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, Hearing Transcript - Zoning 12-7-20, Land Use Calendar - December 9, 2020, Hearing Transcript - Land Use 12-9-20, December 10, 2020 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Stated Meeting 11-19-20, Committee Report, Res. No. 1527, December 17, 2020 - Stated Meeting Agenda with Links to Files

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

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, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**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, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

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.**

**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. 1505, Hearing Transcript - Stated Meeting 11-19-20, Hearing Transcript - Zoning 11-18-20, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**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. 1505, Hearing Transcript - Stated Meeting 11-19-20, Hearing Transcript - Zoning 11-18-20, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

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, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**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, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera



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.**

**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, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**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, Hearing Transcript - Land Use 12-9-20, Hearing Transcript - Zoning 12-7-20

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

**Affirmative:** 5 - Moya, Grodenchik, Levin, Reynoso and Rivera

LU 0705-2020

**Application No. C 200086 ZMK (1501-1555 60th Street Rezoning) submitted by 1529-33 60th Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d, changing from an M1-1 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 12, Council District 44.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-16-20, Hearing Transcript - Zoning 12-7-20

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-16-20, Hearing Transcript - Zoning 12-7-20

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

LU 0706-2020

**Application No. N 200087 ZRK (1501-1555 60th Street Rezoning) submitted by 1529-33 60th Street, 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 12, Council District 44.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-16-20, Hearing Transcript - Zoning 12-7-20

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-16-20, Hearing Transcript - Zoning 12-7-20

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

LU 0707-2020

**Application No. C 150178 ZMK (265 Front Street Rezoning) submitted by Michael Spinard, 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 R6A District and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020, Withdrawal Letter, Committee Report, Res. No. 1520, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-16-20, Hearing Transcript - Zoning 12-7-20

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020, Withdrawal Letter, Committee Report, Res. No. 1520, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-16-20, Hearing Transcript - Zoning 12-7-20

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

LU 0708-2020

**Application No. N 180178 ZRK (265 Front Street Rezoning) submitted by Michael Spinard, 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 33.**

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020, Withdrawal Letter, Committee Report, Res. No. 1521, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-16-20, Hearing Transcript - Zoning 12-7-20

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

**Attachments:** Calendar of the Subcommittee Meetings - For the Weeks of December 2 and 7, 2020, Hearing Testimony - Zoning 12/7/20, December 10, 2020 - Stated Meeting Agenda with Links to Files, Land Use Calendar - December 16, 2020, Withdrawal Letter, Committee Report, Res. No. 1521, December 17, 2020 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-16-20, Hearing Transcript - Zoning 12-7-20

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