

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, May 19, 2021

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 1)

Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair
Membes: Diana Ayala, Joseph C. Borelli, Barry S. Grodenchik,
Stephen T. Levin, Antonio Reynoso and Carlina Rivera*

Roll Call

Present: Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

Other Council Members Attending: Lander and Feliz

LU 0777-2021

Application number C 210027 ZMX (Arthur Avenue Hotel Rezoning) submitted by 2461 Hughes Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c, eliminating from within an existing R6 District a C2-4 District, changing from an R6 District to a C6-1 District, and establishing within an existing R6 District a C1-4 District, Borough of the Bronx, Community District 6, Council District 15.

Attachments: April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Hearing Testimony - Zoning 5-4-21, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Hearing Testimony - Zoning 5-4-21, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0778-2021

Application number N 210028 ZRX (Arthur Avenue Hotel Rezoning) submitted by 2461 Hughes 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 the Bronx, Community District 6, Council District 15.

Attachments: April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Hearing Testimony - Zoning 5-4-21, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Hearing Testimony - Zoning 5-4-21, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0779-2021

Application number C 210138 ZMK (Acme Smoked Fish/Gem Street Rezoning) submitted by RP Inlet, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 13a, changing from an M3-1 District to an M1-5 District property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15th Street, and Gem Street, Borough of Brooklyn, Community District 1, Council District 15.

Attachments: April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0780-2021

Application number C 210139 ZSK (Acme Smoked Fish/Gem Street Rezoning) submitted by RP Inlet, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-743 of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Special provisions for bulk modifications), in connection with a proposed mixed-use development, within a large scale general development, on property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15th Street and Gem Street (Block 2615, Lot 1, 6, 19, 21, 25, 50 & 125), in an M1-5* District, Borough of Brooklyn, Community District 1, Council District 15.

Attachments: April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0781-2021

Application Number C 200286 ZMX (261 Walton Avenue Rezoning) submitted by Mott Haven Gateway LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, eliminating a Special Mixed Use District (MX-13), changing from an M1-4/R6A District to an R8A District, and establishing within the proposed R8A District a C2-4 District, Borough of the Bronx, Community District 1, Council District 8.

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0782-2021

Application Number N 200287 ZRX (261 Walton Avenue Rezoning) submitted by Mott Haven Gateway 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 in the Borough of Bronx, Community District 1, Council District 8.

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0783-2021 **Application Number C 210033ZMK (Neptune Avenue Rezoning) submitted by McDonald's Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, eliminating from within an existing R6 District a C1-2 District, and establishing within an existing R6 District a C2-4 District, Borough of Brooklyn, Community District 13, Council District 48.**

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0784-2021 **Application Number C 210049 ZMK (300 Huntington Street) submitted by 300 Huntington Street 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 an existing M2-1 District to an M2-3 District property bounded by Huntington Street, the centerline of the Gowanus Canal, West 9th Street, and Smith Street, Borough of Brooklyn, Community District 6, Council District 39.**

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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

Affirmative: 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0785-2021 **Application Number C 200282 ZMQ (30-02 Newtown Avenue) submitted by MEDREP Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing from an existing C4-4A District to a C4-4D District property bounded by 30thStreet, Newtown Avenue, 31stStreet, a line 210 feet northeasterly of 30thAvenue, a line 100 feet northwesterly of 31stStreet, and a line 285 feet northeasterly of 30thAvenue, Borough of Queens, Community District 1, Council District 22.**

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0786-2021 **Application Number N 200283 ZRQ (30-02 Newtown Avenue) submitted by MEDREP 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, Community District 1, Council District 22.**

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

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, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0790-2021

Application number C 190118 ZMX (909 Castle Hill Avenue Rezoning) submitted by 510 East Realty Inc., pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a, changing from an R3-2 District to an R6B and establishing within the proposed R6B District a C1-3 District, Borough of the Bronx, Community District 9, Council District 18.

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Laid Over by Subcommittee

LU 0791-2021

Application number N 210096 ZRX (909 Castle Hill Avenue Rezoning) submitted by 510 East Realty 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 APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 9, Council District 18.

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Hearing Held by Committee

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - May 19, 2021

This Land Use Application was Laid Over by Subcommittee

LU 0792-2021

Application number C 200298 ZSK (West 16th Street Special Permit) submitted by Bedford Carp Realty III, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 106-32(a) of the Zoning Resolution to allow a commercial use (Use Group 16 use) not permitted by the provisions of Section 106-31 (Special Provisions for As-of-Right New Buildings for Use Group M or Commercial Use) to facilitate the development of a 2-story commercial warehouse building, on property located 2706 West 16th Street (Block 6995, Lot 74), in an M1-2 District, within the Special Coney Island Mixed Use District, Borough of Brooklyn, Community District 13, Council District 47.

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, May 12, 2021 - Stated Meeting Agenda with Links to Files

This Land Use Application was Hearing Held by Committee

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, May 12, 2021 - Stated Meeting Agenda with Links to Files

This Land Use Application was Laid Over by Subcommittee

T2021-7572

Application No. C 210149 ZMX (Crab Shanty Restaurant – 361 City Island Avenue Rezoning) submitted by SHAR-JO Rest. Inc., d/b/a/ Crab Shanty, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4d, by establishing within an existing R3A District a C1-2 District, Borough of the Bronx, Community District 10, Council District 13).

Attachments: Calendar of the Zoning Subcommittee Meeting - May 19. 2021

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

Attachments: Calendar of the Zoning Subcommittee Meeting - May 19. 2021

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