

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, November 9, 2021

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 2)

### 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: Powers and Chin*

Int 2443-2021

**A Local Law to amend the administrative code of the city of New York, in relation to increasing penalties related to using joint living work quarters for artists contrary to zoning.**

**Attachments:** Summary of Int. No. 2443, Int. No. 2443, Committee Report 11/9/21, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21

**This Introduction was Hearing on P-C Item by Comm**

**Attachments:** Summary of Int. No. 2443, Int. No. 2443, Committee Report 11/9/21, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21

**This Introduction was P-C Item Laid Over by Comm**

LU 0864-2021

**Application No. C 210351 ZMM (New York Blood Center) submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing from an R8B District to a C2-7 District and changing from a C1-9 District to a C2-8 District, for property located between East 66th Street and East 67th Street in the vicinity of Second Avenue, Borough of Manhattan, Community District 8, Council District 5.**

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Minutes of the Stated Meeting - September 23, 2021, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 (Con't), Hearing Testimony - Zoning 10-20-21 (Con't 2), Hearing Transcript - Zoning 10-20-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, Hearing Testimony - Zoning 11-10-21 - Mayor's Office of City Legislative Affairs, Hearing Testimony - Zoning 11-10-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Clerk Letter Listing Attachments - November 18, 2021 - 11-18-2021 City Clerk, Attachment 1 - New York Blood Center, Inc. 1, Attachment 2 - NY Blood Ctr., Inc. 2, Attachment 3 - NY Blood Ctr., Inc. 4, Attachment 4 - NY Blood Center, Inc. 3, Attachment 5 - NY Blood Ctr., Inc. 5, Attachment 6 - NY Blood Ctr., Inc. 7, Attachment 7 - NY Blood Ctr., Inc. 6, Attachment 8 - Response from City Clerk - November 3, 2021, Attachment 9 - City Clerk McSweeneyLtr11042021, Attachment 10 - Signed Certificate for Board of Managers, Attachment 11 - Signed Certificate for Unit Owners, Attachment 12 - first amended declaration of condominium 130, Attachment 13 - Certificate Of Resolution, Attachment 14 - 333 East 66th Street Bylaws, Attachment 15 - Kramer Levin Letter October 27 to City Clerk re NY Blood Center Protests, Attachment 16 - NY Blood Ctr. Kramer Levin Nov 1, Attachment 17 - LTR - City Clerk Michael McSweeney from Carter Milburn11\_18\_21(11016474.2), City Planning Commission Approval Letter, Restrictive Declaration, Committee Report, Res. No.

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

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Minutes of the Stated Meeting - September 23, 2021, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 (Con't), Hearing Testimony - Zoning 10-20-21 (Con't 2), Hearing Transcript - Zoning 10-20-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, Hearing Testimony - Zoning 11-10-21 - Mayor's Office of City Legislative Affairs, Hearing Testimony - Zoning 11-10-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Clerk Letter Listing Attachments - November 18, 2021 - 11-18-2021 City Clerk, Attachment 1 - New York Blood Center, Inc. 1, Attachment 2 - NY Blood Ctr., Inc. 2, Attachment 3 - NY Blood Ctr., Inc. 4, Attachment 4 - NY Blood Center, Inc. 3, Attachment 5 - NY Blood Ctr., Inc. 5, Attachment 6 - NY Blood Ctr., Inc. 7, Attachment 7 - NY Blood Ctr., Inc. 6, Attachment 8 - Response from City Clerk - November 3, 2021, Attachment 9 - City Clerk McSweeneyLtr11042021, Attachment 10 - Signed Certificate for Board of Managers, Attachment 11 - Signed Certificate for Unit Owners, Attachment 12 - first amended declaration of condominium 130, Attachment 13 - Certificate Of Resolution, Attachment 14 - 333 East 66th Street Bylaws, Attachment 15 - Kramer Levin Letter October 27 to City Clerk re NY Blood Center Protests, Attachment 16 - NY Blood Ctr. Kramer Levin Nov 1, Attachment 17 - LTR - City Clerk Michael McSweeney from Carter Milburn11\_18\_21(11016474.2), City Planning Commission Approval Letter, Restrictive Declaration, Committee Report, Res. No.

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

LU 0865-2021

**Application No. N 201352 ZRM (New York Blood Center) submitted by New York Blood Center, 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 VII, Chapter 4, for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 8, Council District 5.**

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Minutes of the Stated Meeting - September 23, 2021, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 (Con't), Hearing Testimony - Zoning 10-20-21 (Con't 2), Hearing Transcript - Zoning 10-20-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, Hearing Testimony - Zoning 11-10-21 - Mayor's Office of City Legislative Affairs, Hearing Testimony - Zoning 11-10-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Clerk Letter Listing Attachments - November 18, 2021 - 11-18-2021 City Clerk, Attachment 1 - New York Blood Center, Inc. 1, Attachment 2 - NY Blood Ctr., Inc. 2, Attachment 3 - NY Blood Ctr., Inc. 4, Attachment 4 - NY Blood Center, Inc. 3, Attachment 5 - NY Blood Ctr., Inc. 5, Attachment 6 - NY Blood Ctr., Inc. 7, Attachment 7 - NY Blood Ctr., Inc. 6, Attachment 8 - Response from City Clerk - November 3, 2021, Attachment 9 - City Clerk McSweeneyLtr11042021, Attachment 10 - Signed Certificate for Board of Managers, Attachment 11 - Signed Certificate for Unit Owners, Attachment 12 - first amended declaration of condominium 130, Attachment 13 - Certificate Of Resolution, Attachment 14 - 333 East 66th Street Bylaws, Attachment 15 - Kramer Levin Letter October 27 to City Clerk re NY Blood Center Protests, Attachment 16 - NY Blood Ctr. Kramer Levin Nov 1, Attachment 17 - LTR - City Clerk Michael McSweeney from Carter Milburn11\_18\_21(11016474.2), City Planning Commission Approval Letter, Restrictive Declaration, Committee Report, Res. No.

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

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Minutes of the Stated Meeting - September 23, 2021, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 (Con't), Hearing Testimony - Zoning 10-20-21 (Con't 2), Hearing Transcript - Zoning 10-20-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, Hearing Testimony - Zoning 11-10-21 - Mayor's Office of City Legislative Affairs, Hearing Testimony - Zoning 11-10-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Clerk Letter Listing Attachments - November 18, 2021 - 11-18-2021 City Clerk, Attachment 1 - New York Blood Center, Inc. 1, Attachment 2 - NY Blood Ctr., Inc. 2, Attachment 3 - NY Blood Ctr., Inc. 4, Attachment 4 - NY Blood Center, Inc. 3, Attachment 5 - NY Blood Ctr., Inc. 5, Attachment 6 - NY Blood Ctr., Inc. 7, Attachment 7 - NY Blood Ctr., Inc. 6, Attachment 8 - Response from City Clerk - November 3, 2021, Attachment 9 - City Clerk McSweeneyLtr11042021, Attachment 10 - Signed Certificate for Board of Managers, Attachment 11 - Signed Certificate for Unit Owners, Attachment 12 - first amended declaration of condominium 130, Attachment 13 - Certificate Of Resolution, Attachment 14 - 333 East 66th Street Bylaws, Attachment 15 - Kramer Levin Letter October 27 to City Clerk re NY Blood Center Protests, Attachment 16 - NY Blood Ctr. Kramer Levin Nov 1, Attachment 17 - LTR - City Clerk Michael McSweeney from Carter Milburn11\_18\_21(11016474.2), City Planning Commission Approval Letter, Restrictive Declaration, Committee Report, Res. No.

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

LU 0866-2021

**Application No. N 201353 ZSM (New York Blood Center) submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-48 of the Zoning Resolution to allow a scientific research and development facility as a commercial use, to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use3, to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents), and to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries), to facilitate a proposed 16-story building on property located at 310 East 67th Street (Block 1441, Lot 40), Borough of Manhattan, Community District 8, Council District 5.**

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Minutes of the Stated Meeting - September 23, 2021, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 (Con't), Hearing Testimony - Zoning 10-20-21 (Con't 2), Hearing Transcript - Zoning 10-20-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, Hearing Testimony - Zoning 11-10-21 - Mayor's Office of City Legislative Affairs, Hearing Testimony - Zoning 11-10-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Clerk Letter Listing Attachments - November 18, 2021 - 11-18-2021 City Clerk, Attachment 1 - New York Blood Center, Inc. 1, Attachment 2 - NY Blood Ctr., Inc. 2, Attachment 3 - NY Blood Ctr., Inc. 4, Attachment 4 - NY Blood Center, Inc. 3, Attachment 5 - NY Blood Ctr., Inc. 5, Attachment 6 - NY Blood Ctr., Inc. 7, Attachment 7 - NY Blood Ctr., Inc. 6, Attachment 8 - Response from City Clerk - November 3, 2021, Attachment 9 - City Clerk McSweeneyLtr11042021, Attachment 10 - Signed Certificate for Board of Managers, Attachment 11 - Signed Certificate for Unit Owners, Attachment 12 - first amended declaration of condominium 130, Attachment 13 - Certificate Of Resolution, Attachment 14 - 333 East 66th Street Bylaws, Attachment 15 - Kramer Levin Letter October 27 to City Clerk re NY Blood Center Protests, Attachment 16 - NY Blood Ctr. Kramer Levin Nov 1, Attachment 17 - LTR - City Clerk Michael McSweeney from Carter Milburn11\_18\_21(11016474.2), City Planning Commission Approval Letter, Restrictive Declaration, Committee Report, Res. No.

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

**Attachments:** September 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-23-21, Minutes of the Stated Meeting - September 23, 2021, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Testimony - Zoning 10-20-21, Hearing Testimony - Zoning 10-20-21 (Con't), Hearing Testimony - Zoning 10-20-21 (Con't 2), Hearing Transcript - Zoning 10-20-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, Hearing Testimony - Zoning 11-10-21 - Mayor's Office of City Legislative Affairs, Hearing Testimony - Zoning 11-10-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Clerk Letter Listing Attachments - November 18, 2021 - 11-18-2021 City Clerk, Attachment 1 - New York Blood Center, Inc. 1, Attachment 2 - NY Blood Ctr., Inc. 2, Attachment 3 - NY Blood Ctr., Inc. 4, Attachment 4 - NY Blood Center, Inc. 3, Attachment 5 - NY Blood Ctr., Inc. 5, Attachment 6 - NY Blood Ctr., Inc. 7, Attachment 7 - NY Blood Ctr., Inc. 6, Attachment 8 - Response from City Clerk - November 3, 2021, Attachment 9 - City Clerk McSweeneyLtr11042021, Attachment 10 - Signed Certificate for Board of Managers, Attachment 11 - Signed Certificate for Unit Owners, Attachment 12 - first amended declaration of condominium 130, Attachment 13 - Certificate Of Resolution, Attachment 14 - 333 East 66th Street Bylaws, Attachment 15 - Kramer Levin Letter October 27 to City Clerk re NY Blood Center Protests, Attachment 16 - NY Blood Ctr. Kramer Levin Nov 1, Attachment 17 - LTR - City Clerk Michael McSweeney from Carter Milburn11\_18\_21(11016474.2), City Planning Commission Approval Letter, Restrictive Declaration, Committee Report, Res. No.

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

LU 0882-2021

**Application No. C 210192 ZMQ (185-17 Hillside Avenue Rezoning) submitted by 18517 Hillside LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15b: changing from an R3X District to an R7A District; changing from an R6A District to an R7A District; establishing within a proposed R7A District a C2-4 District; and establishing a Special Downtown Jamaica District (DJ) bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road, Borough of Queens, Council District 24, Community District 8.**

**Attachments:** October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21, City Planning Commission Approval Letter, Committee Report, Res. No.

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



**Attachments:** October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21, City Planning Commission Approval Letter, Committee Report, Res. No.

**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 0883-2021

**Application No. N 210193 ZRQ (185-17 Hillside Avenue Rezoning) submitted by 18517 Hillside 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 5 (Special Downtown Jamaica District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Council District 24, Community District 8.**

**Attachments:** October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21, City Planning Commission Approval Letter, Committee Report, Res. No.

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

**Attachments:** October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 20, 2021, Hearing Transcript - Stated Meeting 10-7-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-20-21, City Planning Commission Approval Letter, Committee Report, Res. No.

**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 0894-2021

**Application No. C 200314 ZMK (824 Metropolitan Avenue) submitted by 824 Metropolitan Avenue Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b: changing from an R6B District to an R7A District; changing from a C8-2 District to an R7A District; and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - October 12, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-12-21, City Planning Commission Approval Letter, Committee Report, Res. No.

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - October 12, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-12-21, City Planning Commission Approval Letter, Committee Report, Res. No.

**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 0895-2021

**Application No. N 200315 ZRK (824 Metropolitan Avenue) submitted by 824 Metropolitan Avenue Owner, 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 1, Council District 34.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - October 12, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-12-21, City Planning Commission Approval Letter, Committee Report, Res. No.

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - October 12, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-12-21, City Planning Commission Approval Letter, Committee Report, Res. No.

**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 0896-2021

**Application No. C 210339 ZMX (624 Morris Avenue Rezoning) submitted by 624 Morris B, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151st Street, Borough of the Bronx, Community District 1, Council District 17.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - October 20, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1795, Hearing Transcript - Zoning 10-20-21, November 10, 2021 - Stated Meeting Agenda with Links to Files

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - October 20, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1795, Hearing Transcript - Zoning 10-20-21, November 10, 2021 - Stated Meeting Agenda with Links to Files

**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 0899-2021

**Application No. C 210412 ZSM (175 Park Avenue) submitted by Commodore Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution, in conjunction with a special permit pursuant to 81-64 (Special Floor Area Provisions for Qualifying Sites), to modify: the qualifying site definition of Section 81-613 (Definitions); the floor area requirements for an increase in floor area pursuant Row A of the table in Section 81-64 (Special Floor Area Provisions for Qualifying Sites); the street wall regulations of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements); the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation) and Section 81-66 (Special Height and Setback Requirements); the mandatory district plan elements of Section 81-42 (Retail Continuity along Designated Streets), and 81-45 (Pedestrian Circulation Space), Section 81-674 (Ground floor use provisions) & Section 37-53 (Design Standards for Pedestrian Circulation Space); the publicly accessible space requirements of Section 81-681 (Mandatory Requirements for Qualifying Sites) and Section 37-70 (Public Plazas); and the requirements of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) to extend the time for substantial construction to be completed prior to the lapse of any special permit granted for the qualifying site; in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

LU 0900-2021

**Application No. C 210413 ZSM (175 Park Avenue) submitted by Commodore Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-621 of the Zoning Resolution to allow Use Group 5 uses (transient hotel), on property located at 175 Park Avenue (Block 1280, Lot 30), in a C5-3 District, within the Special Midtown District (East Midtown Subdistrict), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

LU 0901-2021

**Application No. C 210414 ZSM (175 Park Avenue) submitted by Commodore Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-644 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row F of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites) where subway station and/or rail mass transit facility improvements are made in accordance with the provisions of Section 81-292 (Subway station improvements) and Section 74-634 (Subway station improvements in Downtown Brooklyn and in Commercial Districts of 10 FAR and above in Manhattan), in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict - Grand Central Transit Improvement Zone Subarea), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

LU 0902-2021

**Application No. C 210415 ZSM (175 Park Avenue) submitted by Commodore Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row G of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites); and to modify the off-street loading berth requirements of Section 36-62 (Required Accessory Off-street Loading Berths); in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

LU 0903-2021

**Application No. C 210416 ZRM (175 Park Avenue) submitted by Commodore Owner 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 the provisions of the East Midtown Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

LU 0904-2021

**Application No. C 210417 PPM (175 Park Avenue) submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition pursuant to zoning of a city owned property located at 175 Park Avenue aka 109 East 42nd Street (Block 1280, Lot 30), Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

**Attachments:** October 21, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 10-21-21, Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021

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

LU 0912-2021

**Application No. C 210276 ZMK (1045 Atlantic Avenue) submitted by Atlantic Brooklyn, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, for an amendment of the Zoning Map, Section Nos. 16c & 17a, by changing property from an M1-1 District to a C6-3A District property; to facilitate a development at 1045 Atlantic Avenue in the Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No.

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No.

**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 0913-2021

**Application No. N 210277 ZRK (1045 Atlantic Avenue) submitted by Atlantic Brooklyn, 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 III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area on property including property at 1045 Atlantic Avenue in Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No.

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No.

**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 0920-2021

**Application No. C 210408 ZMM (Starrett-Lehigh + Terminal Warehouse Rezoning) submitted by Terminal Fee Owner LP and RXR SL Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b changing from an M2-3 District to an M2-4 District and establishing a Special West Chelsea District (WCh), Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

LU 0921-2021

**Application No. N 210409 ZRM (Starrett-Lehigh + Terminal Warehouse Rezoning) submitted by Terminal Fee Owner LP and RXR SL Owner 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 Subarea K within the Special West Chelsea District (Article IX, Chapter 8), and modifying other related Sections, Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

LU 0916-2021

**Application No. C 210119 ZMK (506 Third Avenue) submitted by PAB 3rd Avenue Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, by changing from an existing M2-1 District to a C4-4A District property bounded by 11th Street, 3rd Avenue, 13th Street, and a line 100 feet northwesterly of 3rd Avenue, Borough of Brooklyn, Community District 6, Council District 39.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

LU 0917-2021

**Application No. N 2100120 ZRK (506 Third Avenue) submitted by PAB 3rd Avenue Holdings 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 6, Council District 39.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS

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

LU 0918-2021

**Application No. C 210422 ZMM (SoHo/NoHo Neighborhood Plan) submitted by 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.12a & 12c: changing from an M1-5A District to an M1-5/R7X District, changing from an M1-5B District to an M1-5/R7X District, changing from an M1-5A District to an M1-5/R9X District, changing from an M1-5B District to an M1-5/R9X District, changing from an M1-5A District to an M1-6/R10 District, changing from an M1-5B District to an M1-6/R10 District, and establishing a Special SoHo-NoHo Mixed Use District (SNX), Borough of Manhattan, Community District 2, Council Districts 1 and 2.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21

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

LU 0919-2021

**Application No. N 210423 ZRM (SoHo/NoHo Neighborhood Plan) submitted by 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 SoHo-NoHo Mixed Use District (Article XIV, Chapter 3), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area and other related Sections, Borough of Manhattan, Community District 2, Council Districts 1 and 2.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21

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