

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Friday, January 21, 2022

10:00 AM

HYBRID HEARING - Council Chambers - City Hall

### Subcommittee on Zoning and Franchises

*Kevin C. Riley, Chair*

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,  
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

**Present:** Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

*Other Council Members Attending: Powers and Barron*

LU 0003-2022

**Application number C 210285 ZMK (749 Van Sinderen Avenue Rezoning) submitted by ENY Community Residences LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d, by changing from an M1-1 District to a C4-4L District property bounded by a line 430 feet northerly of Linden Boulevard, a line midway between Van Sinderen Avenue and Snediker Avenue, a line 90 feet northerly of Linden Boulevard, and Van Sinderen Avenue, Borough of Brooklyn, Community District 5, Council District 42.**

**Attachments:** January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Transcript - Zoning 1-21-22

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

**Attachments:** January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Transcript - Zoning 1-21-22

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

LU 0004-2022

**Application number N 210286 ZRK (749 Van Sinderen Avenue Rezoning) submitted by ENY Community Residences 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 5, Council District 42.**

**Attachments:** January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Transcript - Zoning 1-21-22

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

**Attachments:** January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Transcript - Zoning 1-21-22

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

LU 0005-2022

**Application No. C 210453 ZSM (415 Madison Avenue) submitted by 415 Madison 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 81-645 of the Zoning Resolution to allow an increase in the amount of floor area ratio permitted on a qualifying site where an above-grade public concourse, in the form of an open publicly accessible space is provided, in connection with a proposed commercial building, on property located at 415 Madison Avenue (Block 1284, Lot 21), in a C5-3 District, within the Special Midtown District (Southern Subarea), Borough of Manhattan, Community District , Council District 4. (LU 0958-2021)**

**Attachments:** December 15, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Testimony - Zoning 1-21-22, Hearing Transcript - Zoning 1-21-22, Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Land Use 1/27/22, City Planning Commission Approval Letter, Committee Report, Restrictive Declaration, Res. No. 15

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

**Attachments:** December 15, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Testimony - Zoning 1-21-22, Hearing Transcript - Zoning 1-21-22, Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Land Use 1/27/22, City Planning Commission Approval Letter, Committee Report, Restrictive Declaration, Res. No. 15

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

LU 0006-2022

**Application No. C 210454 ZSM (415 Madison Avenue) submitted by 415 Madison Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for, in conjunction with the related special permit pursuant to Section 81-645, the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution, to modify: the height and setback requirements of Section 81-27 (Alternate Height and Setback Regulations – Daylight Evaluation), as modified by Section 81-66 (Special Height and Setback Requirements); the mandatory district plan elements of Section 81-42 (Retail Continuity Along Designated Streets); and the mandatory street wall requirements of Sections 81-43 (Street Wall Continuity Along Designated Streets) and 81-671 (Special Street Wall Requirements); in connection with a proposed commercial building, on property located at 415 Madison Avenue (Block 1284, Lot 21), in a C5-3 District, within the Special Midtown District (Southern Subarea), Borough of Manhattan, Community District , Council District 4. (LU 0959-2021)**

**Attachments:** December 15, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Testimony - Zoning 1-21-22, Hearing Transcript - Zoning 1-21-22, Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Land Use 1/27/22, City Planning Commission Approval Letter, Committee Report, Restrictive Declaration, Res. No. 16

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

**Attachments:** December 15, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Testimony - Zoning 1-21-22, Hearing Transcript - Zoning 1-21-22, Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Land Use 1/27/22, City Planning Commission Approval Letter, Committee Report, Restrictive Declaration, Res. No. 16

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