

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, January 27, 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

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, 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, 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

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

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, 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, 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

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0007-2022

Application No. C 210189 ZMQ (99-07 Astoria Boulevard Commercial Overlay) submitted by 99-20 Realty Corp., pursuant to Sections 197- c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9c, establishing within the existing R3-2 District a C2-3 District, Borough of Queens, Community District 3, Council District 21.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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

LU 0008-2022

Application No. C 200329 ZMK (2892 Nostrand Avenue Rezoning) submitted by Mikerose Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R3-2 District to an R6B District, changing from an R3-2 District to an R7A District, establishing within the proposed R6B District a C2-4 District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 45.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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

LU 0009-2022

Application No. N 200328 ZRK (2892 Nostrand Avenue Rezoning) submitted by Mikerose 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 Brooklyn, Community District 15, Council District 45.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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

LU 0010-2022

Application No. C 210239 ZMK (2134 Coyle Street Rezoning) submitted by Coyle Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, eliminating from within an existing R4 District a C1-2 District, changing from an R4 District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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

LU 0011-2022

Application No. N 210240 ZRK (2134 Coyle Street Rezoning) submitted by Coyle Properties, 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 15, Council District 46.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22

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