



The New York City Council

City Hall
New York, NY 10007

Meeting Minutes Subcommittee on Zoning and Franchises

Francisco P. Moya, Chair

*Membes: Costa G. Constantinides, Barry S. Grodenchik, Rory I. Lancman,
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards,
Carlina Rivera and Ritchie J. Torres*

Tuesday, August 14, 2018

9:30 AM

Council Chambers - City Hall

Roll Call

Present: Moya, Constantinides, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: Grodenchik

Other Council Members Attending: Espinal, Cumbo and Lander

LU 0164-2018

Application No. C 180148 ZMK (1601 DeKalb Avenue Rezoning)
submitted by 1601 DeKalb 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 R6 District to an R6B District, changing from an M1-1 District to
an R7A District, and establishing within the proposed R7A District
a C2-4 District, for property located on p/o Block 3237, Borough
of Brooklyn, Community District 4, Council District 37.

Attachments: Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 -
Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning
7-17-18, Hearing Transcript - Zoning 7-17-18, Land Use Calendar - Week of
August 13, 2018 - August 17, 2018, Land Use Calendar - August 15, 2018,
Hearing Transcript - Land Use 8-15-18, Hearing Testimony - Zoning
8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 -
Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning
7-17-18, Hearing Transcript - Zoning 7-17-18, Land Use Calendar - Week of
August 13, 2018 - August 17, 2018, Land Use Calendar - August 15, 2018,
Hearing Transcript - Land Use 8-15-18, Hearing Testimony - Zoning
8-14-18, Hearing Transcript - Zoning 8-14-18

**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, Constantinides, Lancman, Levin, Reynoso, Richards and Torres

Abstain: 1 - Rivera

Absent: 1 - Grodenchik

LU 0165-2018 Application No. N 180149 ZRK (1601 DeKalb Avenue Rezoning) submitted by 1601 DeKalb 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 on p/o Block 3237, Borough of Brooklyn, Community District 4, Council District 37.

Attachments: Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18, Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Land Use Calendar - August 15, 2018, Hearing Transcript - Land Use 8-15-18, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of July 16, 2018 - July 20, 2018, July 18, 2018 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 7-17-18, Hearing Transcript - Zoning 7-17-18, Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Land Use Calendar - August 15, 2018, Hearing Transcript - Land Use 8-15-18, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

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, Constantinides, Lancman, Levin, Reynoso, Richards and Torres

Abstain: 1 - Rivera

Absent: 1 - Grodenchik

LU 0188-2018 Application No. C 170047 ZMK (55-63 Summit Street) submitted by PHD Summit LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6B District property bounded by a line 200 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, a line 100 feet northwesterly of Columbia Street and Summit Street, Borough of Brooklyn, Community District 6, Council District 39.

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Laid Over by Subcommittee

LU 0189-2018 Application No. N 170046 ZRK (55-63 Summit Street) submitted by PHD Summit, 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: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Laid Over by Subcommittee

LU 0190-2018 Application No. C 170164 ZMK (205 Park Avenue Rezoning) submitted by 462 Lexington Avenue, LLC 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 R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 35.

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Laid Over by Subcommittee

LU 0191-2018 Application No. N 170165 ZRK (205 Park Avenue Rezoning) submitted by 462 Lexington Ave., 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 2, Council District 35.

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Laid Over by Subcommittee

LU 0192-2018 Application No. C 180216 ZMK (80 Flatbush Avenue Rezoning)
submitted by New York City Educational Construction Fund and
80 Flatbush Avenue, 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 a C6-2 District to a C6-9 District
property bounded by the southeasterly centerline prolongation of
Schermerhorn Street, Flatbush Avenue, State Street and 3rd
Avenue, Borough of Brooklyn, Community District 2, Council
District 33.

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional,
Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional,
Hearing Transcript - Zoning 8-14-18

This Land Use Application was Laid Over by Subcommittee

LU 0193-2018 Application No. N 180217 ZRK (80 Flatbush Avenue Rezoning)
submitted by the New York City Education Construction Fund
and 80 Flatbush 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 Article VII, Chapter 4 (Special
Permits by the City Planning Commission) relating to
modifications of the special permit for school construction in the
Special Downtown Brooklyn District, modifying Article X, Chapter
1 (Special Downtown Brooklyn District) and modifying Appendix
F (Inclusionary Housing Designated Areas) for the purpose of
establishing a Mandatory Inclusionary Housing area, Borough of
Brooklyn, Community District 2, Council District 33. This
application is related to application nos. C 180216 ZMK and N
180217 ZRK.

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional,
Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional,
Hearing Transcript - Zoning 8-14-18

This Land Use Application was Laid Over by Subcommittee

LU 0194-2018 **Application No. C 180218 ZSK (80 Flatbush Avenue Rezoning)**
submitted by New York City Educational Construction Fund and
80 Flatbush Avenue, LLC pursuant to Sections 197-c and 201 of
the New York City Charter for the grant of a special permit
pursuant to Sections 74-752* of the Zoning Resolution in
connection with a proposed mixed-use development, on property
located at 80 Flatbush Avenue (Block 174, Lots 1, 9, 13, 18, 23 &
24), in a C6-9 District, within the Special Downtown Brooklyn**
District, Borough of Brooklyn, Community District 2, Council
District 33.

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional,
Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Testimony - Zoning 8-14-18 additional,
Hearing Transcript - Zoning 8-14-18

This Land Use Application was Laid Over by Subcommittee

LU 0195-2018 **Application No. C 160401 ZMR (5 Bement Avenue Rezoning)**
submitted by Pelton Place LLC pursuant to Sections 197-c and
201 of the New York City Charter for an amendment to the Zoning
Map, Section No. 21a, by establishing within an existing R3-1
District a C2-2 District, Borough of Staten Island, Community
District 1, Council District 49.

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 13, 2018 - August 17, 2018, Hearing
Testimony - Zoning 8-14-18, Hearing Transcript - Zoning 8-14-18

This Land Use Application was Laid Over by Subcommittee