



# 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. Grodencik, Rory I. Lancman,  
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards,  
Carlina Rivera and Ritchie J. Torres*

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Wednesday, October 3, 2018

9:30 AM

Committee Room - City Hall

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#### Roll Call

**Present:** Moya, Constantinides, Grodencik, Levin, Reynoso, Richards and Rivera

**Absent:** Lancman and Torres

*Other Council Members Attending: Holden and Menchaca*

LU 0208-2018

**Application No. C 180304 ZMQ (Lefferts Boulevard Rezoning)**  
submitted by Opos Sou Kapnisi, Inc. pursuant to Sections 197-c  
and 201 of the New York City Charter for the amendment of the  
Zoning Map, Section No. 18a: establishing within an existing R4-1  
District a C2-3 District; and establishing within an existing R6A  
District a C2-3 District, to facilitate development of a one-story  
commercial building at 104-12 Lefferts Boulevard (Block 9572, Lot  
10), Borough of Queens, Community District 10, Council District  
28.

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land  
Use Calendar - Week of September 17, 2018 - September 21, 2018,  
Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18,  
Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land  
Use Calendar - Week of September 17, 2018 - September 21, 2018,  
Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18,  
Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Affirmative:** 7 - Moya, Constantinides, Grodencik, Levin, Reynoso, Richards and Rivera

**Absent:** 2 - Lancman and Torres

LU 0209-2018

**Application No. C 180386 PPQ (26-32 Jackson Avenue) submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing, Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition pursuant to zoning of city-owned property located on the south side of Jackson Avenue between Purvis Street and Dutch Kills Street (Block 267, Lot 25), Borough of Queens, Community District 2, Council District 26.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

LU 0210-2018

**Application No. C 180384 ZSQ (26-32 Jackson Avenue) submitted by 2632 Jackson LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 49-story mixed-use development on property located at 26-32 and 26-46 Jackson Avenue (Block 267, Lots 21 & 25), in an M1-5/R9 District, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Area B), Borough of Queens, Community District 2, Council District 26).**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

LU 0211-2018

**Application No. C 180385 PPQ (27-01 Jackson Avenue) submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition pursuant to zoning of city-owned property located on the north side of Jackson Avenue between 43rd Avenue and 42nd Road (Block 432, Lots 18 and 29), Borough of Queens, Community District 2, Council District 26.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

LU 0212-2018

**Application No. C 180382 ZSQ (27-01 Jackson Avenue) submitted by 2701 Jackson 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 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C), Borough of Queens, Community District 2, Council District 26.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

LU 0213-2018

**Application No. C 180383 ZSQ (27-01 Jackson Avenue) submitted by 2701 Jackson 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 16-352 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 91 spaces on portions of the ground floor, 2nd floor, and 3rd floor and to allow floor space on one or more stories and up to a height of 23 feet above curb level, to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), of a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C). Borough of Queens, Community District 2, Council District 26.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

LU 0216-2018

**Application No. N 180188 ZRK (180 Myrtle Avenue Text Amendment) submitted by Red Apple Real Estate, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying Article X, Chapter 1, Section 11 (Special Ground Floor Use Regulations within the Special Downtown Brooklyn District) and related Sections, Borough of Brooklyn, Community District 2, Council District 35.**

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Affirmative:** 7 - Moya, Constantinides, Grodenschik, Levin, Reynoso, Richards and Rivera

**Absent:** 2 - Lancman and Torres

LU 0235-2018

**Application No. C 180265 ZMQ (69-02 Queens Boulevard submitted by 69-02 Queens Boulevard Woodside, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9d, Borough of Queens, Community District 2, Council District 30.**

**Attachments:** September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

LU 0236-2018

**Application No. N 180266 ZRQ (69-02 Queens Boulevard submitted by 69-02 Queens Boulevard Woodside, 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 2, Council District 30.**

**Attachments:** September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

LU 0237-2018

**Application No. C 180267 ZSQ (69-02 Queens Boulevard) submitted by 69-02 Queens Boulevard Woodside, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to facilitate a proposed mixed-use development, within a large scale general development, on property located at 69-02 Queens Boulevard (Block 2432, Lots 9, 21, 41, 44, and 50), Borough of Queens, Community District 2, Council District 30. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20(b) of the Council and Section 197-d(b)(3) of the New York City Charter.**

**Attachments:** September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

T2018-2963

**Application No. C 180085 ZMQ submitted by Variety Boys and Girls Club of Queens pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R6B District to an R7X District property bounded by 30th Road, a line 200 feet southeasterly of 21st Street, 30th Drive, and a line 100 feet southeasterly of 21st Street; and changing from an R7A District to an R7X District property bounded 30th Road, a line 100feet southeasterly of 21st Street, 30th Drive, and 21st Street; to facilitate a development at 21-12 30th Road in the Borough of Queens, Community District 1, Council District 22.**

**Attachments:** Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**T2018-2964** **Application No. N 180086 ZRQ submitted by Variety Boys and Girls Club of Queens 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 property including 21-12 30th Road in Borough of Queens, Community District 1, Council District 22.**

**Attachments:** Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**T2018-2965** **Application No. C 180211 ZMQ submitted by Ravi Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an R6A District property bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th Street; and establishing within the proposed R6A District a C1-3 District bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th Street to facilitate a development at 11-14 35th Avenue in the Borough of Queens, Community District 1, Council District 26.**

**Attachments:** Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**T2018-2966** **Application No. N 180212 ZRQ submitted by Ravi Management, 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 property including 11-14 35th Avenue in the Borough of Queens, Community District 1, Council District 26.**

**Attachments:** Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

**Attachments:** Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

T2018-2967

**Application No. C 180186 ZMK submitted by 39 Group Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, changing from an M1-2 District to an R7A District property bounded by 39th Street, New Utrecht Avenue, a line midway between 39th Street and 40th Street, and 9th Avenue; and establishing within the proposed R7A District a C2-4 District bounded by 39th Street, New Utrecht Avenue, a line midway between 39th Street and 40th Street, and 9th Avenue; to facilitate a development at 3901 9th Avenue in the Borough of Brooklyn, Community District 12, Council District 38.**

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

T2018-2968

**Application No. N 180187 ZRK submitted by 39 Group 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 on property including 3901 9th Avenue in the Borough of Brooklyn, Community District 12, Council District 38.**

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018

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