



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*

Wednesday, September 5, 2018

9:30 AM

Committee Room - City Hall

Roll Call

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

Absent: Richards

Other Council Members Attending: Matteo and Lander

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, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Zoning 9-5-18

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, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Zoning 9-5-18

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Levin, Reynoso, Rivera and Torres

Absent: 1 - Richards

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, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Zoning 9-5-18

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, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Zoning 9-5-18

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Levin, Reynoso, Rivera and Torres

Absent: 1 - Richards

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, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Zoning 9-5-18

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, Land Use Calendar - Week of September 3, 2018 - September 7, 2018, Hearing Transcript - Zoning 9-5-18

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Levin, Reynoso, Rivera and Torres

Absent: 1 - Richards

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, Land Use
Calendar - Week of September 3, 2018 - September 7, 2018, September
12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript -
Zoning 9-5-18

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, Land Use
Calendar - Week of September 3, 2018 - September 7, 2018, September
12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript -
Zoning 9-5-18

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Levin, Reynoso, Rivera and
Torres

Absent: 1 - Richards

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, Land Use
Calendar - Week of September 3, 2018 - September 7, 2018, Hearing
Transcript - Zoning 9-5-18

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, Land Use
Calendar - Week of September 3, 2018 - September 7, 2018, Hearing
Transcript - Zoning 9-5-18

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

Affirmative: 8 - Moya, Constantinides, Grodenchik, Lancman, Levin, Reynoso, Rivera and
Torres

Absent: 1 - Richards

LU 0199-2018 **Application No. C 170213 ZMK (57 Caton Place Rezoning)**
submitted by 57 Caton Partners, LLC pursuant to Sections 197-c
and 201 of the New York City Charter for the amendment of the
Zoning Map, Section No. 16d, changing from a C8-2 District to an
R7A District and establishing within such proposed R7A District a
C2-4 District property located at Block 5322, Lots 1 and 4,
Borough of Brooklyn, Community District 7, Council District 39.

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing
Transcript - Zoning 9-5-18

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

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing
Transcript - Zoning 9-5-18

This Land Use Application was Laid Over by Subcommittee

LU 0200-2018 **Application No. N 170214 ZRK (57 Caton Place Rezoning)**
submitted by 57 Caton Partners, 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 Section 113-00 and
Appendix F for the purpose of establishing a Mandatory
Inclusionary Housing area, Borough of Brooklyn, Community
District 7, Council District 39.

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing
Transcript - Zoning 9-5-18

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

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing
Transcript - Zoning 9-5-18

This Land Use Application was Laid Over by Subcommittee

LU 0201-2018 **Application No. C 180029 ZMK (1881-1883 McDonald Avenue**
Rezoning) submitted by Quentin Plaza, LLC pursuant to Sections
197-c and 201 of the New York City Charter for an amendment of
the Zoning Map, Section No. 22d changing from an R5 District to
an R7A District and establishing within the proposed R7A District
a C2-4 District property located at Block 6633, Lots 45 and 48 and
Block 6658, Lots 1 and 86, Borough of Brooklyn, Community
District 15, Council District 44.

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing
Transcript - Zoning 9-5-18

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

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18

This Land Use Application was Laid Over by Subcommittee

LU 0202-2018

Application No. N 180030 ZRK (1881-1883 McDonald Avenue Rezoning) submitted by Quentin Plaza, 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 44.

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18

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

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18

This Land Use Application was Laid Over by Subcommittee

LU 0203-2018

Application No. N 170115 ZRM (27 East 4th Street) submitted by Kalodop II Park Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712 (Developments in Historic Districts), concerning special permits within the NoHo Historic District Extension, Borough of Manhattan, Community District 2, Council District 2.

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18

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

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18

This Land Use Application was Laid Over by Subcommittee

LU 0206-2018 **Application No. C 170178 ZMR (3122-3136 Victory Boulevard Rezoning) submitted by C & A Realty Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20d, eliminating from within an existing R3X District a C2-2 District and changing from an R3X District to a C8-1 District, for property located at Block 2159, Lots 1, 10, 13, 15 and p/o Lot 18, Borough of Staten Island, Community District 2, Council District 50.**

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18

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

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18

This Land Use Application was Laid Over by Subcommittee

LU 0207-2018 **Application No. C 180138 ZMQ (O' Neill's Rezoning) submitted by O'Neill's of Maspeth, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13c, changing from an R4 District to an R5D District, establishing within an existing R4 District a C2-2 District, and establishing within the proposed R5D District a C2-2 District for property located at Block 2374, Lots 101, 106, 197, 198 and 199, and Block 2381, Lots 1, 2 and 3, Borough of Queens, Community District 5, Council District 30.**

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18

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

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 9-5-18

This Land Use Application was Laid Over by Subcommittee