



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA**  
**OF THE**  
**SUBCOMMITTEE ON ZONING AND FRANCHISES**  
**AND THE LAND USE COMMITTEE**  
**FOR THE MEETINGS OF MAY 11, 2021**

**RAFAEL SALAMANCA, JR.**, *Chair*, Land Use Committee

**FRANCISCO P. MOYA**, *Chair*, Subcommittee on Zoning and Franchises

**KEVIN RILEY**, *Chair*, Subcommittee on Landmarks, Public Sitings  
and Dispositions

<http://legistar.council.nyc.gov/Calendar.aspx>

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### *The Land Use Committee Meeting Scheduled for 05/11/21 Commencing at 11:00 A.M.*

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a remote public meeting on the following matters, commencing at **10:00 A.M., Tuesday, May 11, 2021:**

### **L.U. NOS. 753, 754 AND PRECONSIDERED L.U. NO. 763 ARE RELATED**

#### **L.U. No. 753**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

#### **SUYDAM STREET REZONING**

**BROOKLYN CB - 4**

**C 200326 ZSK**

Application submitted by Suydam, Inc. and 3210 Willoughby, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed residential building, on property located at 1250 Willoughby Avenue (Block 3210, Lots 16, 17, 18, 19, 20, and 21), in a M1-5/R7D\* District.

\* Note: The site is proposed to be rezoned by changing an existing M1-1 District to an M1-5/R7D District (MX-21) under a concurrent related application for a Zoning Map Change (C 200344 ZMK).

#### **L.U. No. 754**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

#### **SUYDAM STREET REZONING**

**BROOKLYN CB - 4**

**C 200344 ZMK**

Application submitted by Suydam, Inc. and 3210 Willoughby, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R6 District property bounded by Willoughby Avenue; a line 225 feet northeasterly of Irving Avenue, Suydam Street, and a line 200 feet northeasterly of Irving Avenue;
2. changing from an M1-1 District to an M1-5 District property bounded by a line midway between Willoughby Avenue and Suydam Street, a line 400 feet northeasterly of Irving Avenue, Suydam Street and a line 225 feet northeasterly of Irving Avenue;
3. changing from an M1-1 District to an M1-5/R7D District property bounded by Willoughby Avenue, a line 400 feet northeasterly of Irving Avenue, a line midway between Willoughby and Suydam Street, and a line 225 northeasterly of Irving Street; and
4. establishing a Special Mixed Use District (MX-21) bounded by Willoughby Avenue, a line 400 feet northeasterly of Irving Avenue, a line midway between Willoughby and Suydam Street, and a line 225 northeasterly of Irving Street;

as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the of CEQR Declaration E-583.

### **PRECONSIDERED L.U. NO. 763**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

### **SUYDAM STREET REZONING**

**BROOKLYN CB - 4**

**N 200343 ZRK**

Application submitted by Suydam, Inc. and 3210 Willoughby, 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 XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**PRECONSIDERED L.U. NOS. 770 AND 771 ARE RELATED**

**PRECONSIDERED L.U. NO. 770**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**GOVERNORS ISLAND REZONING**

**MANHATTAN CB - 1**

**N 210126 ZRM**

Application submitted by Governors Island Corporation d/b/a The Trust for Governors Island, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article XIII, Chapter 4, expanding the Special Governors Island District, and to amend related Sections.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**PRECONSIDERED L.U. NO. 771**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**GOVERNORS ISLAND REZONING**

**MANHATTAN CB - 1**

**C 210127 ZMM**

Application submitted by Governors Island Corporation d/b/a The Trust for Governors Island and NYC Small Business Services, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a:

1. changing from an R3-2 District to a C4-1 District property bounded by a line at angle 92.2 degrees and 2,691 feet northeasterly from the southwesterly point of Governors Island as measured along to said line and bisecting the angle formed by the southwesterly boundary lines of Governors Island, and the southeasterly, southwesterly, westerly, and northwesterly boundary lines of Governors Island; and
2. establishing a Special Governors Island District bounded by a line 2,675 feet northeasterly from the southwesterly point of Governors Island as measured along a line perpendicular to said line and bisecting the angle formed by the

southwesterly boundary lines of Governors Island, and the southeasterly, southwesterly, westerly, and northwesterly boundary lines of Governors Island, and including the areas of existing Piers;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020.

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**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **11:00 A.M. on Tuesday, May 11, 2021**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

**PRECONSIDERED L.U.**

**SOUTH PORTLAND – AMENDED ARTICLE XI**

**BROOKLYN CB - 2**

**20215023 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment to a previously approved real property tax exemption for property located at Block 2003, Lot 37, Borough of Brooklyn, Community District 2, Council District 35.

**L.U. NOS. 753, 754 AND PRECONSIDERED L.U. NO. 763 ARE RELATED**

**L.U. No. 753**

**SUYDAM STREET REZONING**

**BROOKLYN CB - 4**

**C 200326 ZSK**

Application submitted by Suydam, Inc. and 3210 Willoughby, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed residential building, on property located at

1250 Willoughby Avenue (Block 3210, Lots 16, 17, 18, 19, 20, and 21), in a M1-5/R7D\* District.

\* Note: The site is proposed to be rezoned by changing an existing M1-1 District to an M1-5/R7D District (MX-21) under a concurrent related application for a Zoning Map Change (C 200344 ZMK).

**L.U. No. 754**  
**SUYDAM STREET REZONING**

**BROOKLYN CB - 4**

**C 200344 ZMK**

Application submitted by Suydam, Inc. and 3210 Willoughby, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R6 District property bounded by Willoughby Avenue; a line 225 feet northeasterly of Irving Avenue, Suydam Street, and a line 200 feet northeasterly of Irving Avenue;
2. changing from an M1-1 District to an M1-5 District property bounded by a line midway between Willoughby Avenue and Suydam Street, a line 400 feet northeasterly of Irving Avenue, Suydam Street and a line 225 feet northeasterly of Irving Avenue;
3. changing from an M1-1 District to an M1-5/R7D District property bounded by Willoughby Avenue, a line 400 feet northeasterly of Irving Avenue, a line midway between Willoughby and Suydam Street, and a line 225 northeasterly of Irving Street; and
4. establishing a Special Mixed Use District (MX-21) bounded by Willoughby Avenue, a line 400 feet northeasterly of Irving Avenue, a line midway between Willoughby and Suydam Street, and a line 225 northeasterly of Irving Street;

as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the of CEQR Declaration E-583.

**PRECONSIDERED L.U. NO. 763  
SUYDAM STREET REZONING**

**BROOKLYN CB - 4**

**N 200343 ZRK**

Application submitted by Suydam, Inc. and 3210 Willoughby, 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 XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**PRECONSIDERED L.U. NO. 759  
97 WEST 169TH STREET**

**BRONX CB - 4**

**C 210195 HAX**

Application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 97 West 169th Street (Block 2519, Lots 27 and 32) as an Urban Development Action Area; and
  - b. approval of an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a nine-story building containing approximately 104 affordable housing units and community facility space.



**PRECONSIDERED L.U. NO. 760**  
**HARRIET AND THOMAS TRUESDELL HOUSE**  
**BROOKLYN CB - 2** **20215001 HIK (N 210282 HIK)**

Application submitted by the Landmarks Preservation Commission regarding the landmark designation of the Harriet and Thomas Truesdell House, 227 Duffield Street (Block 146, Lot 15) (List No. 522/LP No. 2645).

**PRECONSIDERED L.U. NO. 761**  
**SENDERO VERDE – AMENDED UDAAP**  
**MANHATTAN CB - 11** **20215020 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment to a previously approved urban development action area project located at 50 East 112<sup>th</sup> Street, 60 East 112<sup>th</sup> Street, 75 East 111<sup>th</sup> Street (Block 1617, Lots 20, 120, 125, and 140) (“Disposition Area”) (Formerly Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121, and 122), Borough of Manhattan, Community District 11, Council District 8.

**PRECONSIDERED L.U. NO. 762**  
**SENDERO VERDE – AMENDED ARTICLE XI**  
**MANHATTAN CB - 11** **20215021 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment to a previously approved real property tax exemption for property located at Block 1617, Lot 120 (former Lots 20, 51, 52, 53, 54, p/o Lot 23, and p/o Lot 50), Borough of Manhattan, Community District 11, Council District 8.

**PRECONSIDERED L.U. NOS. 770 AND 771 ARE RELATED**

**PRECONSIDERED L.U. NO. 770**  
**GOVERNORS ISLAND REZONING**  
**MANHATTAN CB - 1** **N 210126 ZRM**

Application submitted by Governors Island Corporation d/b/a The Trust for Governors Island, pursuant to Section 201 of the New York City Charter, for an

amendment of the Zoning Resolution of the City of New York, to modify Article XIII, Chapter 4, expanding the Special Governors Island District, and to amend related Sections.

**The full zoning text may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**PRECONSIDERED L.U. NO. 771  
GOVERNORS ISLAND REZONING**

**MANHATTAN CB - 1**

**C 210127 ZMM**

Application submitted by Governors Island Corporation d/b/a The Trust for Governors Island and NYC Small Business Services, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a:

1. changing from an R3-2 District to a C4-1 District property bounded by a line at angle 92.2 degrees and 2,691 feet northeasterly from the southwesterly point of Governors Island as measured along to said line and bisecting the angle formed by the southwesterly boundary lines of Governors Island, and the southeasterly, southwesterly, westerly, and northwesterly boundary lines of Governors Island; and
2. establishing a Special Governors Island District bounded by a line 2,675 feet northeasterly from the southwesterly point of Governors Island as measured along a line perpendicular to said line and bisecting the angle formed by the southwesterly boundary lines of Governors Island, and the southeasterly, southwesterly, westerly, and northwesterly boundary lines of Governors Island, and including the areas of existing Piers;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020.

**PRECONSIDERED L.U. NO. 772  
86 FLEET PLACE TEXT**

**BROOKLYN CB - 2**

**N 210061 ZRK**

Application 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 provisions of Article X, Chapter 1 (Special Downtown Brooklyn District).

The full zoning text may be viewed at the following website:  
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**PRECONSIDERED L.U. NOS. 773 AND 774 ARE RELATED**

**PRECONSIDERED L.U. NO. 773**

**68-19 WOODHAVEN BOULEVARD REZONING**

**QUEENS CB - 6**

**C 200272 ZMQ**

Application submitted by 68-19 Rego Park, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14b:

1. changing from an R4 District to an R6A District property bounded by a line midway between 68<sup>th</sup> Avenue and 68<sup>th</sup> Road, Alderton Street, 68<sup>th</sup> Road, and a line 100 feet northeasterly of Woodhaven Boulevard;
2. changing from a C8-1 District to an R6A District property bounded by a line midway between 68<sup>th</sup> Avenue and 68<sup>th</sup> Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68<sup>th</sup> Road, and Woodhaven Boulevard; and
3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68<sup>th</sup> Avenue and 68<sup>th</sup> Road, a line 100 feet southwesterly of Alderton Street, 68<sup>th</sup> Road, and Woodhaven Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-589.

**PRECONSIDERED L.U. NO. 774**

**68-19 WOODHAVEN BOULEVARD REZONING**

**QUEENS CB - 6**

**N 200273 ZRQ**

Application submitted by 68-19 Rego Park, 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.

The full zoning text may be viewed at the following website:  
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**PRECONSIDERED L.U. NOS. 775 AND 776 ARE RELATED**

**PRECONSIDERED L.U. NO. 775  
431 CONCORD AVENUE REZONING**

**BRONX CB - 1**

**C 200274 ZMX**

Application submitted by Concord Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, by changing from an existing M1-2 District to an R7D District property bounded by East 145th Street, Concord Avenue, a line 150 feet southerly of East 145th Street, and a line midway between Jackson Avenue and Concord Avenue, as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-588.

**PRECONSIDERED L.U. NO. 776  
431 CONCORD AVENUE REZONING**

**BRONX CB - 1**

**N 200275 ZRX**

Application submitted by Concord Realty, 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.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

