



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

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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 cation 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.

**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 cation 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 112th Street, 60 East 112th Street, 75 East 111th 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 68th Avenue and 68th Road, Alderton Street, 68th 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 68th Avenue and 68th Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68th Road, and Woodhaven Boulevard; and
3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet southwesterly of Alderton Street, 68th 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>

