

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, May 11, 2021

11:00 AM

- REMOTE HEARING (VIRTUAL ROOM 1) -

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,
Joseph C. Borelli, Selvena N. Brooks-Powers, Ruben Diaz, Sr., Oswald Feliz,
Vanessa L. Gibson, Barry S. Grodenchik, Peter A. Koo, Stephen T. Levin,
I. Daneek Miller, Francisco P. Moya, Kevin C. Riley, Antonio Reynoso, Carlina Rivera
and Mark Treyger*

Roll Call

Present: Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: Miller and Rivera

LU 0753-2021

Application Number C 200326 ZSK (Suydam Street Rezoning) 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, Borough of Brooklyn, Community District 4, Council District 34.

Attachments: March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0754-2021

Application Number C 200344 ZMK (Suydam Street Rezoning) 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 changing from an M1-1 District to an R6 District; changing from an M1-1 District to an M1-5 District; changing from an M1-1 District to an M1-5/R7D District; and 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 feet northeasterly of Irving Street, Borough of Brooklyn, Community District 4, Council District 34.

Attachments: March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0759-2021

Application No. C 210195 HAX (97 West 169th Street) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State and 197 c of the New York City Charter for the designation of an Urban Development Action Area and an Urban Development Action Area Project for such area, and the disposition of such property to a developer to be selected by HPD, for property located at 97 West 169th Street (Block 2519, Lots 27 and 32), Borough of the Bronx, Community District 4, Council District 16.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0760-2021

Application No. 20215001 HIK [N 210282 HIK] (Harriet and Thomas Truesdell House) 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), Borough of Brooklyn, Community District 2, Council District 33.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0761-2021 **Application No. 20215020 HAM (Sendero Verde - Amended UDAAP) 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.**

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0762-2021 **Application No. 20215021 HAM (Sendero Verde - Amended Article XI) 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.**

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0763-2021

Application No. N 200343 ZRK (Suydam Street Rezoning) 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, Borough of Brooklyn, Community District 4, Council District 34.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0770-2021

Application No. N 210126 ZRM (Governors Island Rezoning) 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, Borough of Manhattan, Community District 1, Council District 1.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Hearing Testimony - Zoning 4/5/21, April 22, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Hearing Testimony - Zoning 4/5/21, April 22, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Negative: 1 - Barron

Absent: 2 - Miller and Rivera

LU 0771-2021

Application No. C 210127 ZMM (Governors Island Rezoning) 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, changing from an R3-2 District to a C4-1 District and establishing a Special Governors Island District, Borough of Manhattan, Community District 1, Council District 1.

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Hearing Testimony - Zoning 4/5/21, April 22, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 5 and 6, 2021, Hearing Testimony - Zoning 4/5/21, April 22, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Negative: 1 - Barron

Absent: 2 - Miller and Rivera

LU 0772-2021

Application No. N 210061 ZRK (86 Fleet Place Text) 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), Borough of Brooklyn, Community District 2, Council District 35.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0773-2021

Application No. C 200272 ZMQ (68-19 Woodhaven Boulevard Rezoning) 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, changing from an R4 District to an R6A District, changing from a C8-1 District to an R6A District, and establishing within the proposed R6A District a C2-3 District, Borough of Queens, Community District 6, Council District 29.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0774-2021

Application No. N 200273 ZRQ (68-19 Woodhaven Boulevard Rezoning) 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, Borough of Queens, Community District 6, Council District 29.

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Negative: 1 - Barron

Absent: 2 - Miller and Rivera

LU 0775-2021 **Application No. C 200274 ZMX (431 Concord Avenue Rezoning) 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, Borough of the Bronx, Community District 1, Council District 8.**

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

LU 0776-2021 **Application No. N 200275 ZRX (431 Concord Avenue Rezoning) 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, Borough of the Bronx, Community District 1, Council District 8.**

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - April 20 and 21, 2021, April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera

T2021-7515

Application No. 20215023 HAK (South Portland - Amended Article XI) 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.

Attachments: Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

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

Attachments: Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Revised Calendar of the Subcommittee Meeting - May 6, 2021, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021

A motion was made that this Land Use Application be P-C Item Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, R. Diaz Sr., Feliz, Gibson, Grodenchik, Koo, Levin, Moya, Riley, Reynoso and Treyger

Absent: 2 - Miller and Rivera