

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, May 11, 2021

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 1)

## Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair  
Membes: Diana Ayala, Joseph C. Borelli, Barry S. Grodenchik,  
Stephen T. Levin, Antonio Reynoso and Carlina Rivera*

Roll Call

**Present:** Moya, Ayala, Borelli, Grodenchik, Levin and Reynoso

**Absent:** Rivera

*Other Council Members Attending: Chin*

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, May 12, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1664, Committee Report, Hearing Transcript - Zoning 5-11-21

**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, May 12, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1664, Committee Report, Hearing Transcript - Zoning 5-11-21

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

**Affirmative:** 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 1 - 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, May 12, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1665, Committee Report, Hearing Transcript - Zoning 5-11-21

**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, May 12, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1665, Committee Report, Hearing Transcript - Zoning 5-11-21

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

**Affirmative:** 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 1 - 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, May 12, 2021 - Stated Meeting Agenda with Links to Files, May 27, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Res. No. 1666, Committee Report, Hearing Transcript - Zoning 5-11-21

**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, May 12, 2021 - Stated Meeting Agenda with Links to Files, May 27, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Res. No. 1666, Committee Report, Hearing Transcript - Zoning 5-11-21

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

**Affirmative:** 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 1 - 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, April 22, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 4/5/21, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, Hearing Testimony - Zoning 5-11-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1667, Committee Report, Hearing Transcript - Zoning 5-11-21

**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 Testimony - Zoning 4/5/21, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, Hearing Testimony - Zoning 5-11-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1667, Committee Report, Hearing Transcript - Zoning 5-11-21

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

**Affirmative:** 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 1 - 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, April 22, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 4/5/21, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, Hearing Testimony - Zoning 5-11-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1668, Committee Report, Hearing Transcript - Zoning 5-11-21

**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 Testimony - Zoning 4/5/21, Hearing Transcript - Zoning 4-5-21, Land Use Calendar - May 11, 2021, REVISED - Land Use Calendar - May 11, 2021, Hearing Testimony - Zoning 5-11-21, May 12, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1668, Committee Report, Hearing Transcript - Zoning 5-11-21

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

**Affirmative:** 6 - Moya, Ayala, Borelli, Grodenchik, Levin and Reynoso

**Absent:** 1 - Rivera