

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, December 9, 2021

12:00 PM

VOTE

HYBRID HEARING - Council Chambers - City Hall

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, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: R. Diaz Sr. and Levin

Int 2443-2021

A Local Law to amend the administrative code of the city of New York, in relation to increasing penalties related to using joint living work quarters for artists contrary to zoning

Attachments: Summary of Int. No. 2443-A, Summary of Int. No. 2443, Int. No. 2443, Committee Report 11/9/21, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Hearing Transcript - Zoning 11-9-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Proposed Int. No. 2443-A - 12/8/21, Committee Report - Zoning - 12/9/21, Committee Report - Land Use - 12/9/21, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21, Committee Report - Stated Meeting, December 15, 2021 - Stated Meeting Agenda with Links to Files, Committee Report - Stated Meeting, Int. No. 2443-A (FINAL), Fiscal Impact Statement

Proposed Int. No. 2443-A

This Introduction was Hearing Held by Committee

Attachments: Summary of Int. No. 2443-A, Summary of Int. No. 2443, Int. No. 2443, Committee Report 11/9/21, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Hearing Transcript - Zoning 11-9-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Proposed Int. No. 2443-A - 12/8/21, Committee Report - Zoning - 12/9/21, Committee Report - Land Use - 12/9/21, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21, Committee Report - Stated Meeting, December 15, 2021 - Stated Meeting Agenda with Links to Files, Committee Report - Stated Meeting, Int. No. 2443-A (FINAL), Fiscal Impact Statement

This Introduction was Amendment Proposed by Comm

Attachments: Summary of Int. No. 2443-A, Summary of Int. No. 2443, Int. No. 2443, Committee Report 11/9/21, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Hearing Transcript - Zoning 11-9-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Proposed Int. No. 2443-A - 12/8/21, Committee Report - Zoning - 12/9/21, Committee Report - Land Use - 12/9/21, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21, Committee Report - Stated Meeting, December 15, 2021 - Stated Meeting Agenda with Links to Files, Committee Report - Stated Meeting, Int. No. 2443-A (FINAL), Fiscal Impact Statement

This Introduction was Amended by Committee

Int 2443-2021-A

A Local Law to amend the administrative code of the city of New York, in relation to increasing penalties related to using joint living work quarters for artists contrary to zoning

Attachments: Summary of Int. No. 2443-A, Summary of Int. No. 2443, Int. No. 2443, Committee Report 11/9/21, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Hearing Transcript - Zoning 11-9-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Proposed Int. No. 2443-A - 12/8/21, Committee Report - Zoning - 12/9/21, Committee Report - Land Use - 12/9/21, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21, Committee Report - Stated Meeting, December 15, 2021 - Stated Meeting Agenda with Links to Files, Committee Report - Stated Meeting, Int. No. 2443-A (FINAL), Fiscal Impact Statement

A motion was made that this Introduction be Approved by Committee approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0906-2021

Application No. C 210438(A) ZSM (250 Water Street) submitted by 250 Seaport District, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of special permits pursuant to the following sections of the Zoning Resolution: Section 74-743(a)(1) – to allow the distribution of total allowable floor area without regard for zoning lot lines; and Section 74-743(a)(2) – to modify the height and setback requirements of Section 62-341 (Development on land and platforms), Section 35-652 (Maximum height of buildings and setback regulations), and Section 23-662 (Maximum height of buildings and setback regulations), and the street wall location requirements of Section 35-651 (Street wall location); in connection with a proposed mixed use development in a C6-2A District, within a Large-Scale General Development, within the Special Lower Manhattan District, on property located at 250 Water Street (Block 98, Lot 1), Borough of Manhattan, Community District 1, Council District 1.

Attachments: October 21, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Transcript - Stated Meeting 10-21-21, Hearing Testimony - Zoning 10-25-21, Hearing Transcript - Zoning 10-25-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1885, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: October 21, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Transcript - Stated Meeting 10-21-21, Hearing Testimony - Zoning 10-25-21, Hearing Transcript - Zoning 10-25-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1885, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Abstain: 1 - Barron

Absent: 2 - R. Diaz Sr. and Levin

LU 0907-2021

Application No. N 210439 ZRM (250 Water Street) submitted by 250 Seaport District, 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 the provisions of the South Street Seaport Subdistrict in Article IX Chapter 1 (Special Lower Manhattan District), Borough of Manhattan, Community District 1, Council District 1.

Attachments: October 21, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Transcript - Stated Meeting 10-21-21, Hearing Testimony - Zoning 10-25-21, Hearing Transcript - Zoning 10-25-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1886, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: October 21, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - October 25 and 26, 2021, Hearing Transcript - Stated Meeting 10-21-21, Hearing Testimony - Zoning 10-25-21, Hearing Transcript - Zoning 10-25-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1886, Restrictive Declaration, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Abstain: 1 - Barron

Absent: 2 - R. Diaz Sr. and Levin

LU 0918-2021

Application No. C 210422 ZMM (SoHo/NoHo Neighborhood Plan) submitted by New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos.12a & 12c: changing from an M1-5A District to an M1-5/R7X District, changing from an M1-5B District to an M1-5/R7X District, changing from an M1-5A District to an M1-5/R9X District, changing from an M1-5B District to an M1-5/R9X District, changing from an M1-5A District to an M1-6/R10 District, changing from an M1-5B District to an M1-6/R10 District, and establishing a Special SoHo-NoHo Mixed Use District (SNX), Borough of Manhattan, Community District 2, Council Districts 1 and 2.

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Hearing Testimony - Zoning 11-9-21, Hearing Testimony - Zoning 11-9-21 (Con't), Hearing Testimony - Zoning 11-9-21 (Con't), Hearing Testimony - Zoning 11-9-21 (Con't), Committee Report, Res. No. 1889, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Hearing Testimony - Zoning 11-9-21, Hearing Testimony - Zoning 11-9-21 (Con't), Hearing Testimony - Zoning 11-9-21 (Con't), Hearing Testimony - Zoning 11-9-21 (Con't), Committee Report, Res. No. 1889, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Negative: 1 - Barron

Absent: 2 - R. Diaz Sr. and Levin

LU 0919-2021

Application No. N 210423 ZRM (SoHo/NoHo Neighborhood Plan) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special SoHo-NoHo Mixed Use District (Article XIV, Chapter 3), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area and other related Sections, Borough of Manhattan, Community District 2, Council Districts 1 and 2.

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Hearing Testimony - Zoning 11-9-21, Hearing Testimony - Zoning 11-9-21 (Con't), Hearing Testimony - Zoning 11-9-21 (Con't), Hearing Testimony - Zoning 11-9-21 (Con't), December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1890, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Hearing Testimony - Zoning 11-9-21, Hearing Testimony - Zoning 11-9-21 (Con't), Hearing Testimony - Zoning 11-9-21 (Con't), Hearing Testimony - Zoning 11-9-21 (Con't), December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1890, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-9-21, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Negative: 1 - Barron

Absent: 2 - R. Diaz Sr. and Levin

LU 0922-2021

Application No. 20225007 HAK (Bed-Stuy East and Weeksville Mosaic) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law requesting approval of an Urban Development Action Area Project, waiver of the designation requirement of Section 693 of the General Municipal Law, waiver of the requirements of Charter Sections 197-c and 197-d, and approval of an exemption from real property taxation for properties located at Block 1363, Lots 7 and 60, Block 1433, Lot 19, Block 1451, Lot 40, Block 1464, Lot 79, Block 1474, Lot 65, Block 1514, Lot 59, Block 1519, Lot 63, Block 1524, Lot 43, Block 1531, Lot 65, Block 1561, Lot 9, Block 1668, Lot 48, Block 1769, Lot 56, and Block 3511, Lot 64, Borough of Brooklyn, Community Districts 3, 8, and 16, Council Districts 36 and 4.

Attachments: November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Stated Meeting 11-10-21, Hearing Transcript - Landmarks 11-17-21, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Committee Report, Res. No. 1846, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Stated Meeting 11-10-21, Hearing Transcript - Landmarks 11-17-21, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Committee Report, Res. No. 1846, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21

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, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0923-2021

Application No. N 210482 ZRY (Health and Fitness Citywide Text Amendment) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to allow gymnasiums, spas, and other health- and fitness-related uses as-of-right, Citywide.

Attachments: Res. No. 1847, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Testimony - Zoning 11/18/21, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 11-18-21, Committee Report, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: Res. No. 1847, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Testimony - Zoning 11/18/21, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Zoning 11-18-21, Committee Report, Hearing Transcript - Land Use 12-9-21

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, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0924-2021

Application No. N 210380 ZRY (Fresh II Zoning Text Amendment) submitted by the Department of City Planning, 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 VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) and related Sections, to expand areas in which the program is applicable and to update various requirements, Citywide.

Attachments: Res. No. 1891, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-18-21, Committee Report, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: Res. No. 1891, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Hearing Transcript - Stated Meeting 11-10-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 11-18-21, Committee Report, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0929-2021

Application No. C 220062 ZMK (River Ring) submitted by River Street Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c, changing from an M3-1 District to a C6-2 District and changing from an M3-1 District to an M1-4 District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Res. No. 1894, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 11-18-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Zoning 11-18-21, Committee Report, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: Res. No. 1894, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 11-18-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Zoning 11-18-21, Committee Report, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Abstain: 1 - Barron

Absent: 2 - R. Diaz Sr. and Levin

LU 0930-2021

Application No. N 220063 ZRK (River Ring) submitted by River Street 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 Article VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying Large-scale General Development provisions, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Res. No. 1895, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 11-18-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Zoning 11-18-21, Committee Report, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: Res. No. 1895, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 11-18-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Zoning 11-18-21, Committee Report, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Abstain: 1 - Barron

Absent: 2 - R. Diaz Sr. and Levin

LU 0932-2021

Application No. C 220061 MLK (River Ring) submitted by River Street Partners LLC pursuant to Section 197-c of the New York City Charter for a landfill of approximately 6,230 square feet located in the East River, in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue and North 1st Street), in C6-2 District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1896, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1896, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0933-2021

Application No. C 220064 ZSK (River Ring) submitted by River Street Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for, for the grant of special permits pursuant Zoning Resolution Section 74-743(a)(2) to modify the height and setback, floor area distribution, maximum residential tower size, and maximum width of building walls facing a shoreline requirements of Section 62-341 (Developments on land and platforms); and Section 74-743(a)(13) to allow existing land projecting seaward of the bulkhead line to be replaced or reconstructed with new platforms and such platform be included as part of the upland lot, to allow such new piers and platforms to be considered lot area for the purposes of determining allowable floor area, dwelling units, and other bulk regulations of Section 62-31(b) & (c) (Bulk Computations on Waterfront Zoning Lots), and to waive the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers, and Section 62-63 (Design Requirements for Public Access on Piers and Floating Structures), in connection with a proposed mixed-use development, within a large-scale general development on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue and North 1st Street), in a C6-2 District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1897, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1897, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0934-2021

Application No. N 220065 ZAK (River Ring) submitted by River Street Partners LLC for the grant of an authorization pursuant to Sections 62-822(a) and 62-132 of the Zoning Resolution to modify the requirements of Section 62-332 (Rear yards and waterfront yards) and Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), in connection with a mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue and North 1st Street), in a C6-2 District, Borough of Brooklyn, Community District 1.

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1898, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1898, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0935-2021

Application No. C 220070 ZSK (River Ring) submitted by River Street Partners 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 reduce the number of required accessory off-street parking spaces from 40 percent to 20 percent, 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 mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue and North 1st Street), in C6-2 District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1899, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1899, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0936-2021

Application No. C 210425 MMK (River Ring) submitted by River Street Partners LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance and closing of Metropolitan Avenue between River Street and the United States Pierhead Line, the elimination, discontinuance and closing of a portion of North 1st Street from a point 200 feet west of River Street and the United States Pierhead Line, and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1900, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

This Land Use Application was Hearing Held by Committee

Attachments: November 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1900, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, City Planning Commission Approval Letter, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 11-23-21, Hearing Transcript - Land Use 12-9-21

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Brooks-Powers, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0949-2021

Application No. 20225010 RSY (Coney Island Amusement Park Project Plan – Third Amendment to the Special Process Agreement) Third Amendment to agreement for special process to amend Paragraph 5(b) of the Special Process Agreement to change seventeen (17) years to twenty-seven (27) years to promote the development and programming of the lands within the Coney Island Amusement Park for amusement purposes, pursuant to the Coney Island Amusement Park Project Plan “CIAPPP” described in the Special Process Agreement. The expiration date of each of the Interim Leases shall not be later than December 31, 2037.

Attachments: Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-2-21 LU 949.pdf, Hearing Testimony - Zoning 12-7-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1855, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-7-21, Hearing Transcript - Land Use 12-9-21

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

Attachments: Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, Hearing Testimony - Zoning 12-2-21 LU 949.pdf, Hearing Testimony - Zoning 12-7-21, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, December 9, 2021 - Stated Meeting Agenda, Committee Report, Res. No. 1855, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 15, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 12-7-21, Hearing Transcript - Land Use 12-9-21

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, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0956-2021

Application No. N 210273 ZRK (1 Wythe Avenue) submitted by One Wythe, LLC, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission), Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Committee Report, Res. No. 1860, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21

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

Attachments: Calendar of the Zoning Subcommittee Meeting - December 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Committee Report, Res. No. 1860, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21

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, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin

LU 0957-2021

Application No. C 210272 ZSK (1 Wythe Avenue) submitted by One Wythe LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96 of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to waive the off-street parking requirements of Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES), and to modify the quantity and size of the loading berth requirements of Section 44-50 (GENERAL PURPOSES), in connection with a proposed 8-story commercial and industrial building, within an Industrial Business Incentive Area specified on the Maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 1 Wythe Avenue (Block 2641, Lots 1, 3 and 4), in a M1-2 District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Committee Report, Res. No.1861, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21

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

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - December 9, 2021, Committee Report, Res. No.1861, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, December 9, 2021 - Stated Meeting Agenda, Hearing Transcript - Land Use 12-9-21

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, Feliz, Gibson, Grodenchik, Koo, Miller, Moya, Riley, Reynoso, Rivera and Treyger

Absent: 2 - R. Diaz Sr. and Levin