

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Monday, October 25, 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, Reynoso and Rivera

*Other Council Members Attending: Cornegy and Chin*

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 Transcript - Zoning 10-25-21

**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 Transcript - Zoning 10-25-21

**This Land Use Application was Laid Over by Subcommittee**

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 Transcript - Zoning 10-25-21

**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 Transcript - Zoning 10-25-21

**This Land Use Application was Laid Over by Subcommittee**

LU 0911-2021

**Application No. N 210406 ZRY (Citywide Hotels 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 III, Chapter 2 (Use Regulations), Article IV, Chapter 2 (Use Regulations) and related Sections, to create a special permit for new hotels, motels, tourist cabins, and boatels in Commercial Districts and in M1 Districts paired with Residence Districts, Citywide.**

**Attachments:** Hearing Testimony - Zoning 10-25-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-25-21

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

**Attachments:** Hearing Testimony - Zoning 10-25-21, November 10, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - November 17 and 18, 2021, Land Use Calendar - November 22, 2021, Hearing Transcript - Stated Meeting 11-10-21, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-25-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0912-2021

**Application No. C 210276 ZMK (1045 Atlantic Avenue) submitted by Atlantic Brooklyn, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, for an amendment of the Zoning Map, Section Nos. 16c & 17a, by changing property from an M1-1 District to a C6-3A District property; to facilitate a development at 1045 Atlantic Avenue in the Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1835, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-25-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No. 1835, LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-25-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0913-2021

**Application No. N 210277 ZRK (1045 Atlantic Avenue) submitted by Atlantic Brooklyn, 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 III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area on property including property at 1045 Atlantic Avenue in Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-25-21

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 9, 2021, REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - November 10, 2021, November 10, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Committee Report, Res. No., LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, November 23, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-25-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0914-2021

**Application No. C 210462 ZMK (Special Brooklyn Navy Yard District) submitted by Building 77 QALICB, Inc. and the 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. 12d, changing from an R6B District to an M2-1 District, changing from an M1-2 District to an M2-1 District, changing from an M3-1 District to an M2-1 District, and establishing a Special Brooklyn Navy Yard District (BNY), Borough of Brooklyn Community District 2, Council District 33.**

**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 - Zoning 10-25-21

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

**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 - Zoning 10-25-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0915-2021

**Application No. N 210463(A) ZRK (Special Brooklyn Navy Yard District) submitted by Building 77 QALICB, Inc. and NYC Small Business Services, 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 Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying other related Sections, Borough of Brooklyn Community District 2, Council District 33.**

**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 - Zoning 10-25-21

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

**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 - Zoning 10-25-21

**This Land Use Application was P-C Item Laid Over by Comm**