

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, October 5, 2021

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 2)

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, Grodenchik, Levin and Rivera

Absent: Borelli and Reynoso

Other Council Members Attending: Cumbo

LU 0875-2021

Application No. C 210278 ZMK (130 St. Felix Street) submitted by 130 St. Felix Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c changing from an existing C6-1 District to an C6-4 District and changing from an existing C6-1 District to an C6-6 District, for property located in the Borough of Brooklyn, Community District 2, Council District 35.

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 5, 2021, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Testimony - Zoning 10-12-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1776, Committee Report, Hearing Transcript - Zoning 10-5-21

This Land Use Application was Hearing Held by Committee

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 5, 2021, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Testimony - Zoning 10-12-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1776, Committee Report, Hearing Transcript - Zoning 10-5-21

This Land Use Application was Laid Over by Subcommittee

LU 0876-2021

Application No. N 210279 ZRK (130 St. Felix Street) submitted by 130 St. Felix Street 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 Special Downtown Brooklyn District (ARTICLE X, Chapter 1) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, for property located in the Borough of Brooklyn, Community District 2, Council District 35.

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 5, 2021, Hearing Testimony - Zoning 10-12-21, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1777, Committee Report, Hearing Transcript - Zoning 10-5-21

This Land Use Application was Hearing Held by Committee

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 5, 2021, Hearing Testimony - Zoning 10-12-21, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1777, Committee Report, Hearing Transcript - Zoning 10-5-21

This Land Use Application was Laid Over by Subcommittee

LU 0877-2021

Application No. C 210280 ZSK (130 St. Felix Street) submitted by 130 St. Felix Street 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 mixed-use development, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4 and C6-6 Districts, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2, Council District 35.

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 5, 2021, Hearing Testimony - Zoning 10-12-21, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1778, Committee Report, Hearing Transcript - Zoning 10-5-21

This Land Use Application was Hearing Held by Committee

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 5, 2021, Hearing Testimony - Zoning 10-12-21, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1778, Committee Report, Hearing Transcript - Zoning 10-5-21

This Land Use Application was Laid Over by Subcommittee

LU 0878-2021

Application No. C 210281 ZSK (130 St. Felix Street) submitted by 130 St. Felix Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 101-82* of the Zoning Resolution to modify the tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 23-532 (Required rear yard equivalents), to modify the inner court dimension requirements of Section 23-851 (Minimum dimensions of inner courts), in connection with a proposed mixed-use development, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between 55 Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4 and C6-6 Districts, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2, Council District 35.

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 5, 2021, Hearing Testimony - Zoning 10-12-21, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1779, Committee Report, Hearing Transcript - Zoning 10-5-21

This Land Use Application was Hearing Held by Committee

Attachments: September 23, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 5, 2021, Hearing Testimony - Zoning 10-12-21, Hearing Transcript - Stated Meeting 9-23-21, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1779, Committee Report, Hearing Transcript - Zoning 10-5-21

This Land Use Application was Laid Over by Subcommittee

LU 0879-2021

Application No. C 210025 ZMQ (Broadway and 11th Street Rezoning) submitted by 11 St. & Broadway, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-23), Borough of Queens, Community District 1, Council District 26).

Attachments: Calendar of the Zoning Subcommittee Meeting - October 5, 2021, October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Stated Meeting 10-7-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1780, Committee Report, Hearing Transcript - Zoning 10-5-21

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

Attachments: Calendar of the Zoning Subcommittee Meeting - October 5, 2021, October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Stated Meeting 10-7-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1780, Committee Report, Hearing Transcript - Zoning 10-5-21

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

LU 0880-2021

Application No. N 210026 ZRQ ((Broadway and 11th Street Rezoning) submitted 11 St. & Broadway, LLC, 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 XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 26).

Attachments: Calendar of the Zoning Subcommittee Meeting - October 5, 2021, October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Stated Meeting 10-7-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1781, Committee Report, Hearing Transcript - Zoning 10-5-21

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

Attachments: Calendar of the Zoning Subcommittee Meeting - October 5, 2021, October 7, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - October 12, 2021, Hearing Transcript - Stated Meeting 10-7-21, Land Use Calendar - October 21, 2021, October 21, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1781, Committee Report, Hearing Transcript - Zoning 10-5-21

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