



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE MEETINGS  
FOR NOVEMBER 17 AND 18, 2021**

**RAFAEL SALAMANCA, JR.**, *Chair*, Land Use Committee

**FRANCISCO P. MOYA**, *Chair*, Subcommittee on Zoning and Franchises

**KEVIN RILEY**, *Chair*, Subcommittee on Landmarks, Public Sitings  
and Dispositions

<http://legistar.council.nyc.gov/Calendar.aspx>

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If you are a member of the public who wishes to testify, please register via the New York City Council Home Page at <https://council.nyc.gov/>, where you can also find links to livestream the hearing and recordings of past hearings.



## **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS**

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a remote public hearing/meeting on the following matters, commencing at **10:00 A.M. Wednesday, November 17, 2021:**

### **L.U. No. 922**

Application No. **20225007 HAK (Bed-Stuy East and Weeksville Mosaic)** submitted by the New York City Department of Housing Preservation and Development, requesting the waiver of the designation requirements of Section 693 of the General Municipal Law and Sections 197-c and 197-d of the Charter pursuant to Section 694 of the General Municipal Law, approval of an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law, and approval of an exemption from real property 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; Block 3511, Lot 64, Borough of Brooklyn, Community Districts 3, 8, and 16, Council Districts 36 and 41.

### **L.U. No. 881**

*The public hearing on this item was **held on October 26, 2021**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

Application No. **C 210428 PPM (Las Raices)** submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the disposition of a city owned property located at 303 East 102nd Street (Block 1674, Lot 104), 338 East 117th Street (Block 1688, Lot 34), 505-507 East 118th Street (Block 1815, Lots 5 and 6), 1761-1763 Park Avenue (Block 1771, Lots 1 and 2), Borough of Manhattan, Council Districts 8 and 9, Community District 11.

**L.U. NOS. 897 AND 898 ARE RELATED**

**L.U. 897**

*The public hearing on this item was held on October 26, 2021 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

Application No. **C 210398 ZSX (WIN Powers)** submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with the development of two community facility buildings, on property located at 346 Powers Avenue (Block 2572, Lot 6) in an R6 District. submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with the development of two community facility buildings, on property located in an R6 District at 346 Powers Avenue (Block 2572, Lot 6), Borough of the Bronx, Community District 1, Council District 8.

**L.U. 898**

*The public hearing on this item was held on October 26, 2021 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

Application No. **C 210399 HAX (WIN Powers)** submitted by the NYC Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 346 Powers Avenue (Block 2572, Lot 6), Borough of the Bronx, Community District 1, Council District 8.

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **10:00 A.M. Thursday, November 18, 2021:**

### **PRECONSIDERED L.U.S ARE RELATED**

#### **PRECONSIDERED L.U.**

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.

#### **PRECONSIDERED L.U.**

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.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

#### **L.U. No. 923**

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.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

## **L.U. No. 924**

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.

**The full zoning text may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

## **L.U. NOS. 925 AND 926 ARE RELATED**

### **L.U. No. 925**

Application No. **C 210164 ZMQ (103-16 Van Wyck Expressway Rezoning)** submitted by 10316 Van Wyck Exp LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c changing from an R3A District to an R6B District and establishing within a proposed R6B District a C2-3 District, Borough of Queens, Community District 10, Council District 28.

### **L.U. No. 926**

Application No. **N 210165 ZRQ (103-16 Van Wyck Expressway Rezoning)** submitted by 10316 Van Wyck Exp 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 10, Council District 28.

**The full zoning text may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**PRECONSIDERED L.U. NO. 911**

*The public hearing on this item was held on October 25, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

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.

**The full zoning text may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**PRECONSIDERED L.U. NOS. 914 AND 915 ARE RELATED**

**Preconsidered L.U. No. 914**

*The public hearing on this item was held on October 25, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

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.

**Preconsidered L.U. No. 915**

*The public hearing on this item was held on October 25, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

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.

**The full zoning text may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

## **PRECONSIDERED L.U.S 916 AND 917 ARE RELATED**

### **PRECONSIDERED L.U. 916**

*The public hearing on this item was **held on November 9, 2021** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 210119 ZMK (506 Third Avenue)** submitted by PAB 3rd Avenue Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, by changing from an existing M2-1 District to a C4-4A, Borough of Brooklyn, Community District 6, Council District 39.

### **PRECONSIDERED L.U. 917**

*The public hearing on this item was **held on November 9, 2021** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **N 210120 ZRK (506 Third Avenue)** submitted by PAB 3rd Avenue Holdings, 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 Brooklyn, Community District 6, Council District 39.

**The full zoning text may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**PRECONSIDERED L.U.S 920 AND 921 ARE RELATED**

**PRECONSIDERED L.U. 920**

*The public hearing on this item was held on November 9, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 210408 ZMM (Starrett-Lehigh + Terminal Warehouse Rezoning)** submitted by Terminal Fee Owner LP and RXR SL Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b, changing from an M2-3 District to an M2-4 District and establishing a Special West Chelsea District (WCh), Borough of Manhattan, Community District 4, Council District 3.

**PRECONSIDERED L.U. 921**

*The public hearing on this item was held on November 9, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **N 210409 ZRM (Starrett-Lehigh + Terminal Warehouse Rezoning)** submitted by Terminal Fee Owner LP and RXR SL Owner, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing Subarea K within the Special West Chelsea District (Article IX, Chapter 8), and modifying other related Sections, Borough of Manhattan, Community District 4, Council District 3.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

