



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA  
OF THE  
SUBCOMMITTEE MEETINGS  
AND THE LAND USE COMMITTEE  
FOR THE MEETINGS OF JUNE 14, 2022**

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

**KEVIN RILEY,** *Chair*, Subcommittee on Zoning and Franchises

**FARAH N. LOUIS,** *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.



*The Land Use Committee Meeting Scheduled for 06/14/22  
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## **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. Tuesday, June 14, 2022:**

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

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

Application number **C 220220 ZMM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, eliminating from within an existing R8 District a C1-5 District and changing from an R8 District to a C6-2 District, Borough of Manhattan, Community District 4, Council District 3.

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

Application number **N 220219 ZRM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying a special permit provision of Article IX, Chapter 6 (Special Clinton District), 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>**

### **L.U. NOS. 61 AND 62 ARE RELATED**

#### **L.U. No. 61**

*The public hearing on this item was held on June 7, 2022 and **closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

Application number **C 210293 PSX (EMS Station 17 New Facility)** submitted by the New York City Fire Department (NYFD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 1257 Morris Avenue (Block 2450, Lot 42) for use as an ambulance station, Borough of the Bronx, Community District 4, Council District 16.

**L.U. No. 62**

*The public hearing on this item was held on June 7, 2022 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

Application number **C 210294 ZSX (EMS Station 17 New Facility)** submitted by the New York City Fire Department (FDNY) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a FDNY Emergency Medical Service (EMS) Station use to be located in a residence district, in connection with a proposed 2-story EMS station building, on property located at 1257 Morris Avenue (Block 2450, Lot 42), in an R7-1 District, Borough of the Bronx, Community District 4, Council District 16.

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **11:30 A.M. Tuesday, June 14, 2022:**

**PRECONSIDERED L.U.**

Application number **C 200317 ZMK (41 Summit Street Rezoning)** submitted by 41 Summit Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6B District, Borough of Brooklyn, Community District 6, Council District 39.

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

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

Application number **C 210128 ZMQ (77 – 39 Vleigh Place Rezoning)** submitted by VP Capital Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14c, eliminating from within an existing R3-2 District a C1-2 District, changing from an R3-2 District to an R6A District, and establish within the proposed R6A District a C2-3 District, Borough of Queens, Community District 8, Council District 24.

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

Application number **N 210129 ZRQ (77 – 39 Vleigh Place Rezoning)** submitted by VP Capital 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 Queens, Community District 8, Council District 24.

**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 ARE RELATED**

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

Application number **C 210234 ZMQ (11th Street & 34th Avenue Rezoning)** submitted by JPP 33rd Street, LLC and Lily & John Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an M1-5/R6A District and establishing a Special Mixed Use District (MX-23), Borough of Queens, Community District 1, Council District 26.

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

Application number **N 210235 ZRQ (11th Street & 34th Avenue Rezoning)** submitted by JPP 33<sup>rd</sup> Street, LLC and Lily & John Realty Inc., pursuant to Section 201 of the New York City Charter for an amendment to the Zoning City of New York, modifying provisions of Article XII, Chapter 3 (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.

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 ARE RELATED**

**PRECONSIDERED L.U.**

Application number **C 210375 ZMQ (Wetherole Street and 67th Avenue Rezoning)** submitted by Novel Medicine, P.C., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14a, changing from an R4B District to an R6A District, Borough of Queens, Community District 6, Council District 29.

**PRECONSIDERED L.U.**

Application number **N 210376 ZRQ (Wetherole Street and 67th Avenue Rezoning)** submitted by Novel Medicine, P.C., 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 6, Council District 29.

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. 63 AND 64 ARE RELATED**

**L.U. No. 63**

*The public hearing on this item was held on May 31, 2022  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application number **C 200228 ZMX (4541 Furman Avenue Rezoning)** submitted by Markland 4551, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a, changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of the Bronx, Community District 12, Council District 11.

**L.U. No. 64**

*The public hearing on this item was held on May 31, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application number **N 200229 ZRX (4541 Furman Avenue Rezoning)** submitted by Markland 4551, 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 and APPENDIX I for the purpose of modifying the existing Transit Zone, Borough of the Bronx, Community District 12, Council District 11.

**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. 65 AND 66 ARE RELATED**

**L.U. No. 65**

*The public hearing on this item was held on May 31, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application number **C 200335 ZMK (98 Third Avenue)** submitted by 98 Third Avenue Realty, 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 M1-2 District to an R6B District, changing from an M1-2 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.

**L.U. No. 66**

*The public hearing on this item was held on May 31, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application number **N 200336 ZRK (98 Third Avenue)** submitted by 98 Third Avenue Realty, 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 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>

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**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **3:30 P.M. on Tuesday, June 14, 2022**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

**L.U. No. 52**

Application number **C 220159 HAK (Sutter Place NCP)** submitted by the 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 Project for such 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, to facilitate the development of four buildings containing an approximate total of 46 affordable housing units and a commercial space on property located at 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2363 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150), Borough of Brooklyn, Community District 5, Council Districts 37 and 42.

**L.U. NOS. 61 AND 62 ARE RELATED**

**L.U. No. 61**

Application number **C 210293 PSX (EMS Station 17 New Facility)** submitted by the New York City Fire Department (NYFD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 1257 Morris Avenue (Block 2450,

Lot 42) for use as an ambulance station, Borough of the Bronx, Community District 4, Council District 16.

### **L.U. No. 62**

Application number **C 210294 ZSX (EMS Station 17 New Facility)** submitted by the New York City Fire Department (FDNY) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a FDNY Emergency Medical Service (EMS) Station use to be located in a residence district, in connection with a proposed 2-story EMS station building, on property located at 1257 Morris Avenue (Block 2450, Lot 42), in an R7-1 District, Borough of the Bronx, Community District 4, Council District 16.

### **L.U. NOS. 63 AND 64 ARE RELATED**

### **L.U. No. 63**

Application number **C 200228 ZMX (4541 Furman Avenue Rezoning)** submitted by Markland 4551, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a, changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of the Bronx, Community District 12, Council District 11.

### **L.U. No. 64**

Application number **N 200229 ZRX (4541 Furman Avenue Rezoning)** submitted by Markland 4551, 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 and APPENDIX I for the purpose of modifying the existing Transit Zone, Borough of the Bronx, Community District 12, Council District 11.

**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. 65 AND 66 ARE RELATED**

### **L.U. No. 65**

Application number **C 200335 ZMK (98 Third Avenue)** submitted by 98 Third Avenue Realty, 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 M1-2 District to an R6B District, changing from an M1-2 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.

### **L.U. No. 66**

Application number **N 200336 ZRK (98 Third Avenue)** submitted by 98 Third Avenue Realty, 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 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>**

