



COUNCIL OF THE CITY OF NEW YORK

CALENDAR AND AGENDA

OF THE

LAND USE COMMITTEE

FOR THE MEETING OF MARCH 16, 2020

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

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

ADRIENNE ADAMS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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

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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **10:15 A.M., Monday, March 16, 2020**:

PRECONSIDERED L.U. 461 ALABAMA AVENUE

BROOKLYN CB – 5

20205405 HAK

Application submitted by the New York City Department of Housing Preservation and Development requesting the amendment of Resolution 773, which the Council previously approved on February 28, 2019, to delete a paragraph referencing Section 576-(a)(2) of the Private Housing Finance Law and to replace it with language referencing the designation of an urban development action area and approval of an urban development action area project pursuant to Article 16 of the General Municipal Law, for property located at 461 Alabama Avenue (Block 3803, Lot 6), Borough of Brooklyn, Council District 42, Community District 5.

L.U. NOS. 628 AND 629 ARE RELATED

L.U. No 628

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

GRAND AVENUE AND PACIFIC STREET REZONING

BROOKLYN CB - 8

C 190256 ZMK

Application submitted by EMP Capital Group pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c by:

1. changing from an M1-1 District to a R7D District property bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street; and
2. establishing within the proposed R7D District a C2-4 District bounded by

Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street;

as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration of E-550.

L.U. No. 629

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

GRAND AVENUE AND PACIFIC STREET REZONING

BROOKLYN CB - 8

N 190257 ZRK

Application submitted by EMP Capital Group, 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.

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

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



**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **10:30 A.M. on Monday, March 16, 2020**, to consider some items reported out of the Subcommittees at the meetings held March 11, 2020 and March 16, 2020, and conduct such other business as may be necessary.

**PRECONSIDERED L.U.
461 ALABAMA AVENUE**

BROOKLYN CB – 5

20205405 HAK

Application submitted by the New York City Department of Housing Preservation and Development requesting the amendment of Resolution 773, which the Council previously approved on February 28, 2019, to delete a paragraph referencing Section 576-(a)(2) of the Private Housing Finance Law and to replace it with language referencing the designation of an urban development action area and approval of an urban development action area project pursuant to Article 16 of the General Municipal Law, for property located at 461 Alabama Avenue (Block 3803, Lot 6), Borough of Brooklyn, Council District 42, Community District 5.

L.U. NOS. 628 AND 629 ARE RELATED

L.U. No. 628

GRAND AVENUE AND PACIFIC STREET REZONING

BROOKLYN CB - 8

C 190256 ZMK

Application submitted by EMP Capital Group pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c by:

1. changing from an M1-1 District to a R7D District property bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street; and
2. establishing within the proposed R7D District a C2-4 District bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street;

as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration of E-550.

L.U. No. 629

GRAND AVENUE AND PACIFIC STREET REZONING

BROOKLYN CB - 8

N 190257 ZRK

Application submitted by EMP Capital Group, 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.

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. 637-639 ARE RELATED

PRECONSIDERED L.U. NO. 637

ROCHESTER SUYDAM

BROOKLYN CB - 3

C 190453 HAK

Application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 421-423 Herkimer Street (Block 1864, Lots 48, 49), 440-444 Herkimer Street (Block 1871, Lots 42 and 43), 35-37 Rochester Avenue (Block 1709, Lots 9 and 10), 18-22 Suydam Place (Block 1709, Lots 27, 28 and 29), 816 Herkimer Street (Block 1710, Lot 9), 329-331 Ralph Avenue (Block 1556, Lots 7 and 8) and 335 Ralph Avenue (Block 1556, Lot 3) as an Urban Development Action Area; and
 - b. Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer to be selected by HPD;

to facilitate the construction of seven new buildings containing approximately 78 affordable housing units.

PRECONSIDERED L.U. NO. 638
ROCHESTER SUYDAM I – ARTICLE XI

BROOKLYN CB-3

20205362 HAK

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at 423 Herkimer Street (Block 1864, Lot 48), 421 Herkimer Street (Block 1864, Lot 49), 440 Herkimer Street (Block 1871, Lot 42), 444 Herkimer Street (Block 1871, Lot 43), 37 Rochester Avenue (Block 1709, Lot 9), 35 Rochester Avenue (Block 1709, Lot 10), 18 Suydam Place (Block 1709, Lot 27), 20 Suydam Place (Block 1709, Lot 28), 22 Suydam Place (Block 1709, Lot 29), and 816 Herkimer Street (Block 1710, Lot 9), Borough of Brooklyn, Council District 36, Community District 3.

PRECONSIDERED L.U. NO. 639
ROCHESTER SUYDAM II – ARTICLE XI

BROOKLYN CB-3

20205363 HAK

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at 329 Ralph Avenue (Block 1556, Lot 8), 331 Ralph Avenue (Block 1556, Lot 7), and 335 Ralph Avenue (Block 1556, Lot 3) Borough of Brooklyn, Council District 41, Community District 3.

PRECONSIDERED L.U. NOS. 641 AND 642 ARE RELATED

PRECONSIDERED L.U. NO. 641
52ND STREET REZONING

QUEENS CB - 2

C 180154 ZMQ

Application submitted by Woodside Equities, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d:

1. changing from an R5B District to an R7A District property bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52nd Street and 53rd Street, a line 100 feet northerly of Queens Boulevard and 52nd Street; and

2. establishing within the proposed R7A District a C2-3 District bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52nd Street and 53rd Street, a line 100 feet northerly of Queens Boulevard and 52nd Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2019, and subject to the conditions of CEQR Declaration E-497.

**PRECONSIDERED L.U. NO. 642
52ND STREET REZONING**

QUEENS CB - 2

N 180155 ZRQ

Application submitted by Woodside Equities, 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.

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. 643 AND 644 ARE RELATED

**PRECONSIDERED L.U. NO. 643
90 SANDS STREET REZONING**

BROOKLYN CB - 2

C 200059 ZMK

Application submitted by 90 Sands Street Housing Development Fund pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-6 District to an M1-6/R10 District property bounded by the easterly centerline prolongation of Sands Street, Jay Street, High Street and Pearl Street; and
2. establishing a Special Mixed Use District (MX-2) bounded by the easterly centerline prolongation of Sands Street (narrow portion), Jay Street, High Street and Pearl Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2019.

**PRECONSIDERED L.U. NO. 644
90 SANDS STREET REZONING**

BROOKLYN CB - 2

N 200060 ZRK

Application submitted by 90 Sands Street Housing Development Fund 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.

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

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

