



COUNCIL OF THE CITY OF NEW YORK

CALENDAR and AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF OCTOBER 24, 2018

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

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

ADRIENNE ADAMS, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

BEN KALLOS, *Chair*, Subcommittee on Planning, Dispositions
and Concessions

<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 **10:45 A.M., Wednesday, October 24, 2018:**

L.U. NOS. 209 AND 210 ARE RELATED

L.U. No. 209

*The public hearing on this item was held on **September 17, 2018***

***and closed**. It was laid over by the Subcommittee on*

Zoning and Franchises

26-32 JACKSON AVENUE

QUEENS CB - 2

C 180386 PPQ

Application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing, Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition of city-owned property located on the south side of Jackson Avenue between Purvis Street and Dutch Kills Street (Block 267, Lot 25), pursuant to zoning.

L.U. No. 210

*The public hearing on this item was held on **September 17, 2018***

***and closed**. It was laid over by the Subcommittee on*

Zoning and Franchises

26-32 JACKSON AVENUE

QUEENS CB - 2

C 180384 ZSQ

Application submitted by 2632 Jackson LLC pursuant to Sections 197- c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 49-story mixed-use development on property located at 26-32 and 26-46 Jackson Avenue (Block 267, Lots 21 & 25), in an M1-5/R9 District, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Area B).

L.U. NOS. 211 AND 213 ARE RELATED

L.U. No. 211

*The public hearing on this item was held on **September 17, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

27-01 JACKSON AVENUE

QUEENS CB - 2

C 180385 PPQ

Application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing, Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition of city-owned property located on the north side of Jackson Avenue between 43rd Avenue and 42nd Road (Block 432, Lots 18 and 29), pursuant to zoning.

L.U. No. 212

*The public hearing on this item was held on **September 17, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

27-01 JACKSON AVENUE

QUEENS CB - 2

C 180382 ZSQ

Application submitted by 2701 Jackson Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C).

L.U. No. 213

*The public hearing on this item was held on **September 17, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

27-01 JACKSON AVENUE

QUEENS CB - 2

C 180383 ZSQ

Application submitted by 2701 Jackson Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 16-352 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 91 spaces on portions of the ground floor, 2nd floor, and 3rd floor and to allow floor space on one or more stories and up to a height of 23 feet above curb level, to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), of a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C).



**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 **11:00 A.M., Wednesday October 24, 2018**, to consider all items reported out of Subcommittees at meetings held on September 17, 2018, October 22, 2018, October 23, 2018 and conduct such other business as may be necessary:

L.U. NOS. 209 AND 210 ARE RELATED

L.U. No. 209

*The public hearing on this item was held on **September 17, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

26-32 JACKSON AVENUE

QUEENS CB - 2

C 180386 PPQ

Application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing, Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition of city-owned property located on the south side of Jackson Avenue between Purvis Street and Dutch Kills Street (Block 267, Lot 25), pursuant to zoning.

L.U. No. 210

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Zoning and Franchises*

26-32 JACKSON AVENUE

QUEENS CB - 2

C 180384 ZSQ

Application submitted by 2632 Jackson LLC pursuant to Sections 197- c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 49-story mixed-use development on property located at 26-32 and 26-46 Jackson Avenue (Block 267, Lots 21 & 25), in an M1-5/R9 District, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Area B).

L.U. NOS. 211 AND 213 ARE RELATED

L.U. No. 211

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and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

27-01 JACKSON AVENUE

QUEENS CB - 2

C 180385 PPQ

Application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing, Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition of city-owned property located on the north side of Jackson Avenue between 43rd Avenue and 42nd Road (Block 432, Lots 18 and 29), pursuant to zoning.

L.U. No. 212

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Zoning and Franchises*

27-01 JACKSON AVENUE

QUEENS CB - 2

C 180382 ZSQ

Application submitted by 2701 Jackson Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C).

L.U. No. 213

*The public hearing on this item was held on September 17, 2018
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

27-01 JACKSON AVENUE

QUEENS CB - 2

C 180383 ZSQ

Application submitted by 2701 Jackson Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 16-352 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 91 spaces on portions of the ground floor, 2nd floor, and 3rd floor and to allow floor space on one or more stories and up to a height of 23 feet above curb level, to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), of a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C).

L.U. NOS. 214 AND 215 ARE RELATED

L.U. No. 214

*The public hearing on this item was held on September 17, 2018
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

110 EAST 16TH STREET

MANHATTAN CB - 5

C 180263 ZSM

Application submitted by East 16th Street Owner LLC and Trinity Christian Center of Santa Ana, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height and setback regulations of Section 23-662 (Maximum height of buildings and setback regulations), side yard regulations of Section 23-462 (Side yards for all other buildings containing residences), and distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings) to facilitate the development of a 21-story mixed-use building, on a zoning lot containing a landmark designated by the Landmarks Preservation Commission, on property located at 109-115 East 15th Street a.k.a 110-112 East 16th Street (Block 871, Lots 10, 12, and 74), in a C6-2A District.

L.U. No. 215

*The public hearing on this item was held on **September 17, 2018**
and closed. It was laid over by the Subcommittee on*

Zoning and Franchises

110 EAST 16TH STREET

MANHATTAN CB - 5

C 180264 ZSM

Application submitted by East 16th Street Owner LLC and Trinity Christian Center of Santa Ana, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory off-street parking facility with a maximum capacity of 23 spaces on property located at 109-115 East 15th Street a.k.a. 110-112 East 16th Street (Block 871, Lots 10, 12, and 74), in a C6-2A District.

L.U. NOS. 221 AND 222 ARE RELATED

L.U. No. 221

*The public hearing on this item was held on **October 3, 2018***

***and closed**. It was laid over by the Subcommittee on*

Planning, Dispositions and Concessions

HUNTERS POINT SOUTH PARCEL C-NORTH TOWER

QUEENS CB - 2

20195045 HAQ

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption, for property located at Block 6, Lot 60, Borough of Queens, Community District 2, Council District 26.

*The public hearing on this item was held on **October 3, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

HUNTERS POINT SOUTH

QUEENS CB - 2

20195046 HAQ

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 693, and 694 of the General Municipal Law for approval of an urban development action area and an urban development action area project for property located at Block 6, Lots 20, 30, 40, 50, 60, 130, 160, 165 (formerly Block 1, p/o Lots 1 and 10, Block 5, p/o Lot 1, Block 6, p/o Lots 2 and 14), Borough of Queens, Community District 2, Council District 26.

L.U. NOS. 226, 227, 228 AND 229 ARE RELATED

L.U. No. 226

*The public hearing on this item was held on **October 3, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

SUNSET PARK IV

BROOKLYN CB - 7

20195063 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law requesting the amendment of Resolution 1557 for the year 2017 to extend the duration of an existing exemption from real property taxes to 40 years, for property located at Block 792, Lot 24 and Block 821, Lots 71 and 72, Borough of Brooklyn, Community District 7, Council District 38.

L.U. No. 227

*The public hearing on this item was held on **October 3, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

SUNSET PARK III

BROOKLYN CB - 7

20195062 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law requesting the amendment of Resolution 1556 for the year 2017 to

extend the duration of an existing exemption from real property taxes to 40 years, for property located at Block 816, Lot 42, Borough of Brooklyn, Community District 7, Council District 38.

L.U. No. 228

*The public hearing on this item was held on **October 3, 2018** and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

SUNSET PARK II

BROOKLYN CB - 7

20195061 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law requesting the amendment of Resolution 1555 for the year 2017 to extend the duration of an existing exemption from real property taxes to 40 years, for property located at Block 723, Lot 67; Block 774, Lot 59; Block 775 Lots 65 and 80; Block 783, Lot 21; Block 784, Lots 38, 39, 45, 47; and Block 814, Lot 20, Borough of Brooklyn, Community District 7, Council District 38.

L.U. No. 229

*The public hearing on this item was held on **October 3, 2018** and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

SUNSET PARK I

BROOKLYN CB - 7

20195060 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law requesting the amendment of Resolution 1554 for the year 2017 to extend the duration of an existing exemption from real property taxes to 40 years, for property located at Block 764, Lot 36; Block 792, Lot 56; Block 799, Lot 25; Block 809, Lots 2, 3, 4, 5, 6, 7; Block 816, Lots 36, 37; Block 817, Lots 1,5; Block 821, Lot 12; Block 830, Lots 33, 35; Block 832, Lot 51; and Block 839, Lot 6, Borough of Brooklyn, Community District 7, Council District 38.

L.U. No. 233

*The public hearing on this item was held on **October 3, 2018***

*and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

HOPKINSON/PARK PLACE

BROOKLYN CB - 16

20195067 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 694 of the General Municipal Law for approval of an amendment to a previously approved urban development action area project to modify the project summary on properties located at Block 1468, Lot 56 (Formerly p/o Lot 56, Lots 58 and 60) and Block 1468, Lot 63 (Formerly p/o Lot 56, Lots 63 and 64), Community District 16, Borough of Brooklyn, Council District 41.

L.U. NO. 234

*The public hearing on this item was held on **October 3, 2018***

*and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

21 ARDEN STREET

MANHATTAN CB-12

20195066 HAM

Application submitted by the New York City Department of Housing Preservation and Development for approval of the conveyance of property located at 21 Arden Street (Block 2174, Lot 188), Borough of Manhattan, (“Disposition Area”) to Restoring Communities Housing Development Fund Corporation, and approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law, Community District 12, Borough of Manhattan, Council District 10

L.U. NOS. 235, 236 AND 237 ARE RELATED

L.U. No. 235

*The public hearing on this item was held on **October 3, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

69-02 QUEENS BOULEVARD

QUEENS CB - 2

C 180265 ZMQ

Application submitted by 69-02 Queens Boulevard Woodside LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. changing from an M1-1 District to an R7X District property bounded by a line 150 feet southerly of Queens Boulevard, 70th Street, 47th Avenue, and 69th Street; and
2. establishing within the proposed R7X District a C2-3 District bounded by a line 150 feet southerly of Queens Boulevard, 70th Street, 47th Avenue, and 69th Street;

as shown on a diagram (for illustrative purposes only) dated April 9, 2018, and subject to the conditions of CEQR Declaration E-472.

L.U. No. 236

*The public hearing on this item was held on **October 3, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

69-02 QUEENS BOULEVARD

QUEENS CB - 2

N 180266 ZRQ

Application submitted by 69-02 Queens Boulevard Woodside 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 2.

L.U. No. 237

The public hearing on this item was held *on **October 3, 2018***

*and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

69-02 QUEENS BOULEVARD

QUEENS CB - 2

C 180267 ZSQ

Application submitted by 69-02 Queens Boulevard Woodside LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) to facilitate a proposed mixed-use development, within a large scale general development, on property generally bounded by Queens Boulevard, 70th Street, 47th Avenue, and 69th Street (Block 2432, Lots 9, 21, 41, 44, and 50), in R7X/C2-3 Districts, Borough of Queens, Community District 2.

PRECONSIDERED L.U. NOS 244 AND 245 ARE RELATED

PRECONSIDERED L.U. NO. 244

*The public hearing on this item was held on **October 3, 2018***

*and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

VARIETY BOYS AND GIRLS CLUB REZONING

QUEENS CB - 1

C 180085 ZMQ

Application submitted by Variety Boys and Girls Club of Queens pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by:

1. changing from an R6B District to an R7X District property bounded by 30th Road, a line 200 feet southeasterly of 21st Street, 30th Drive, and a line 100 feet southeasterly of 21st Street; and
2. changing from an R7A District to an R7X District property bounded 30th Road, a line 100 feet southeasterly of 21st Street, 30th Drive, and 21st Street;

as shown on a diagram (for illustrative purposes only) dated May 7, 2018 and subject to the conditions of CEQR Declaration E-478.

PRECONSIDERED L.U. NO. 245

*The public hearing on this item was held on **October 3, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

VARIETY BOYS AND GIRLS CLUB REZONING

QUEENS CB - 1

N 180086 ZRQ

Application submitted by Variety Boys and Girls Club of Queens, Inc., 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.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

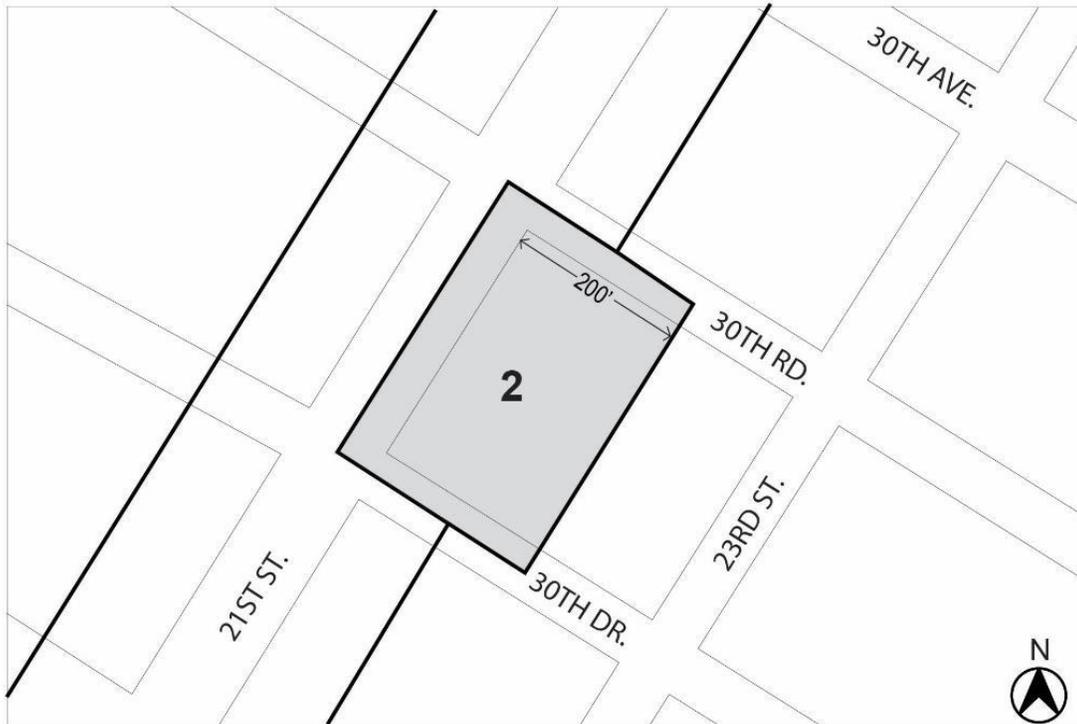
QUEENS

* * *

Queens Community District 1

* * *

Map 4 - [date of adoption]



-  *Inclusionary Housing designated area*
 -  *Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)*
- Area 2— [date of adoption], MIH Program Option 2

PRECONSIDERED L.U. NOS. 246 AND 247 ARE RELATED

PRECONSIDERED L.U. NO. 246

*The public hearing on this item was held on **October 3, 2018** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

11-14 35th Avenue Rezoning

QUEENS CB - 1

C 180211 ZMQ

Application submitted by Ravi Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 9a:

1. changing from an R5 District to an R6A District property bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th Street; and

2. establishing within the proposed R6A District a C1-3 District bounded by 35th Avenue, 12th Street, 36th Avenue, and a line midway between 11th Street and 12th Street;

as shown on a diagram (for illustrative purposes only) dated May 7, 2018, and subject to the conditions of CEQR Declaration E-480.

PRECONSIDERED L.U. NO. 247

*The public hearing on this item was held on **October 3, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises
11-14 35th Avenue Rezoning*

QUEENS CB - 1

N 180212 ZRQ

Application submitted by Ravi Management, 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.

Matter underlined is new, to be added;

Matter struck out is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

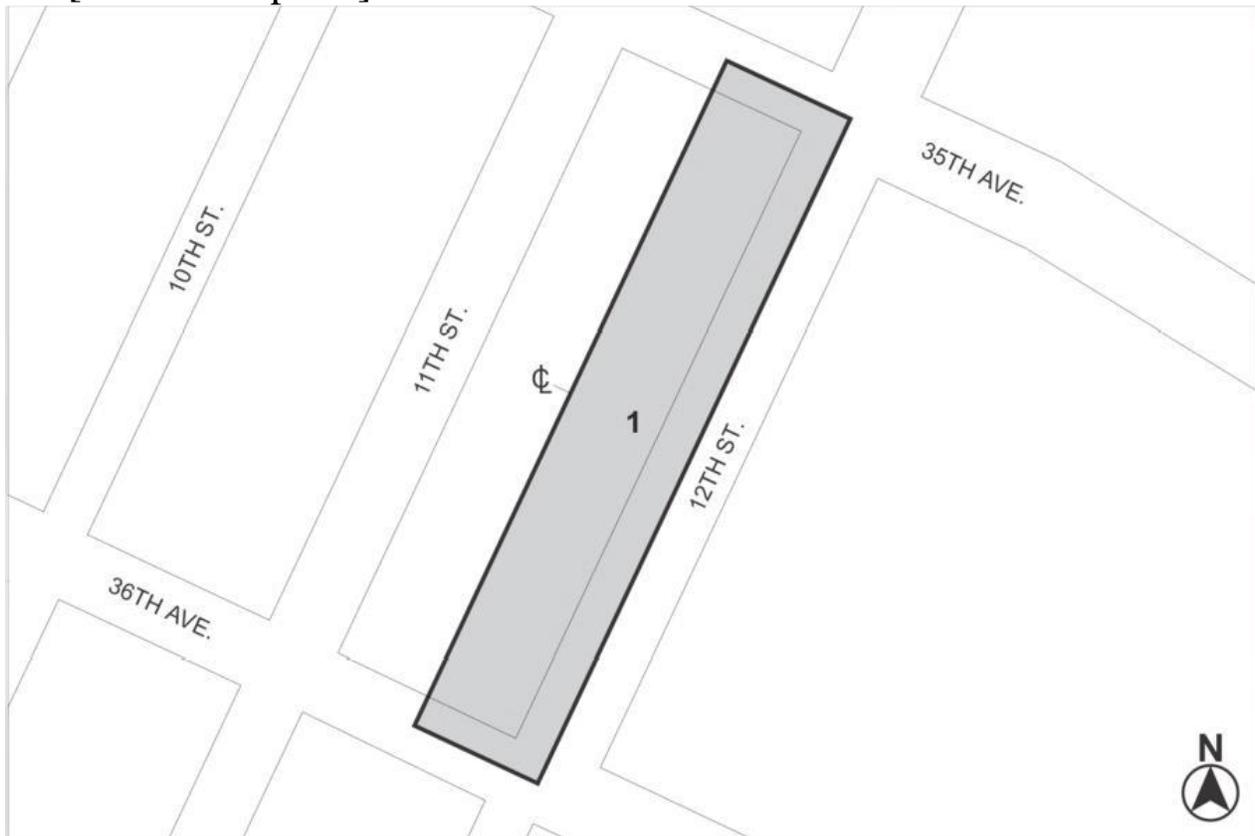
* * *

Queens

* * *

Queens Community District 1

* * *



 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2
Portion of Community District 1, Queens

PRECONSIDERED L.U. NOS. 248 AND 249 ARE RELATED

PRECONSIDERED L.U. No. 248

*The public hearing on this item was held on **October 3, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

3901 9TH AVENUE REZONING

BROOKLYN CB - 12

C 180186 ZMK

Application submitted by 39 Group Inc pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 22c:

1. changing from an M1-2 District to an R7A District property bounded by 39th Street, New Utrecht Avenue, a line midway between 39th Street and 40th Street, and 9th Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by 39th

Street, New Utrecht Avenue, a line midway between 39th Street and 40th Street, and 9th Avenue;

as shown on a diagram (for illustrative purposes only) dated May 7, 2018, and subject to the conditions of CEQR Declaration E-479.

PRECONSIDERED L.U. No. 249

*The public hearing on this item was held on **October 3, 2018** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

3901 9TH AVENUE REZONING

BROOKLYN CB - 12

N 180187 ZRK

Application submitted by 39 Group Inc, 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.

Matter underlined is new, to be added;

Matter struck out is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 12

* * *

Map 1 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 12, Brooklyn