



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
COMMITTEE ON LAND USE
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS
AND DISPOSITIONS MEETING
FOR OCTOBER 13, 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/land-use/>, 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, October 13, 2021:**

L.U. NOS. 889 THROUGH 893 ARE RELATED

L.U. NO. 889

COOPER PARK COMMONS

BROOKLYN CB - 1

C 210480 ZMK

Application submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 13a and 13b:

1. changing from an R6 District to an R7-2 District property bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by a line 150 feet northerly of Maspeth Avenue, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue.

as shown on a diagram (for illustrative purposes only) dated June 21, 2021 and subject to the terms of CEQR Declaration E-629.

L.U. NO. 890

COOPER PARK COMMONS

BROOKLYN CB - 1

C 210481 ZSK

Application submitted by Maspeth Manager, LLC and the New York City 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 74-743(a)(2) of the Zoning Resolution to modify the requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-711 (Standard minimum distance between buildings), in connection the development of two new buildings and the enlargement and conversion of two existing buildings, within a large-scale general development generally bounded by

Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue/G
rents Avenue (Block 2885, Lots 1, 20, 23, 28, and 32), in R7-2* and R7-2/C2-4*
Districts.

* Note: The development site is proposed to be rezoned by changing an existing R6
District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a
Zoning Map change (C 210480 ZMK).

L.U. No. 891
COOPER PARK COMMONS

BROOKLYN CB - 1

N 210482 ZRK

Application submitted by Maspeth Manager, LLC and the New York City
Department of Housing Preservation and Development, 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>

L.U. No. 892
COOPER PARK COMMONS

BROOKLYN CB - 1

C 210483 HAK

Application submitted by the New York City 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 288 Jackson Avenue (Block 2885,
Lot 1) as an Urban Development Action Area; and
 - b. an 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 property to a developer to be selected by HPD;

to facilitate the enlargement of two existing buildings and the construction of two new buildings containing approximately 556 affordable and senior housing units, a 200-bed homeless shelter and community facility and commercial space.

L.U. No. 893

COOPER PARK COMMONS

BROOKLYN CB - 1

C 210484 PPK

Application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c of the New York City Charter, to modify the restriction limiting use of property located at 20 Kingsland Avenue (Block 2885, Lot 10) from a health care facility use to general community facility uses.

L.U. No. 847

TMN 1002-WEST HARLEM RENAISSANCE – UDAAP/ARTICLE XI

MANHATTAN CB - 10

20225004 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and approval of a real property tax exemption for property located at 101 West 141st Street, aka 621-23 Lenox Avenue (Block 2010, Lot 28) and 121-23 West 144th Street (Block 2013, Lot 20) Council District 9, Community District 10.

L.U. NOS. 848 THROUGH 851 ARE RELATED

L.U. No. 848

GLENMORE MANOR

BROOKLYN CB - 16

C 210253 ZMK

Application submitted by New York City Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c and 17d:

1. changing from an R6 District to an R7A District property bounded by Liberty Avenue, Christopher Avenue, a line 100 feet northerly of Glenmore Avenue,

and a line midway between Mother Gaston Boulevard and Christopher Avenue;

2. changing from an R6 District to an R7D District property bounded by a line 100 feet northerly of Glenmore Avenue, Christopher Avenue, Glenmore Avenue, and Mother Gaston Boulevard;
3. establishing within the proposed R7A District a C2-4 District bounded by Liberty Avenue, Christopher Avenue, a line 100 feet northerly of Glenmore Avenue, and a line midway between Mother Gaston Boulevard and Christopher Avenue; and
4. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Glenmore Avenue, Christopher Avenue, Glenmore Avenue, and Mother Gaston Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 19, 2021.

L.U. No. 849
GLENMORE MANOR

BROOKLYN CB - 16

N 210254 ZRK

Application submitted by the New York City Department of Housing Preservation and Development 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>

L.U. No. 850
GLENMORE MANOR

BROOKLYN CB - 16

C 210255 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 305-309 Mother Gaston Boulevard (Block 3692, Lots 1, 2, 3 and 4), 46 – 64 Christopher Avenue (Block 3692, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32), 111-117 Glenmore Avenue (Block 3692, Lots 34, 35 and 37) 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 property to a developer to be selected by HPD;

to facilitate the development of an 11-story mixed use development containing approximately 232 affordable housing units, commercial and community facility space.

L.U. No. 851

GLENMORE MANOR

BROOKLYN CB - 16

C 210256 HUK

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the third amendment to the Brownsville II Urban Renewal Plan.

L.U. No. 828

The public hearing on this item was held on September 13, 2021 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions

DORRANCE BROOKS SQUARE HISTORIC DISTRICT

MANHATTAN CB - 10

20215034 HKM (N 210498 HKM)

The proposed designation by the Landmarks Preservation Commission [DL-524/LP-2651] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Dorrance Brooks Square Historic District Extension.

The Dorrance Brooks Square Historic District Extension consists of two Areas:

Area I, which consists of the property bounded by a line beginning at the intersection of the southern curblineline of West 140th Street with the eastern curblineline of Edgecombe Avenue, extending easterly along the southern curblineline of West 140th Street to the

western curbline of Frederick Douglass Boulevard, southerly along said curbline to the northern curbline of West 139th Street, westerly along said curbline to a point on a line extending northerly from the eastern property line of 302 West 139th Street, southerly along said line and along the eastern property lines of 302 West 139th Street and 303 West 138th Street to the northern curbline of West 138th Street, westerly along said curbline to a point on a line extending northerly from the eastern property line of 302 West 138th Street, southerly along said line and the eastern property line of 302 West 138th Street, westerly along the southern property line of 302 West 138th Street and part of the southern property line of 304 West 138th Street, to the eastern property line of 307 West 137th Street, southerly along the eastern property line of 307 West 137th Street and across West 137th Street to the southern curbline of West 137th Street, easterly along said curbline to a point on a line extending northerly from the eastern property line of 302 West 137th Street, southerly along said line and the eastern property line of 302 West 137th Street, westerly along the southern property line of 302 West 137th Street and part of the southern property line of 304 West 137th Street to the eastern property line of 305 West 136th Street, southerly along the eastern property line of 305 West 136th Street to the northern curbline of West 136th Street, westerly along said curbline to the eastern curbline of Edgecombe Avenue, northerly along the eastern curbline of Edgecombe Avenue to a point on a line extending easterly from the southern curbline of Dorrance Brooks Square, westerly along said line and the southern curbline of Dorrance Brooks Square to the eastern curbline of St. Nicholas Avenue, northerly along said curbline to a point on a line extending westerly from the northern property line of 580 St. Nicholas Avenue (aka 578-580 St. Nicholas Avenue; 337-341 West 139th Street; 101-103 Edgecombe Avenue), easterly along said line and the northern property line of 580 St. Nicholas Avenue (aka 578-580 St. Nicholas Avenue; 337-341 West 139th Street; 101-103 Edgecombe Avenue) to the eastern curbline of Edgecombe Avenue, northerly along said curbline to the point of beginning.

Area II, consists of the property bounded by a line beginning on the western curbline of Adam Clayton Powell Jr. Boulevard at a point on a line extending easterly from the northern property line of 2348 Adam Clayton Powell Jr. Boulevard, extending southerly along the western curbline of Adam Clayton Powell Jr. Boulevard to the northern curbline of West 135th Street, westerly along the northern curbline of West 135th Street to a point on a line extending southerly from the western property line of 201 West 135th Street (aka 2300 Adam Clayton Powell Jr. Boulevard), northerly along said line and the western property lines of 201 West 135th Street (aka 2300 Adam Clayton Powell Jr. Boulevard) through 2306 Adam Clayton Powell Jr. Boulevard, westerly along the southern property lines of 202 through 268 West 136th Street, northerly along the western property line of 268 West 136th Street to the

southern curbline of West 136th Street, easterly along said curbline to a point on a line extending southerly from the western property line of 265 West 136th Street, northerly along said line and the western property line of 265 West 136th Street to the southern property line of 290 West 137th Street, westerly along part of the southern property line of 290 West 137th Street and the southern property line of 292 West 137th Street, northerly along the western property line of 292 West 137th Street to the southern curbline of West 137th Street, easterly along said curbline to a point on a line extending southerly from the western property line of 261 West 137th Street, northerly along said line and the western property line of 261 West 137th Street, easterly along the northern property lines of 261 through 203 West 137th Street and a portion of the northern property line of the alley (Block 2023, Lot 32) between 2348 Adam Clayton Powell Jr. Boulevard and 2340 Adam Clayton Powell Jr. Boulevard (aka 2340-2344 Adam Clayton Powell Jr. Boulevard; 201 West 137th Street), northerly along the western property line of 2348 Adam Clayton Powell Jr. Boulevard, easterly along the northern property line of 2348 Adam Clayton Powell Jr. Boulevard to the point of beginning.

L.U. No. 835

*The public hearing on this item was held on September 13, 2021
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

101 VARICK AVENUE

BROOKLYN CB - 1

C 210329 PCK

Application submitted by the New York City Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of a property located at 101 Varick Avenue (Block 2974, Lot 113) for use as a DOT operations and warehouse facility.

