



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
FOR THE MEETING OF MARCH 12, 2024**

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

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

KAMILLAH HANKS, *Chair*, Subcommittee on Landmarks, Public
Sittings 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 **Council Committee Room, 14th Floor, 250 Broadway**, New York, New York 10007, commencing at **11:00 A.M., on Tuesday, March 12, 2024:**

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 230337 ZMK (341 10th Street Rezoning)** submitted by Stellar 341, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, changing from an existing R6A District to an R7-3 District, changing from an R6B District to an R7-3 District, and establishing within the proposed R7-3 District a C2-4 District, subject to the conditions of CEQR Declaration E-730, Borough of Brooklyn, Community District 6, Council District 38.

PRECONSIDERED L.U.

Application number **N 230338 ZRK (341 10th Street Rezoning)** submitted by Stellar 341, 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 provisions of Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and related Sections, and modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 6, Council District 38.

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.

Application number **G 240045 XAK (341 10th Street Article XI)** submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 577 of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 341 10th Street (Block 1010, Lot 26), Borough of Brooklyn, Community District 6, Council District 38.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 230381 ZMK (396-400 Avenue X Rezoning)** submitted by PG Realty Investments, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R4 District to an R7A District and establishing within the proposed R7A District a C2-4 District, subject to the conditions of CEQR Declaration E-743, Borough of Brooklyn, Community District 15, Council District 47.

PRECONSIDERED L.U.

Application number **N 230382 ZRK (396-400 Avenue X Rezoning)** submitted by PG Realty Investments, 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 15, Council District 47.

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 230126 ZMQ (30-11 12th Street Rezoning)** submitted by 30-11 12th Street Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R4-1 District to an R6A District, changing from an R5B District to an R6A District, changing from an R6B District to an R6A District, and establishing within the proposed R6A District a C2-3 District, subject to the conditions of CEQR Declaration E-733, Borough of Queens, Community District 1, Council District 22.

PRECONSIDERED L.U.

Application number **N 230127 ZRQ (30-11 12th Street Rezoning)** submitted by 30-11 12th Street 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 Queens, Community District 1, Council District 22.

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 230307 ZMQ (23-01 Steinway Street Rezoning)** submitted by Efraim Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c, eliminating from within an existing R5D District a C2-3 District, changing from an R5D District to an R6A District, establishing within a proposed R6A District a C2-4 District, subject to the conditions of CEQR Declaration E-744, Borough of Queens, Community District 1, Council District 22.

PRECONSIDERED L.U.

Application number **N 230308 ZRQ (23-01 Steinway Street Rezoning)** submitted by Efraim 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 Queens, Community District 1, Council District 22.

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. 30 THROUGH 34 ARE RELATED

L.U. No. 30

Application number **C 240092 ZSQ (Willets Point Phase II)** submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60 of the Zoning Resolution, Borough of Queens, Community District 7, Council District 21.

L.U. No. 31

Application number **C 240094 ZSQ (Willets Point Phase II)** submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41 of the Zoning Resolution to allow an arena with a maximum capacity of 25,000 seats, Borough of Queens, Community District 7, Council District 21.

L.U. No. 32

Application number **C 240095 ZSQ (Willets Point Phase II)** submitted by Queens Development Group, LLC, City Football Stadium Group,

LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-802 of the Zoning Resolution to allow a transient hotel (Use Group 5), in connection with a proposed mixed-use development, Borough of Queens, Community District 7, Council District 21.

L.U. No. 33

Application number **N 240093 ZRQ (Willets Point Phase II)** submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 4 (Special Willets Point District), Borough of Queens, Community District 7, Council District 21.

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. 34

Application number **C 240058 MMQ (Willets Point Phase II Mapping Actions)** submitted by New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, for an amendment to the City Map, Borough of Queens, Community District 7, Council District 21.

L.U. No. 18

*The public hearing on this item was held on **February 26, 2024** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **M 210229 LDQ (88-08 Justice Avenue Restrictive Declaration Termination)** submitted by Justice Avenue Tower, LLC, for

a modification pursuant to Section 8 of the Declaration D-60 (CP-21465A) to cancel said Declaration D-60, to facilitate as-of-right uses within a C4-2 District, Borough of Queens, Community District 4, Council District 25.

L.U. NOS. 24 AND 25 ARE RELATED

*The public hearing on these items was held on **February 26, 2024** and **closed**. They were laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 24

Application number **C 230255 ZMK (Jennings Hall Expansion)** submitted by St. Nicks Alliance, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an R6B District to an R7A District and changing from an R7A District to an R7X District, Borough of Brooklyn, Community District 1, Council District 34.

L.U. No. 25

Application number **N 230256 ZRK (Jennings Hall Expansion)** submitted by St. Nicks Alliance, 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 over the proposed rezoning area., Borough of Brooklyn, Community District 1, Council District 34.

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. 26

*The public hearing on this item was held on **February 26, 2024** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **C 230306 ZMQ (21-17 37th Avenue Rezoning)** submitted by 21-17 37th Ave., LLC, pursuant to Sections 197-c and 201

of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M1-1 District to an M1-5 District, Borough of Queens, Community District 1, Council District 26.

L.U. NOS. 27 AND 28 ARE RELATED

*The public hearing on these items was held on **February 26, 2024** and **closed**. They were laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 27

Application number **C 230241 ZMM (East 94th Street Rezoning)** submitted by LM East 94, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b by changing from an M1-4 District to a C2-8 District and changing from an M1-4 District to a C4-6 District, Borough of Manhattan, Community District 8, Council District 5.

L.U. No. 28

Application number **N 230242 ZRM (East 94th Street Rezoning)** submitted by LM East 94, 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 over the proposed rezoning area, Borough of Manhattan, Community District 8, Council District 5.

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

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

