



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR AND AGENDA
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
AND THE LAND USE COMMITTEE
FOR THE MEETINGS OF FEBRUARY 6, 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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Table of Contents

Item No. *All items may be subject to layover **Page**

Subcommittee on Zoning and Franchises meeting scheduled for 2/6/24 commencing at 1:00 P.M., Committee Room, 250 Broadway, 16th Floor

Vote

1. Whitestone Lanes Rezoning (L.U. Nos. 1 & 2).....	3
2. 2226 Third Avenue (L.U. Nos. 3-5)	3-5
3. 962 Pacific Street Rezoning (L.U. Nos. 6-8).....	5-6
4. 166-11 91 st Avenue Special Permit (L.U. Nos. 9 & 10).....	6-7
5. 230 Kent Avenue Rezoning (L.U. Nos. 11 & 12).....	7

The Land Use Committee Meeting Scheduled for 2/6/24 commencing at 1:30 P.M., Committee Room, 250 Broadway, 16th Floor

Vote

1. Whitestone Lanes Rezoning (L.U. Nos. 1 & 2).....	8
2. 2226 Third Avenue (L.U. Nos. 3-5)	8-9
3. 962 Pacific Street Rezoning (L.U. Nos. 6-8).....	10-11
4. 166-11 91 st Avenue Special Permit (L.U. Nos. 9 & 10).....	11
5. 230 Kent Avenue Rezoning (L.U. Nos. 11 & 12).....	11-12



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a meeting on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York, New York 10007, commencing at **11:00 A.M., on Tuesday, February 6, 2024:**

L.U. NOS. 1 AND 2 ARE RELATED

*The public hearing on these items was held on **January 23, 2024** and **closed**. They were laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 1

Application number **C 230091 ZMQ (Whitestone Lanes Rezoning)** submitted by Mar Mar Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District, Borough of Queens, Community District 7, Council District 20.

L.U. No. 2

Application number **N 230092 ZRQ (Whitestone Lanes Rezoning)** submitted by Mar Mar 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 7, Council District 20.

L.U. NOS. 3 - 5 ARE RELATED

*The public hearing on these items was held on **January 23, 2024** and **closed**. They were laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 3

Application number **C 230344 ZMM (2226 Third Avenue)** submitted by REEC Third Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, changing from changing from an R7B District to a C4-6 District and establishing a Special East Harlem Corridors District (EHC), Borough of Manhattan, Community District 11, Council District 8.

L.U. No. 4

Application number **N 230345 ZRM (2226 Third Avenue)** submitted by REEC Third Ave 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 regulations for floor area and loading in Article XIII, Chapter 8 (Special East Harlem Corridors District) 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 Manhattan, Community District 11, Council District 8.

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. 5

Application number **C 230346 ZSM (2226 Third Avenue)** submitted by REEC Third Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 138-42* of the Zoning Resolution to allow a reduction in the number of required loading berths from three to one loading berth, in connection with a proposed commercial building on property located at 2226 Third Avenue (Block 1770, Lot 36), in a C4-6 District, within the Special East Harlem Corridors District (EHC). A zoning text amendment is proposed to create a new special permit (Special Permit for Accessory Off-street Commercial Loading Spaces) under a concurrent related application (N 230345 ZRM). A portion of this site is proposed to be rezoned by changing an R7B District to a C4-6 District and establishing a Special East Harlem Corridors District (EHC)

under a concurrent related application for a Zoning Map change (C 230344 ZMM), Borough of Manhattan, Community District 11, Council District 8.

L.U. NOS. 6 - 8 ARE RELATED

*The public hearing on these items was held on **January 23, 2024** and **closed**. They were laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 6

Application number **C 230157 ZMK (962 Pacific Street Rezoning)** submitted by 962 Pacific St, 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 M1-1 District to an M1-4/R7A District and establishing a Special Mixed-Use District (MX-20), Borough of Brooklyn, Community District 8, Council District 35.

L.U. No. 7

Application number **N 230158 ZRK (962 Pacific Street Rezoning)** submitted by 962 Pacific St, 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 8, Council District 35.

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. 8

Application number **C 230159 ZSK (962 Pacific Street Rezoning)** submitted by 962 Pacific St, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow the waiver of all required

accessory off-street parking spaces for dwelling units in a development within the Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 962 Pacific Street (Block 1133, Lot 13) in M1-4/R7A District, within the a Special Mixed Use District (MX-20). The Site is proposed to be rezoned by changing an existing M1-1 District to an M1- 4/R7A (MX-20) District under a concurrent related application for a Zoning Map change (C 230157 ZMK), Borough of Brooklyn, Community District 8, Council District 35.

L.U. NOS. 9 AND 10 ARE RELATED

*The public hearing on these items was held on **January 23, 2024** and **closed**. They were laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 9

Application number **C 230262 ZSQ (166-11 91st Avenue Special Permit)** submitted by Amar 16611 91st , LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 115-60 of the Zoning Resolution to modify the height requirements of Section 23-692 (Height Limitations for Narrow Buildings or Enlargements), in connection with a proposed mixed-use building on property located at 166-11 91st Avenue (Block 9796, Lot 47), in a C4-5X District, within the Special Downtown Jamaica District, Borough of Queens, Community District 12, Council District 27.

L.U. No. 10

Application number **N 230263 ZRQ (166-11 91st Avenue Special Permit)** submitted by Amar 16611 91st, 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 12, Council District 27.

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. 11 AND 12 ARE RELATED

*The public hearing on these items was held on **January 23, 2024** and **closed**. They were laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 11

Application number **C 230289 ZMK (230 Kent Avenue Rezoning)** submitted by Kent Riverview LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c, changing from an M1-4 District to an M1-4/R7X District and establishing a Special Mixed Use District, Borough of Brooklyn, Community District 1, Council District 33.

L.U. No. 12

Application number **N 230288 ZRK (230 Kent Avenue Rezoning)** submitted by Kent Riverview 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 XII, Chapter 3 (Special Mixed Use District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

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

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**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 16th Floor, 250 Broadway**, New York, New York 10007, commencing at **11:30 A.M., on Tuesday, February 6, 2024**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

L.U. NOS. 1 AND 2 ARE RELATED

L.U. No. 1

Application number **C 230091 ZMQ (Whitestone Lanes Rezoning)** submitted by Mar Mar Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District, Borough of Queens, Community District 7, Council District 20.

L.U. No. 2

Application number **N 230092 ZRQ (Whitestone Lanes Rezoning)** submitted by Mar Mar 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 7, Council District 20.

L.U. NOS. 3 - 5 ARE RELATED

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Application number **C 230344 ZMM (2226 Third Avenue)** submitted by REEC Third Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, changing from changing from an R7B District to a C4-6 District and establishing a Special East Harlem Corridors District (EHC), Borough of Manhattan, Community District 11, Council District 8.

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L.U. No. 8

Application number **C 230159 ZSK (962 Pacific Street Rezoning)** submitted by 962 Pacific St, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow the waiver of all required accessory off-street parking spaces for dwelling units in a development within the Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 962 Pacific Street (Block 1133, Lot 13) in M1-4/R7A District, within the a Special Mixed Use District (MX-20). The Site is proposed to be rezoned by changing an existing M1-1 District to an M1- 4/R7A (MX-20) District under a concurrent related application for

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