



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Subcommittee on Zoning and Franchises

Francisco P. Moya, Chair

*Membes: Costa G. Constantinides, Barry S. Grodenchik, Rory I. Lancman,
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards,
Carlina Rivera and Ritchie J. Torres*

Thursday, January 31, 2019

9:30 AM

Committee Room - City Hall

LU 0317-2019 Application No. C 180083 ZMX (East 241st Street Rezoning) submitted by Enclave on 241st LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 2a, changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District for property property bounded by East 241st Street, Furman Avenue, East 240th Street and White Plains Road (Block 5087), Borough of the Bronx, Council District 11, Community District 12.

LU 0318-2019 Application No. N 180084 ZRX (East 241st Street Rezoning) submitted by Enclave on 241st, 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, and to Appendix I to extend Transit Zone 1, Borough of the Bronx, Council District 11, Community District 12.

LU 0319-2019 Application No. C 180229 ZMK (895 Bedford Avenue Rezoning) submitted by 895 Bedford Avenue Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 17a changing from an M1-2 District to an R7A District and establishing within the proposed R7A District a C2-4 District for property bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue, and Bedford Avenue, Borough of Brooklyn, Council District 33,

Community District 3.

- LU 0320-2019** Application No. N 180230 ZRK (895 Bedford Avenue Rezoning) submitted by 895 Bedford Avenue 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 in the Borough of Brooklyn, Council District 33, Community District 3.
- LU 0321-2019** Application No. C 170492 ZMQ (100-03 North Conduit Avenue) submitted by Cohancy Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, by establishing within an existing R3X District a C2-2 District bounded by Cohancy Street, a line 190 feet northerly of North Conduit Avenue, the northeasterly boundary of a Railroad Right-Of-Way (N.Y.C.T.A Rockaway Beach Division), and North Conduit Avenue, Borough of Queens, Council District 32, Community District 10,
- LU 0322-2019** Application No. C 180439 ZSM (51-53 White Street) submitted by 51 White Street LLC requesting a Special Permit pursuant to ZR section 74-711 to modify Sections 23-692, 23-622, 23-861, and 23-851(b) to facilitate a two-story enlargement for property in the Tribeca East Historic District located at 51-53 White Street (Block 175, Lot 24), Borough of Manhattan, Community District 1, Council District 1.
- LU 0323-2019** Application No. C 190070 ZSM (59 Greenwich) submitted by 59 Greenwich LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 32-421 (Limitation on floors occupied by commercial uses) to allow Use Group 6

uses (retail uses) and the minimum distance between legally required windows and lot lines regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) in connection with the re-construction and enlargement of an existing four-story mixed use building on property located at 59 Greenwich Avenue (Block 613, Lot 60), Borough of Manhattan, Community District 2, Council District 3.

- LU 0331-2019** Application No. N 180281 ZRQ (Douglaston Parkway Rezoning) submitted by 241-15 Northern LLC and North Shore Realty Group Corp., 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 for property located at Block 8092 Lots 5 and 39, and p/o Lots 205, 25, 28, and 33, Borough of Queens, Council District 19, Community District 11.
- LU 0332-2019** Application No. C 060432 ZMQ (Douglaston Parkway Rezoning) submitted by 241-15 Northern LLC and North Shore Realty Group Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, changing from an R1-2 District to an R6A District and establishing within a proposed R6A District a C1-2 District, for property located at Block 8092 Lots 5 and 39, and p/o Lots 205, 25, 28, and 33, Borough of Queens, Council District 19, Community District 11.
- LU 0333-2019** Application No. C 180393 ZMK (Caton Park Nursing Home) submitted by Caton Park Rehabilitation and Nursing Center, 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 R3X District to an R6A District property bounded by Caton Avenue, Rugby Road, a line perpendicular to

the westerly street line of Rugby Road distant 170 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Caton Avenue and the westerly street line of Rugby Road, and a line 100 feet westerly of Rugby Road, Borough of Brooklyn, Council District 40, Community District 14.

LU 0334-2019 Application No. N 180394 ZRK (Caton Park Nursing Home) submitted by Caton Park Rehabilitation and Nursing Center, 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, Council District 40, Community District 14.

LU 0335-2019 Application No. N 180457 ZRK (570 Fulton Street Rezoning) submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property 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 Article X, Chapter 1 (Special Downtown Brooklyn District), Borough of Brooklyn, Council District 35, Community District 2.

LU 0336-2019 Application No. C 180458 ZSK (570 Fulton Street Rezoning) submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 101-82 of the Zoning Resolution to modify the height and setback requirements and tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 33-26 (Minimum Required Rear Yards) and Section 23-47 (Minimum Required Rear Yards), and to modify the inner court recess requirements of Section 23-852(b) (Inner court recesses), in connection with a proposed mixed use

development on property located at 570 Fulton Street a.k.a. 1-25 Flatbush Avenue (Block 2106, Lots 26, 35, & p/o 24), in a C6-9 District, within the Special Downtown Brooklyn District, Borough of Brooklyn, Council District 35, Community District 2.

LU 0337-2019 Application No. C 180459 ZMK (570 Fulton Street Rezoning) submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property 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 a C6-4 District to a C6-9 District property bounded by Fulton Street, a line perpendicular to the southwesterly street line of Fulton Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the westerly streetline of Rockwell Place, a line perpendicular to the northeasterly street line of Flatbush Avenue distant 190 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue and the southeasterly street line of Hudson Avenue, and Flatbush Avenue, Borough of Brooklyn, Council District 35, Community District 2.

LU 0338-2019 Application No. C 180387 ZSK (12 Franklin Street) submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC and 12 Franklin 197 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-962 of the Zoning Resolution to increase the maximum permitted floor area ratio of Section 43-12 (Maximum Floor Area Ratio) in connection with a proposed 7-story commercial building within an Industrial Business Incentive Area, in an M1-2 District, on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8),

Borough of Brooklyn, Council District 33, Community District 1.

LU 0339-2019 Application No. N 180388 ZRK (12 Franklin Street) submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC and 12 Franklin 197 LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission), Borough of Brooklyn, Council District 33, Community District 1.

LU 0340-2019 Application No. C 180389 ZSK (12 Franklin Street) submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC and 12 Franklin 197 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-963 of the Zoning Resolution to reduce the off-street parking requirements of Section 44-20 (Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and the loading berth requirements of Section 44-50 (Off-street loading regulations), in connection with a proposed 7-story commercial building within an Industrial Business Incentive Area, in an M1-2 District. on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), Borough of Brooklyn, Council District 33, Community District 1.