



COUNCIL OF THE CITY OF NEW YORK
CALENDAR
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
FOR THE PUBLIC HEARING/MEETING OF MARCH 26, 2024

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

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

KAMILLAH HANKS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

<http://legistar.council.nyc.gov/Calendar.aspx>

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Table of Contents

**All items may be subject to layover*

Item No. **Page**

Subcommittee on Zoning and Franchises public hearing/meeting scheduled for 03/26/24 commencing at 11:00 A.M., Council Chambers, City Hall

Hearing(s)

1. 341 10 th Street Rezoning (L.U. Nos. 46-47).....	3-4
2. Gaming Facility Text Amendment (Pre. L.U.).....	4
3. 41 Richards Street (Pre. L.U.).....	4
4. 817 Avenue H Rezoning (Pre. L.U.).....	4-5
5. 80-01 Broadway Commercial Overlay (Pre. L.U.).....	5

Vote(s)

1. 30-11 12 th Street Rezoning (L.U. Nos. 37 and 38).....	5-6
2. 23-01 Steinway Street Rezoning (L.U. Nos. 39 and 40).....	6-7
3. 396-400 Avenue X Rezoning (L.U. Nos. 44 and 45).....	7



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Council Chambers at City Hall**, New York City, New York 10007, commencing at **11:00 A.M., on Tuesday, March 26, 2024:**

L.U. NOS. 46 AND 47 ARE RELATED

L.U. 46

Application number **C 230339 ZSK (341 10th Street Rezoning)** application submitted by Stellar 341, 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(a)(2) 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), and the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and Section 23-532 (Required rear yard equivalents), in connection with a proposed mixed-use development, within a large-scale general development, generally bounded by a line 100 feet northeasterly of 10th Street, a line 345 feet northwesterly of 5th Avenue, 9th Street, a line 95 feet northwesterly of 5th Avenue, 10th Street, and a line 88 feet southeasterly of 4th Avenue (Block 1010, Lot 26), within R7-3 and R7-3/C2-4 Districts, and partially within C4-4D and C4-3A Districts, Borough of Brooklyn, Community District 6, Council District 38.

L.U. 47

Application number **C 230340 ZSK (341 10th Street Rezoning)** submitted by Stellar 341, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to allow the reduction of previously required accessory residential off-street parking spaces from 77 spaces to 39 spaces, and to allow the waiver of the required accessory residential off-street parking spaces, in connection with a proposed mixed-used development seeking bulk modifications, within a large-scale general development in a

Transit Zone, generally bounded by a line 100 feet northeasterly of 10th Street, a line 345 feet northwesterly of 5th Avenue, 9th Street, a line 95 feet northwesterly of 5th Avenue, 10th Street, and a line 88 feet southeasterly of 4th Avenue (Block 1010, Lot 26), in R7-3 and R7-3/C2-4 Districts, and partially within C4-4D and C4-3A Districts, Borough of Brooklyn, Community District 6, Council District 38.

PRECONSIDERED L.U.

Application number **N 240179 ZRY (Gaming Facility Text Amendment)** submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to allow gaming facilities licensed by the State as a permitted use in certain Commercial and Manufacturing districts, Citywide.

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 **C 230051 ZMK (41 Richards Street)** submitted by 54 Richards Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an M1-5 District, Borough of Brooklyn, Community District 6, Council District 38.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 230323 ZMK (817 Avenue H Rezoning)** submitted by Agudist Council of Greater New York Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by eliminating from within an existing R5 District a C1-3 District, changing from an R5 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of

Brooklyn, Community District 14, Council District 45.

PRECONSIDERED L.U.

Application number **N 230324 ZRK (817 Avenue H Rezoning)** submitted by Agudist Council of Greater New York 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, Borough of Brooklyn, Community District 14, Council District 45.

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 **C 240075 ZMQ (80-01 Broadway Commercial Overlay)** submitted by GWY Realty Inc., pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d by establishing within an existing R7ADistrict, a C2-4 District, Borough of Queens, Community District 4, Council District 25.



L.U. NOS. 37 AND 38 ARE RELATED

*The public hearing on these items was **held on March 12, 2024 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. NOS. 37

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 by 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, Borough of Queens, Community District 1, Council District 22.

L.U. Nos. 38

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>

L.U. NOS. 39 AND 40 ARE RELATED

*The public hearing on these items was **held on March 12, 2024** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 39

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 by eliminating from within an existing R5D District a C2-3 District, changing from an R5D District to an R6A District, and establishing within a proposed R6A District a C2-4 District, Borough of Queens, Community District 1, Council District 22.

L.U. No. 40

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. 44 AND 45 ARE RELATED

*The public hearing on these items was **held on March 12, 2024**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises.*

L.U. No. 44

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 by changing from an R4 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 47.

L.U. No. 45

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>

