



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 MAY 31 AND JUNE 1, 2022

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

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

FARAH N. LOUIS, *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/>, where you can also find links to livestream the hearing and recordings of past hearings.



The Land Use Committee Meeting Scheduled for 06/01/22 Commencing at 2:00 P.M., remote meeting

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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **10:00 A.M. Tuesday, May 31, 2022:**

L.U. NOS. 63 AND 64 ARE RELATED

L.U. No. 63

Application number **C 200228 ZMX (4541 Furman Avenue Rezoning)** submitted by Markland 4551, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an 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, Borough of the Bronx, Community District 12, Council District 11.

L.U. No. 64

Application number **N 200229 ZRX (4541 Furman Avenue Rezoning)** submitted by Markland 4551, 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 APPENDIX I for the purpose of modifying the existing Transit Zone, Borough of the Bronx, Community District 12, Council District 11.

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. 65 AND 66 ARE RELATED

L.U. No. 65

Application number **C 200335 ZMK (98 Third Avenue)** submitted by 98 Third Avenue Realty, 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 M1-2 District to an R6B District, changing from an M1-2 District to an R7D

District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.

L.U. No. 66

Application number **N 200336 ZRK (98 Third Avenue)** submitted by 98 Third 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, Borough of Brooklyn, Community District 2, Council District 33.

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. NOS. 50 AND 51 ARE RELATED

PRECONSIDERED L.U. No. 50

*The public hearing on this item was **held on April 26, 2022**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **C 210299 ZMK (840 Lorimer Street Rezoning)** submitted by Zucker Enterprises, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a, eliminating from within an existing R6A District a C2-4 District, eliminating a Special Mixed Use District (MX-8), changing from an R6A District to a C4-5D District, and changing from an M1-2/R6 District to a C4-5D District, Borough of Brooklyn, Community District 1, Council District 33.

PRECONSIDERED L.U. No. 51

*The public hearing on this item was **held on April 26, 2022**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **N 210300 ZRK (840 Lorimer Street Rezoning)** submitted by Zucker Enterprises, 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 1, Council District 33.

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. 53 THROUGH 57 ARE RELATED

L.U. No. 53

*The public hearing on this item was held on May 10, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **C 220134 ZMM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, eliminating from an existing R7-2 District a C1-4 District, changing from an R7-2 District to a C4-6 District, and changing from a C8-3 District to a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. No. 54

*The public hearing on this item was held on May 10, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **N 220135 ZRM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, 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 VII, Chapter 4 for the purpose of amending location of commercial use regulations, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 10, Council District 9.

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. 55

*The public hearing on this item was held on May 10, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **C 220136 ZSM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, LLC, pursuant to Sections 197c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building (Building 1), in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. No. 56

*The public hearing on this item was held on May 10, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **C 220137(A) ZSM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, LLC, pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of special permits pursuant to Section 74-744(b) of the Zoning Resolution to modify requirements of Section 32-42 (Location Within Buildings) to allow commercial uses (banquet hall use & office amenity space) to be located above residential use, and to modify the requirements of Section 32-423 (Limitation on ground floor location) to allow Use Group 9 uses (banquet hall use) to be located within 50 feet of the street wall of a mixed-use building (Building 1); and Section 74-744(c) of the Zoning Resolution to modify the signage regulations of Section 32-641 (Total Surface Area of Signs), 32-642 (Non-Illuminated Signs), 32-644 (Illuminated or Flashing Signs in C4, C5-4, C6 & C7 Districts), Section 32-652 (Permitted Projection in all other Commercial Districts) and Section 32-655 (Height of Signs in all other Commercial Districts); in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th

Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. No. 57

*The public hearing on this item was held on May 10, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **C 220142 ZSM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, 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 reduce the required accessory off-street parking spaces to 130 spaces (20%) for dwelling units in a development within a 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, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. NOS. 58 AND 59 ARE RELATED

L.U. No. 58

*The public hearing on this item was held on May 10, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **C 210391 ZMX (1930 Adee Avenue Rezoning)** submitted by Centerland Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 2b and 4a, by changing from an R4 District to an R6B District, Borough of the Bronx, Community District 12, Council District 12.

L.U. No. 59

*The public hearing on this item was held on May 10, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **N 210392 ZRX (1930 Adee Avenue Rezoning)** submitted by Centerland 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 the Bronx, Community District 12, Council District 12.

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

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

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **2:00 P.M. on Wednesday, June 1, 2022**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

PRECONSIDERED L.U. NOS. 50 AND 51 ARE RELATED

PRECONSIDERED L.U. No. 50

Application number **C 210299 ZMK (840 Lorimer Street Rezoning)** submitted by Zucker Enterprises, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a, eliminating from within an existing R6A District a C2-4 District, eliminating a Special Mixed Use District (MX-8), changing from an R6A District to a C4-5D District, and changing from an M1-2/R6 District to a C4-5D District, Borough of Brooklyn, Community District 1, Council District 33.

PRECONSIDERED L.U. NO. 51

Application number **N 210300 ZRK (840 Lorimer Street Rezoning)** submitted by Zucker Enterprises, 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 1, Council District 33.

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

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L.U. NOS. 53 THROUGH 57 ARE RELATED

L.U. No. 53

Application number **C 220134 ZMM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, eliminating from an existing R7-2 District a C1-4 District, changing from an R7-2 District to a C4-6 District, and changing from a C8-3 District to a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. No. 54

Application number **N 220135 ZRM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, 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 VII, Chapter 4 for the purpose of amending location of commercial use regulations, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 10, Council District 9.

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. 55

Application number **C 220136 ZSM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, LLC, pursuant to Sections 197c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning

Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building (Building 1), in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

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L.U. No. 57

Application number **C 220142 ZSM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, 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 reduce the required accessory off-street parking spaces to 130 spaces (20%) for dwelling units in a development within a 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, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. NOS. 58 AND 59 ARE RELATED

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L.U. No. 59

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