



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE ON ZONING AND FRANCHISES  
MEETING  
FOR OCTOBER 12, 2021**

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

**FRANCISCO P. MOYA**, *Chair*, Subcommittee on Zoning and Franchises

**KEVIN RILEY**, *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/land-use/>, where you can also find links to livestream the hearing and recordings of past hearings.

## **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, October 12, 2021:**

### **PRECONSIDERED L.U.S ARE RELATED**

#### **PRECONSIDERED L.U.**

#### **824 METROPOLITAN AVENUE**

**BROOKLYN CB - 1**

**C 200314 ZMK**

Application submitted by 824 Metropolitan Avenue Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

- 1) changing from an R6B District to an R7A District property bounded by Metropolitan Avenue, a line perpendicular to the southerly street line of Metropolitan Avenue of distant 215 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and a line 150 feet northeasterly of Bushwick Avenue;
- 2) changing from a C8-2 District to an R7A District property bounded by Metropolitan Avenue, a line 150 feet northeasterly of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and Bushwick Avenue; and
- 3) establishing within the proposed R7A District a C2-4 District bounded by Metropolitan Avenue, a line 150 feet northeasterly of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and Bushwick Avenue;

as shown on a diagram (for illustrative purposes only) dated May 17, 2021, and subject to the conditions of CEQR Declaration of E-618.

**PRECONSIDERED L.U.**

**824 METROPOLITAN AVENUE**

**BROOKLYN CB - 1**

**C 200315 ZRK**

Application submitted by 824 Metropolitan Avenue Owner, 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.

**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. 867 AND 868 ARE RELATED**

**L.U. No. 867**

**343 MADISON AVENUE - MTA/HQ**

**MANHATTAN CB - 5**

**C 210369 ZSM**

Application submitted by BP 347 Madison Associates, LLC and Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for, in conjunction with the grant of a special permit pursuant to 81-633 of the Zoning Resolution (Special permit for Grand Central public realm improvements), the grant of a special permit pursuant to Section 81-634 to modify:

1. the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements);
2. the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation); and
3. the mandatory district plan elements of Section 81-42 (Retail Continuity Along Designated Streets), Section 81-45 (Pedestrian Circulation Space), Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), Sections 81-47 (Major Building Entrances), Section 81-674 (Ground floor use provisions), Section 81-44 (Curb Cut Restrictions), and Section 81-675 (Curb cut restrictions and loading berth requirements);

in connection with a proposed commercial development, on property located at 343 Madison Avenue (Block 1279, Lots 23, 24, 25 & 48), in a C5-3 District, within the Special Midtown District (Vanderbilt Corridor Subarea).

**L.U. No. 868**  
**343 MADISON AVENUE - MTA/HQ**  
**MANHATTAN CB - 5** **C 210370 ZSM**

Application submitted by BP 347 Madison Associates, LLC and Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-633 of the Zoning Resolution to allow an increase in floor area in excess of the basic maximum floor area ratio established in the Table in Section 81-63 (Special Floor Area Provisions for the Vanderbilt Corridor Subarea) up to a maximum floor area as set forth in such Table, in connection with a proposed commercial development, on property located at 343 Madison Avenue (Block 1279, Lots 23, 24, 25 & 48), in a C5-3 District, within the Special Midtown District (Vanderbilt Corridor Subarea).

**L.U. NOS. 869 THROUGH 874 AND L.U. NO. 888 ARE RELATED**

**L.U. No. 869**  
**GOWANUS NEIGHBORHOOD PLAN**  
**BROOKLYN CB - 2 AND 6** **C 210177 ZMK**

Application submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c and 16d.

**The full zoning map may be viewed at the following website:**  
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**L.U. No. 870**  
**GOWANUS NEIGHBORHOOD PLAN**  
**BROOKLYN CB - 2 AND 6** **N 210178 ZRK**

Application 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 establishing the Special Gowanus Mixed Use District (Article XIII, Chapter 9) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

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. 871**

**GOWANUS NEIGHBORHOOD PLAN**

**BROOKLYN CB - 6**

**C 210179 MMK**

Application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the establishment of Hoyt Street between 5th Street and Nelson Street;
- 2) the establishment of Luquer Street and Nelson Street between Smith Street and the Gowanus Canal;
- 3) the elimination, of a 7th Street between Smith Street and The Gowanus Canal;
- 4) the elimination of Public Place;
- 5) the establishment of legal grades;
- 6) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2754 dated December 7, 2020 and signed by the Borough President.

**L.U. No. 872**

**GOWANUS NEIGHBORHOOD PLAN**

**BROOKLYN CB - 6**

**C 210180 MMK**

Application submitted by the New York City Department of City Planning and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the establishment of Park within the area bounded by Huntington Street, Smith Street, Nelson Street, Hoyt Street, 4th Street, Bond Street and The Gowanus Canal;

2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2755 and X-2756 dated December 7, 2020 and signed by the Borough President

**L.U. No. 873**

**GOWANUS NEIGHBORHOOD PLAN**

**BROOKLYN CB - 6**

**C 210053 PPK**

Application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, located at 276 4th Avenue (Block 456, Lot 29), pursuant to zoning.

**L.U. No. 874**

**GOWANUS NEIGHBORHOOD PLAN**

**BROOKLYN CB - 6**

**C 210052 HAK**

Application submitted by the Department of Housing Preservation and Development (HPD)

- 1.) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 5<sup>th</sup> Street and 431 Hoyt Street (Block 471, Lots 1 and 100) as an Urban Development Action Area; and
  - b. Urban Development Action Area Project for such area; and
- 2.) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate an affordable mixed-use development with approximately 950 units.

**L.U. No. 888**

**GOWANUS NEIGHBORHOOD PLAN-MERCY HOME UDAAP**

**BROOKLYN CB - 6**

**20225005 HAK**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 694 of the General Municipal Law for an amendment to a previously approved urban development action area project located at 485-487 4<sup>th</sup> Avenue (Block 1028, Lot 7), Borough of Brooklyn, Community District 6, Council District 39.

**L.U. No. 884**

**GOWANUS CANAL CSO FACILITY**

**(GOWANUS CSO – DOUGLASS STREET DEMAPPING)**

**BROOKLYN CB - 6**

**C 180039 MMK**

Application submitted by the New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the elimination of Douglass Street between Nevins Street and the Gowanus Canal;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. N-2752 dated July 2, 2019 and signed by the Borough President.

**L.U. NOS. 885 THROUGH 887 ARE RELATED**

**L.U. No. 885**

**GOWANUS CANAL CSO FACILITY**

**(GOWANUS OWLS HEAD CSO TANK SITING)**

**BROOKLYN CB - 6**

**C 200319 PCK**

Application submitted by the New York City Department of Sanitation, the New York City Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 110 5th Street (Block 990,



Lot 21), 122 5th Street (Block 990, Lot 16), 22 2nd Avenue (Block 990, Lot 1), 5th Street (Block 977, p/o Lot 1) and 2 2nd Avenue (Block 977, p/o Lot 3) for Department of Sanitation salt and equipment storage, environmental education activities and additional space as needed for the combined sewer overflow (CSO) control facility.

**L.U. No. 886**

**GOWANUS CANAL CSO FACILITY**

**(GOWANUS OWLS HEAD CSO TANK SITING)**

**BROOKLYN CB - 6**

**C 200320 MMK**

Application submitted by the New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the elimination of 5th Street between 2nd Avenue and the Gowanus Canal;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2758 dated May 3, 2021 and signed by the Borough President.

**L.U. No. 887**

**GOWANUS CANAL CSO FACILITY**

**(GOWANUS OWLS HEAD CSO TANK SITING)**

**BROOKLYN CB - 6**

**C 200321 PSK**

Application submitted by the New York City Department of Environmental Protection, the New York City Department of Sanitation and the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2 2nd Avenue (Block 977, Lot 3) for use as a combined sewer overflow (CSO) control facility.

**L.U. NOS. 842 THROUGH 844 ARE RELATED**

**L.U. No. 842**

*The public hearing on this item was held on September 24, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**RIVER NORTH (LIBERTY TOWERS)**

**STATEN ISLAND CB - 1**

**C 210289 ZMR**

Application submitted by Richmond SI Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

1. eliminating from an existing R6 District a C2-2 District bounded by Richmond Terrace, Hamilton Avenue, a line 100 feet westerly of Stuyvesant Place, a line 100 feet southwesterly of Richmond Terrace, and Nicholas Street;
2. eliminating a Special Hillside Preservation District (HS) bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
3. changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
4. establishing within an existing R6 District a C2-4 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place;
5. establishing within a proposed R7-3 District a C2-4 District bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; and
6. establishing a Special St. George District (SG) bounded by Richmond Terrace, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-614.

**L.U. No. 843**

*The public hearing on this item was held on September 24, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**RIVER NORTH (LIBERTY TOWERS)**

**STATEN ISLAND CB - 1**

**N 210290 ZRR**

Application submitted by Richmond SI Owner, 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 XII, Chapter 8 (Special St. George District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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. 844**

*The public hearing on this item was held on September 24, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**RIVER NORTH (LIBERTY TOWERS)**

**STATEN ISLAND CB - 1**

**C 210291 ZSR**

Application submitted by Richmond SI Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 128-62\* of the Zoning Resolution as follows:

1. to modify the rear yard requirements of Section 23-47 (Minimum Required rear yard);
2. to modify the permitted obstruction requirements of Section 128-31 (Rooftop Regulations) and Section 33-42 (Permitted Obstructions);
3. to modify the height and setback requirements of Section 128-33\* (Maximum Base Height) and Section 128-34\* (Maximum Building Height); and
4. to modify the planting requirements of Section 128-42 (Planting Areas);

in connection with a proposed mixed-use development, on property located at 24 Stuyvesant Place (Block 13, Lots 82, 92, 100 and p/o Lot 8), in an R7-3/C2-4\*\* District, within the Special St. George District (SG)\*\*.

\* Note: Sections 128-33, 128-34 & 128-62 are proposed to be change under a concurrent related application for a Zoning Text change (N 210290 ZRR).

\*\* Note: This site is proposed to be rezoned by changing R6(HS) & R6/C2-2(HS) Districts to an R7-3/C2-4(SG) District under a concurrent related application for a Zoning Map change (C 210289 ZMR).

## **L.U. NOS. 852 AND 853 ARE RELATED**

### **L.U. No. 852**

*The public hearing on this item was held on September 24, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

### **62-04 ROOSEVELT AVENUE REZONING**

**QUEENS CB - 2**

**C 200070 ZMQ**

Application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63<sup>rd</sup> Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63<sup>rd</sup> Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603.

**L.U. No. 853**

*The public hearing on this item was held on September 24, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**62-04 ROOSEVELT AVENUE REZONING**

**QUEENS CB - 2**

**N 200069 ZRQ**

Application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements 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.

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. 854 THROUGH 856 ARE RELATED**

**L.U. No. 854**

*The public hearing on this item was held on September 24, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**495 ELEVENTH AVENUE (SLAUGHTERHOUSE)**

**MANHATTAN CB - 4**

**C 210324 ZMM**

Application by 495 11 Avenue Owner Realty, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. changing from an M1-5 District to a C6-4 District bounded by West 40<sup>th</sup> Street, Eleventh Avenue, West 39<sup>th</sup> Street, and a line 125 feet westerly of Eleventh Avenue, and
2. establishing a Special Hudson Yard District bounded by West 40<sup>th</sup> Street, Eleventh Avenue, West 39<sup>th</sup> Street, and a line 125 feet westerly of Eleventh Avenue.

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-610.

**L.U. No. 855**

*The public hearing on this item was held on September 24, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**495 ELEVENTH AVENUE (SLAUGHTERHOUSE)**

**MANHATTAN CB - 4**

**N 210325 ZRM**

Application submitted by 495 11 Avenue Owner Realty, 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 Article IX, Chapter 3 for the purpose establishing a new Subdistrict G within the Special Hudson Yards District, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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. 856**

*The public hearing on this item was held on September 24, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**495 ELEVENTH AVENUE (SLAUGHTERHOUSE)**

**MANHATTAN CB - 4**

**C 210326 PCM**

Application submitted by New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 495 Eleventh Avenue (Block 685, Lot 38) for use as an NYPD vehicle storage facility.

**L.U. NOS. 857 AND 858 ARE RELATED**

**L.U. No. 857**

*The public hearing on this item was held on September 24, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**252 VICTORY BOULEVARD**

**STATEN ISLAND CB - 1**

**C 210361 ZMR**

Application submitted by Victory Boulevard Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

1. changing from an R3-2 District to an R6B District property bounded by the northwesterly centerline prolongation of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;
2. changing from an R3X District to an R6B District property bounded by the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly centerline prolongation of Bayview Place, and a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation;
3. establishing within an existing R3-2 District a C1-3 District bounded by the northwesterly centerline prolongation of Bayview Place, a line midway between Victory Boulevard and Rosewood Place, a line 400 feet northeasterly of Cebra Avenue, and Victory Boulevard; and
4. establishing within the proposed R6B District a C1-3 District bounded by northwesterly centerline prolongation of Avon Place, a line 75 feet southeasterly of Victory Boulevard, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-615.

**L.U. No. 858**

*The public hearing on this item was held on September 24, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**252 VICTORY BOULEVARD**

**STATEN ISLAND CB - 1**

**N 210362 ZRR**

Application submitted by Victory Boulevard Realty, 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 modifying related Sections.

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. 859 AND 860 ARE RELATED**

**L.U. No. 859**

*The public hearing on this item was held on September 24, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**270 NOSTRAND AVENUE REZONING**

**BROOKLYN CB - 3**

**C 210151 ZMK**

Application submitted by BRP East Brooklyn Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a:

1. changing from an R7A District to an R8A District property bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, a line 100 feet westerly of Nostrand Avenue, a line midway between Dekalb Avenue and Kosciusko Street, and a line 240 feet westerly of Nostrand Avenue;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-606.



**L.U. No. 860**

*The public hearing on this item was held on September 24, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**270 NOSTRAND AVENUE REZONING**

**BROOKLYN CB - 3**

**N 210152 ZRK**

Application submitted by BRP East Brooklyn Development, 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.

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. 861 AND 862 ARE RELATED**

**L.U. No. 861**

*The public hearing on this item was held on September 24, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**1776 48TH STREET REZONING**

**BROOKLYN CB - 12**

**C 200296 ZMK**

Application submitted by Mr. Yitzchok Stern, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c:

1. changing from an R5 District to an R6B District property bounded by 48<sup>th</sup> Street, 18<sup>th</sup> Avenue, 49<sup>th</sup> Street and a line 100 northwesterly of 18<sup>th</sup> Avenue; and
2. establishing within the proposed R6B District a C2-4 District bounded by 48<sup>th</sup> Street, 18<sup>th</sup> Avenue, 49<sup>th</sup> Street and a line 35 feet northwesterly of 18<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-609.

**L.U. No. 862**

*The public hearing on this item was held on September 24, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**1776 48TH STREET REZONING**

**BROOKLYN CB - 12**

**N 200297 ZRK**

Application submitted by Mr. Yitzchok Stern, 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.

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. 863**

*The public hearing on this item was held on September 24, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**48-18 VAN DAM TEAMSTERS REZONING**

**QUEENS CB - 2**

**C 190260 ZMQ**

Application submitted by 48-18 Van Dam Property Holdings, 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 M2-1 District to an M1-5 District property bounded by 48<sup>th</sup> Avenue, Van Dam Street, Hunters Point Avenue, and 31<sup>st</sup> Place, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608.

**L.U. NOS. 875 THROUGH 878 ARE RELATED**

**L.U. No. 875**

*The public hearing on this item was held on October 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**130 ST. FELIX STREET**

**BROOKLYN CB - 2**

**C 210278 ZMK**

Application submitted by 130 St. Felix Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. Changing from an existing C6-1 District to an C6-4 District property bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, Hanson Place, a line midway between Ashland Place and St. Felix Street, a line 100 feet northerly of Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street; and
2. changing from an existing C6-1 District to an C6-6 District property bounded by a line 100 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, and Ashland Place;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-616.

**L.U. No. 876**

*The public hearing on this item was held on October 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**130 ST. FELIX STREET**

**BROOKLYN CB - 2**

**N 210279 ZRK**

Application submitted by 130 St. Felix Street, 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 the Special Downtown Brooklyn District (ARTICLE X, Chapter 1) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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. 877**

*The public hearing on this item was held on October 5, 2021*

*and closed. It was laid over by the Subcommittee on*

*Zoning and Franchises*

**130 ST. FELIX STREET**

**BROOKLYN CB - 2**

**C 210280 ZSK**

Application submitted by 130 St. Felix Street, 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 waive all required accessory off-street parking spaces 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, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4\* and C6-6\* Districts, within the Special Downtown Brooklyn District.

\* Note: The development site is proposed to be rezoned by changing an existing C6-1 District to C6-4 and C6-6 Districts under a concurrent related application for a Zoning Map change (C 210278 ZMK).

**L.U. No. 878**

*The public hearing on this item was held on October 5, 2021*

*and closed. It was laid over by the Subcommittee on*

*Zoning and Franchises*

**130 ST. FELIX STREET**

**BROOKLYN CB - 2**

**C 210281 ZSK**

Application submitted by 130 St. Felix Street, 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 tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 23-532 (Required rear yard equivalents), to modify the inner court dimension requirements of Section 23-851 (Minimum dimensions of inner courts), in connection

with a proposed mixed-use development, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4\* and C6-6\* Districts, within the Special Downtown Brooklyn District.

\* Note: A zoning text amendment is proposed to Section 101-82 under a concurrent related application for a Zoning Text change (N 210279 ZRK).

\*\* Note: The development site is proposed to be rezoned by changing an existing C6-1 District to C6-4 and C6-6 Districts under a concurrent related application for a Zoning Map change (C 210278 ZMK).

**PRECONSIDERED L.U. NOS. 879 AND 880 ARE RELATED**

**PRECONSIDERED L.U. NO. 879**

*The public hearing on this item was held on October 5, 2021*

*and closed. It was laid over by the Subcommittee on*

*Zoning and Franchises*

**BROADWAY AND 11<sup>TH</sup> STREET REZONING**

**QUEENS CB - 1**

**C 210025 ZMQ**

Application submitted by 11 St. & Broadway, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5 District to an M1-4/R7A District bounded by Broadway, 12th Street, 33rd Avenue, and 11th Street; and
2. establishing a Special Mixed Use District (MX-23) bounded by Broadway, 12th Street, 33rd Avenue, and 11th Street;

as shown on a diagram (for illustrative purposes only) dated April 19th, 2021, and subject to the conditions of CEQR Declaration E-613.

**PRECONSIDERED L.U. NO. 880**

*The public hearing on this item was **held on October 5, 2021**  
**and closed.** It was laid over by the Subcommittee on  
Zoning and Franchises*

**BROADWAY AND 11<sup>TH</sup> STREET REZONING**

**QUEENS CB - 1**

**N 210026 ZRQ**

Application submitted 11 St. & Broadway, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

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

