



**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 SEPTEMBER 30, 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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## *The Land Use Committee Meeting Scheduled for 09/30/21 Commencing at 11:00 A.M.*

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a remote public meeting on the following matter, commencing at **10:30 A.M., Thursday, September 30, 2021:**

### **L.U. No. 834**

*The public hearing on this item was **held on September 10, 2021 and closed.** It was laid over by the Subcommittee on Zoning and Franchises*

### **THE WINDERMERE**

**MANHATTAN CB - 4**

**C 210202 ZSM**

Application submitted by Windermere Properties, 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:

1. the use regulations of:
  - a. Section 22-10 (Uses Permitted As-of Right) to allow the conversion of residential floor area to commercial floor area; and
  - b. Section 32-421 (Limitation on Floors Occupied by Commercial Uses) to allow commercial use in Use Group 6 uses to be located above the first story of a building occupied by residential use on its upper stories; and
2. the bulk regulations of:
  - a. Sections 35-32 (Open Space Ratio for Residential Portions of Buildings) and 23- 15 (Open Space and Floor Area Regulations in R6 through R10 Districts) to reduce the required amount of open space;
  - b. Section 33-43 (Maximum Height of Walls and Required Setbacks) to allow the building to penetrate the permitted height and setback requirements;

- c. Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines) to reduce the minimum required distance between legally required windows and walls; and
- d. Section 23-87 (Permitted Obstructions in Courts) to allow portions of the building to be located within the inner court;

in connection with the proposed conversion, alteration and enlargement of an existing 8-story building, on property located at 400-406 West 57<sup>th</sup> Street (Block 1066, Lot 32), in C1-8 and R8/C1- 5 Districts, within the Special Clinton District.

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**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **11:00 A.M. on Thursday 30, 2021**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

**L.U. NOS. 832 AND 833 ARE RELATED**

**L.U. NO. 832**

**2840 KNAPP STREET REZONING**

**BROOKLYN CB - 15**

**C 200203 ZMK**

Application submitted by Lipkaw Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, changing from an R5 to an R6 District property bounded by the Shore Parkway (northerly portion), Knapp Street, a line 250 feet northerly of Emmons Avenue, and Brigham Street and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration of E-611.

**L.U. No. 833**

**2840 KNAPP STREET REZONING**

**BROOKLYN CB - 15**

**N 200204 ZRK**

Application submitted by Lipkaw 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.

**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. 834**

**THE WINDERMERE**

**MANHATTAN CB - 4**

**C 210202 ZSM**

Application submitted by Windermere Properties, 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:

1. the use regulations of:
  - a. Section 22-10 (Uses Permitted As-of Right) to allow the conversion of residential floor area to commercial floor area; and
  - b. Section 32-421 (Limitation on Floors Occupied by Commercial Uses) to allow commercial use in Use Group 6 uses to be located above the first story of a building occupied by residential use on its upper stories; and
2. the bulk regulations of:
  - a. Sections 35-32 (Open Space Ratio for Residential Portions of Buildings) and 23- 15 (Open Space and Floor Area Regulations in R6 through R10 Districts) to reduce the required amount of open space;
  - b. Section 33-43 (Maximum Height of Walls and Required Setbacks) to allow the building to penetrate the permitted height and setback requirements;

- c. Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines) to reduce the minimum required distance between legally required windows and walls; and
- d. Section 23-87 (Permitted Obstructions in Courts) to allow portions of the building to be located within the inner court;

in connection with the proposed conversion, alteration and enlargement of an existing 8-story building, on property located at 400-406 West 57<sup>th</sup> Street (Block 1066, Lot 32), in C1-8 and R8/C1- 5 Districts, within the Special Clinton District.

**L.U. NOS. 836 AND 837 ARE RELATED**  
*(WITHDRAWN BY THE APPLICANT)*

**L.U. NO. 836**  
**629-639 WEST 142<sup>ND</sup> STREET REZONING**  
*(WITHDRAWN BY THE APPLICANT)*

**MANHATTAN CB - 9**

**C 210261 ZMM**

Application submitted by Soma 142, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an existing R6A District to an R9A District property bounded by a line midway between West 142rd Street and West 143rd Street and its westerly prolongation, a line 365 feet westerly of Broadway, West 142nd Street and its westerly prolongation, and the easterly boundary line of Riverside Park, as shown on a diagram (for illustrative purposes only) dated March 15, 2021, and subject to the conditions of CEQR Declaration E-607.

**L.U. NO. 837**  
**629-639 WEST 142<sup>ND</sup> STREET REZONING**  
*(WITHDRAWN BY THE APPLICANT)*

**MANHATTAN CB - 9**

**N 210262 ZRM**

Application submitted by Soma 142, 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. No. 838**

**ELEVATE TRANSIT – ZONING FOR ACCESSIBILITY**

**CITYWIDE**

**N 210270 ZRY**

Application submitted by Metropolitan Transportation Authority and 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, creating Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations) 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. 839**

**106-02 ROCKAWAY BEACH BOULEVARD REZONING**

**QUEENS CB - 14**

**C 180395 ZMQ**

Application submitted by RBB II, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 30a and 30b:

1. eliminating from an existing R5D District a C2-3 District bounded by Rockaway Freeway, Beach 106<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 108<sup>th</sup> Street; and
2. changing from an R5D District to a M1-3 District property bounded by Rockaway Freeway, the centerline of a Railroad Right-Of-Way, Beach 106<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 108<sup>th</sup> Street;

as shown in a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-215.

**L.U. NOS. 840 AND 841 ARE RELATED**

**L.U. No. 840**

**307 KENT AVENUE REZONING**

**BROOKLYN CB - 1**

**C 200306 ZMK**

Application submitted by 307 Kent Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M3-1 District to an M1-5 District property bounded by South 2<sup>nd</sup> Street, a line 300 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and Kent Avenue;
2. changing from an M3-1 District to an M1-4/R6A District property bounded by South 2<sup>nd</sup> Street, a line 210 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and a line 300 feet northwesterly of Wythe Street; and
3. establishing a Special Mixed Use District (MX-8) bounded by South 2<sup>nd</sup> Street, a line 210 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and a line 300 feet northwesterly of Wythe Street;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-592.

**L.U. No. 841**

**307 KENT AVENUE REZONING**

**BROOKLYN CB - 1**

**N 200307 ZRK**

Application submitted by 307 Kent Associates 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>**