



**COUNCIL OF THE CITY OF NEW YORK
AGENDA
FOR
THE LAND USE COMMITTEE
FOR
THE MEETING OF SEPTEMBER 20, 2023**

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>

For questions about accessibility or to request additional accommodations please contact swerts@council.nyc.gov or nbenjamin@council.nyc.gov or (212) 788-6936 at least three (3) business days before the hearing.

Table of Contents

Item No.

*All items may be subject to layover

Page

***The Land Use Committee Meeting Scheduled for 09/20/23
Commencing at 12:00 P.M., 250 Broadway,14th Floor***

Vote

1. 2761 Plumb 2 nd Street Rezoning (L.U. NO. 259).....	3
2. 42-18 31 st Avenue Rezoning (L.U. NOs. 260 and 261).....	3-4
3. 125 Greaves Lane (L.U. NO. 262).....	4
4. 1460-1480 Sheridan Boulevard (L.U. NOs. 264 and 265).....	4-5
5. 244 East 106 th Street-Share NYC – Art. XI Disposition (L.U. NO. 266).....	5



**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting at **250 Broadway, 14th Floor**, New York City, New York 10007, commencing at **12:00 P.M.**, on **Wednesday, September 20, 2023**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

L.U. NO. 259

Application number **C 200101 ZMK (2761 Plumb 2nd Street Rezoning)** submitted by Zaliv, 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 a C3 District to an R3-2 District and establishing within the proposed R3-2 District a C2-3 District, Borough of Brooklyn, Community District 15, Council District 48.

L.U. Nos. 260 AND 261 ARE RELATED

L.U. NO. 260

Application number **C 230012 ZMQ (42-18 31st Avenue Rezoning)** submitted by 42-18 Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9a & 9b, eliminating from within an existing R5 District a C1-2 District, changing from an R5 District to an R6A District, and establishing within the proposed R6A District a C1-3 District, Borough of Queens, Community District 1, Council District 26

L.U. NO. 261

Application number **N 230013 ZRQ (42-18 31st Avenue Rezoning)** submitted by 42-18 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, Borough of Queens, Community District 1, Council District 26.

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. 262

Application number **C 220456 ZMR (125 Greaves Lane)** submitted by 125 Greaves Lane, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33c, establishing within an existing R3-2 District a C2-1 District, Borough of Staten Island, Community District 3, Council District 51

L.U. Nos.264 AND 265 ARE RELATED

L.U. NO. 264

Application number **C 230291 ZMX (1460-1480 Sheridan Boulevard)** submitted by Simone Companies, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-1 District to an R7-3 District and establishing within the proposed R7-3 District a C2-4 District, Borough of the Bronx, Community District 9, Council District 17.

L.U. NO. 265

Application number **N 230292 ZRX (1460-1480 Sheridan Boulevard)** submitted by Simone Companies, 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 9, Council District 17.

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. 266

Application No. **G 230032 XIM (ShareNYC-244 East 106th Street Article XI Disposition)** submitted by the New York City Department of Housing Preservation and Development for approval of the disposition of city-owned property pursuant to Article XI of the Private Housing Finance Law for property located at 244 East 106th Street (Block 1655, p/o Lot 29) (Tentatively New Lot 129), Borough of Manhattan, Community District 11, Council District 8

