



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Tuesday, April 12, 2022

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 1)

LU 0020-2022 Application No. C 210386 ZMK (1034 – 1042 ATLANTIC AVENUE REZONING) submitted by EMP Capital Group 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 M1-1 District to an R7A District; changing from an M1-1 District to a C6-3A District; and establishing within the proposed R7A District a C2-4 District, for property located in the Borough of Brooklyn, Community District 8, Council District 35.

LU 0021-2022 Application No. N 210387 ZRK (1034 – 1042 ATLANTIC AVENUE REZONING) submitted by EMP Capital Group 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 III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, for property located in the Borough of Brooklyn, Community District 8, Council District 35.

LU 0022-2022 Application No. C 210379 ZSK (1034 – 1042 ATLANTIC AVENUE REZONING) submitted by EMP Capital Group 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 number of accessory off-street parking spaces to 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 on property located in R7A/C2-4 and C6-3A Districts at 1034 -1042 Atlantic Avenue (Block 1125, Lots 29 and 33), Borough of Brooklyn, Community District 8, Council District 35.

LU 0023-2022 Application No. C 210335 ZMK (870 - 888 ATLANTIC AVENUE REZONING) submitted by Y & T Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, by changing from an existing M1-1 District to a C6-3A District on property located in the Borough of Brooklyn, Community District 8, Council District 35.

LU 0024-2022 Application No. N 210336 ZRK (870 - 888 ATLANTIC AVENUE REZONING) submitted by Y & T 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 Article III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, on property located in the Borough of Brooklyn, Community District 8, Council District 35.

LU 0025-2022 Application No. C 210260 ZSK (870 - 888 ATLANTIC AVENUE REZONING) submitted by Y & T Development 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 number of 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 in a C6-3A located at Block 1122, Lots 21 & 26,

Borough of Brooklyn, Community District 8, Council District 35.

LU 0029-2022 Application No. C 210031 ZMK (Sutter Avenue Rezoning) submitted by Almonte Lincoln, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 17c and 18a, changing from an R5 District to an R6A District and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 5, Council District 42.

LU 0030-2022 Application No. N 210032 ZRK (Sutter Avenue Rezoning) submitted by Almonte Lincoln, 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, for property located in the Borough of Brooklyn, Community District 5, Council District 42.

LU 0032-2022 Application No. C 220111 ZMK (3285 Fulton Street Rezoning) submitted by MHANY Management, Inc. and Cypress Hills Local Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c, eliminating from within an existing R5 District a C2-3 District, changing from an R5 District to an R7A District, establishing within the proposed R7A District a C2-4 District, and establishing a Special Enhanced Commercial District (EC-6), Borough of Brooklyn, Community District 5, Council District 37.

LU 0033-2022 Application No. N 220112 ZRK (3285 Fulton Street Rezoning) submitted by MHANY Management, Inc. and Cypress Hills Local 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 XIII, Chapter 2 (Special Enhanced Commercial District), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 5, Council District 37.

T2022-0723 Application number C 210098 ZMK (1220 Avenue P Rezoning) submitted by Omni Enterprises, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d, by changing from an R5B District to an R7A District, Borough of Brooklyn, Community District 15, Council District 48.

Preconsidered

T2022-0724 Application number N 210099 ZRK (1220 Avenue P Rezoning) submitted by Omni 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 15, Council District 48.

Preconsidered

T2022-0725 Application number C 210321 ZMX (Our Lady of Pity-272 East 151st Street Rezoning) submitted by Our Lady of Pity Apartments 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 R6 District to an R7A District, Borough of the Bronx, Community District 1, Council District 17.

Preconsidered

T2022-0726 Application number N 210322 ZRX (Our Lady of Pity-272 East 151st Street Rezoning) submitted by Our Lady of Pity Apartments, 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 1, Council District 17.

Preconsidered

T2022-0727

Application number C 200246 ZMQ (146-93 Guy Brewer Boulevard Rezoning) submitted by Ranbir, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19b: changing from an R3-2 District to an R6A District and establishing within the proposed R6A District a C2-2 District, Borough of Queens, Community District 13, Council District 31.

Preconsidered

T2022-0728

Application number N 200247 ZRQ (146-93 Guy Brewer Boulevard Rezoning) submitted by Ranbir, 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 13, Council District 31.

Preconsidered

T2022-0729

Application number C 210312 ZMK (103 Lee Avenue) submitted by Sbeny holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: eliminating from within an existing R6 District a C1-3 District, changing from an R6 District to an R7X District, and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 33.

Preconsidered

T2022-0730

Application number N 210313 ZRK (103 Lee Avenue) submitted by Sbeny Holdings, 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.

Preconsidered