



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND
DISPOSITIONS**

AND THE

SUBCOMMITTEE ON ZONING AND FRANCHISES

FOR THE PUBLIC HEARINGS/MEETINGS OF OCTOBER 8TH, 2024

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

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

KAMILLAH HANKS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing/meeting on the following matters in the **Council Committee Room, City Hall**, New York City, N.Y. 10007 commencing at **11:00 A.M., on Tuesday, October 8th, 2024:**

PRECONSIDERED L.U.S ARE RELATED

PRE. L.U.

Application number **G 240059 XAK (Coney Island Phase III, Article XI Tax Exemption)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at 1709 Surf Avenue (Block 7061, Lots 14, 16, 20, 21, and 27), Community District 13, Council District 47.

PRE. L.U.

Application number **G 240060 XAK (Coney Island Phase III, Article XI Disposition)** submitted by the Department of Housing Preservation and Development (HPD), for the proposed sale of 1709 Surf Avenue (Block 7061, Lots 14, 16, 20, 21, and 27) to a developer to be selected by HPD, pursuant to Section 576-a(2) of the Private Housing Finance Law to facilitate the development of rental housing for low income families, Borough of Brooklyn, Community District 13, Council District 47.

PRECONSIDERED L.U.S ARE RELATED

PRE. L.U.

Application number **G 240061 XAK (South Bushwick Neighborhood Homes (SBNH), Article XI Tax Exemption)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article XI of the Private Housing Finance Law for an exemption from real property taxes for property located at Block 3389, Lot 45, Block 3232, Lot 63,

Block 3440, Lot 35, Block 3401, Lots 37 and 38, Block 3444, Lot 18, Community District 4, Council Districts 34 and 37.

PRE. L.U.

Application number **G 240062 XUK (South Bushwick Neighborhood Homes II (SBNH), Accelerated UDAAP)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law (GML) for approval of an Urban Development Action Area Project (UDAAP) and a real property tax exemption pursuant to Section 696 of the General Municipal Law for property located at 1277 Dekalb Avenue (Block 3232, Lot 63), 676 Central Avenue (Block 3440, Lot 35), Community District 4, Council Districts 34 and 37.

PRE. L.U.

Application **G 240063 XUK (South Bushwick Neighborhood Homes III (SBNH), Accelerated UDAAP)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law (GML) for approval of an Urban Development Action Area Project (UDAAP) and a real property tax exemption pursuant to Section 696 of the General Municipal Law for property located at 1143 Hancock Street (Block 3389, Lot 45), Community District 4, Council District 37.

PRECONSIDERED L.U.S ARE RELATED

The public hearing on these items was held on October 1, 2024 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings, and Dispositions.

PRE. L.U.

Application number **G 240058 XUK (MHANY Multifamily Preservation Loan Program (MPLP), Article XI Tax Exemption)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 1073 Utica Avenue (Block 4735, Lot 43), 996 East 46 Street (Block 5022, Lot 10), 38 Martense Street (Block 5089, Lot 20), and 639 East 87 Street (Block 7992, Lot 22), Borough of Brooklyn, Community Districts 14, 17, and 18,

Council Districts 40, 45, and 46.

PRE. L.U.

Application number **G 240064 NUK (MHANY Multifamily Preservation Loan Program (MPLP), Accelerated UDAAP)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for approval of an Urban Development Action Area Project (UDAAP) for property located at 1073 Utica Avenue (Block 4735, Lot 43), 996 East 46 Street (Block 5022, Lot 10), 38 Martense Street (Block 5089, Lot 20), and 639 East 87 Street (Block 7992, Lot 22), Borough of Brooklyn, Community Districts 14, 17, and 18, and Council Districts 40, 45, and 46.

L.U. No. 130

*The public hearing on this item was **held on September 10, 2024** **and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings, and Dispositions.*

Application number **N 240409 HIK (Brooklyn Edison Building)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York, for the designation of the Brooklyn Edison Building, located at 345 Adams Street (aka 372-392 Pearl Street and 11-17 Willoughby Street), Block 140, Lot 7503 (formerly Lot 123), as an historic landmark (DL-541/LP-2680), Borough of Brooklyn, Community District 2, Council District 33.

L.U. No. 148

*The public hearing on this item was **held on September 18, 2024** **and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings, and Dispositions.*

Application number **N 250005 HIM (1 Wall Street Banking Room Interior)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York, for the designation of the 1 Wall Street Banking Room Interior, located at 1 Wall Street (Block 23, p/o Lot 7501 formerly Lot

7), as an historic landmark (DL-542/LP-2679), Borough of Manhattan, Community District 1, Council District 1.

L.U. NOS. 158-160 ARE RELATED

The public hearing on these items was held on October 1, 2024 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings, and Dispositions.

L.U. No. 158

Application number **C 240328 ZMQ (South Jamaica Gateway Rezoning)** submitted by Fulcrum Properties, LLC; The Briarwood Organization, LLC; and the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d, changing from an R4 District to an R7A District, changing from an R5B District to an R7A District, changing from an R5D District to an R7A District, and establishing within the proposed R7A District a C1-4 District, Borough of Queens, Community District 12, Council Districts 27 and 28.

L.U. No. 159

Application number **N 240329 ZRQ (South Jamaica Gateway Rezoning)** submitted by Fulcrum Properties, LLC; The Briarwood Organization, LLC; and the NYC Department of Housing Preservation and Development (HPD), 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 12, Council Districts 27 and 28.

L.U. No. 160

Application number **C 240330 HAQ (South Jamaica Gateway Rezoning)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and 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, for property located at 106-01 Guy R.

Brewer Boulevard (Block 10161, Lots 1, 3, and 9), Borough of Queens,
Community District 12, Council Districts 27 and 28.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Council Committee Room, City Hall**, New York City, N.Y. 10007 commencing at **12:00 P.M.**, on **Tuesday, October 8th, 2024**:

L.U. NOS. 164-172 ARE RELATED

L.U. No. 164

Application number **C 230182 ZMK (Brooklyn Yards)** submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 22c and 22d, changing from an R5 District to an R6 District, changing from an M1-1 District to an R6 District, changing from an M1-1 District to a C4-5 District, and establishing within the proposed R6 District a C2-4 District, Borough of Brooklyn, Community Districts 11 and 12, Council Districts 43 and 44.

L.U. No. 165

Application number **N 230183 ZRK (Brooklyn Yards)** submitted by Brooklyn Yards 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 and to modify APPENDIX I (Transit Zone), Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

L.U. No. 166

Application number **C 230184 ZSK (Brooklyn Yards)** submitted by Brooklyn Yards 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 74-52 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 located at 1557 60th Street (Block 5516, p/o Lots 1 and 33), in an R6 District, Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

L.U. No. 167

Application number **C 230185 ZSK (Brooklyn Yards)** submitted by Brooklyn Yards 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 74-61 of the Zoning Resolution to allow a portion of a railroad or transit right right-of- way which will be completely covered over by a permanent platform to be included in the lot area for a proposed mixed use development, on property located at 1557 60th Street (Block 5509, Lots 41 and 57), in a R6 & R6/C2-4 District, Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

L.U. No. 168

Application number **C 230188 ZSK (Brooklyn Yards)** submitted by Brooklyn Yards 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 74-745(a) of the Zoning Resolution to allow required or permitted accessory off-street parking spaces to be located anywhere within a large-scale general development without regard for zoning lot lines, in connection with a proposed mixed-use development, within a Large-Scale General Development generally bounded by 59th Street, 16th Avenue, the southerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), New Utrecht Avenue, 61st Street, the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), a line 460 feet southeasterly of 15th Avenue, a line midway between 59th Street and 60th Street and the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division (Block 5509, Lots 41 and 57; Block 5516, p/o Lots 1 and 33; Block 5727, p/o Lot 14), in R6, R6/C2-4 & C4-5 Districts, Borough of Brooklyn, Community Districts 11 and 12, Council Districts 43 and 44.

L.U. No. 169

Application number **C 230189 ZSK (Brooklyn Yards)** by Brooklyn Yards 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 74-61 of the Zoning Resolution to allow that portion of a railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed mixed use development, on property located at 1557 60th Street (Block 5727, p/o Lot 14), in a C4-5 District, Borough of Brooklyn, Community District 11, Council Districts 43 and 44.

L.U. No. 170

Application number **C 230190 ZSK (Brooklyn Yards)** submitted by Brooklyn Yards 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 74-61 of the Zoning Resolution to allow that portion of a railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed mixed use development, on property located at 1557 60th Street (Block 5516, p/o Lots 1 and 33), in an R6 District, Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

L.U. No. 171

Application number **C 230191 ZSK (Brooklyn Yards)** submitted by Brooklyn Yards 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 74-52 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 located at 1557 60th Street Avenue (Block 5727, p/o Lot 14), in a C4-5 District, Borough of Brooklyn, Community District 11, Council Districts 43 and 44.

L.U. No. 172

Application number **C 230196 ZSK (Brooklyn Yards)** submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following Sections of the Zoning Resolution, Section 74-743(a)(1) - to allow the distribution of total allowable floor area and lot coverage without regard for the zoning lot lines or district boundaries; Section 74-743(a)(2) - to modify the rear yard regulations of Sections 23-40 (Yard Regulations); and Section 74-743(a)(6) - to modify the minimum distance between legally required windows and walls or lot lines regulations of Section ZR 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines); in connection with a proposed mixed-use development, within a Large-Scale General Development generally bounded by 59th Street, 16th Avenue, the southerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), New Utrecht Avenue, 61st Street, the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), a line 460 feet southeasterly of 15th Avenue, a line midway between 59th Street and 60th Street and the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division) (Block 5509, Lots 41 and 57; Block 5516, p/o Lots 1 and 33; Block 5727, p/o Lot 14), in R6, R6/C2-4 & C4-5 Districts, Borough of Brooklyn, Community Districts 11 and 12, Council Districts 43 and 44.

L.U. NOS. 149-152 ARE RELATED

*The public hearing on mandatory items (L.U. Nos. 149-150) was **held on September 17, 2024 and closed**. The public hearing on discretionary items (L.U. Nos. 151-152) was **held on September 24, 2024 and closed**. Both were laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 149

Application number **C 230206 ZMM (135th Street Rezoning)** submitted by Crosscap Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5c, changing from an M1-1 District to an R7-2 District, establishing within the proposed R7-2 District a C2-4 District, and establishing a Special Manhattanville Mixed

Use District (MMU), Borough of Manhattan, Community District 9, Council District 7.

L.U. No. 150

Application number **N 230207 ZRM (135th Street Rezoning)** submitted by Crosscap 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 special permit provisions of Article X, Chapter 4 (Special Manhattanville Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 9, Council District 7.

L.U. No. 151

Application number **C 230208 ZSM (135th Street Rezoning)** submitted by Crosscap Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(1) of the Zoning Resolution to allow a portion of the railroad or transit right-of-way or yard which will be completely covered over by a permanent platform to be included in the lot area for a proposed 7-story mixed use building, on property located at 701 West 135th Street (Block 2101, Lot 58), in an R7-2/C2-4 District, within a Special Manhattanville Mixed Use District (MMU), Borough of Manhattan, Community District 9, Council District 7.

L.U. No. 152

Application number **C 230209 ZSM (135th Street Rezoning)** submitted by Crosscap Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 104-60 of the Zoning Resolution to modify the rear yard regulations of Section 23-52 (Special Provisions for Shallow Interior Lots) and the lot coverage requirements of Section 23-153 (For Quality Housing buildings), in connection with a proposed 7-story mixed use building, on property located at 701 West 135th Street (Block 2101, Lot 58), in an R7-2/C2-4 District, within a Special Manhattanville Mixed Use District (MMU), Borough of Manhattan, Community District 9, Council District 7.

L.U. No. 153

*The public hearing on these items was **held on September 17, 2024**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises.*

Application number **C 240244 ZSM (343 West 47th Street Demolition Special Permit)** submitted by Midtown West 47 St., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-108 of the Zoning Resolution to allow the demolition of more than 20 percent of residential floor area of an existing 4-story building containing dwelling units, on property located at 343 West 47th Street (Block 1038, Lot 11), in an R8 District, within the Special Clinton District (Preservation Area), Borough of Manhattan, Community District 4, Council District 3.

