



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 APRIL 12, 2022**

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>

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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/>, where you can also find links to livestream the hearing and recordings of past hearings.



The Land Use Committee Meeting Scheduled for 04/12/22 Commencing at 2:00 P.M., Remote Hearing

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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, April 12, 2022.**

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application No. **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 property bounded by Avenue P, East 13th Street, a line 140 feet southerly of Avenue P, East 12th Street, a line 100 feet southerly of Avenue P, and a line midway between Coney Island Avenue and East 12th Street, Borough of Brooklyn, Community District 15, Council District 48.

PRECONSIDERED L.U.

Application No. **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.

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

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

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application No. **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 property bounded by East 151st Street, a line 220 feet southeasterly of Morris Avenue, a line midway between East 150th Street and East 151st Street, a line 270 feet southeasterly of Morris Avenue, East 150th Street, and Morris Avenue, Borough of the Bronx,

Community District 1, Council District 17.

PRECONSIDERED L.U.

Application No. **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.

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

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

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application No. **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 L.U.

Application No. **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.

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

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

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application No. **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 L.U.

Application No. **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.

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. 20 THROUGH 22 ARE RELATED

L.U. No. 20

*The public hearing on this item was held on March 8, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

L.U. No. 21

*The public hearing on this item was held on March 8, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

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. 22

*The public hearing on this item was held on March 8, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

L.U. NOS. 23 THROUGH 25 ARE RELATED

L.U. No. 23

*The public hearing on this item was held on March 8, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

L.U. No. 24

*The public hearing on this item was **held on March 8, 2022**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

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. 25

*The public hearing on this item was **held on March 8, 2022**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

L.U. NOS. 29 AND 30 ARE RELATED

L.U. No. 29

*The public hearing on this item was **held on March 8, 2022**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

L.U. No. 30

*The public hearing on this item was held on March 8, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

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

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

PRECONSIDERED L.U. NOS. 32 AND 33 ARE RELATED

PRECONSIDERED L.U. NO. 32

*The public hearing on this item was held on March 21, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

PRECONSIDERED L.U. NO. 33

*The public hearing on this item was held on March 21, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.

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

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

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **2:00 P.M. on Tuesday, April 12, 2022**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

L.U. NOS. 20 THROUGH 22 ARE RELATED

L.U. No. 20

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.

L.U. No. 21

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.

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. 22

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.

L.U. NOS. 23 THROUGH 25 ARE RELATED

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L.U. No. 24

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

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L.U. No. 25

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.

L.U. NOS. 29 AND 30 ARE RELATED

L.U. No. 29

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.

L.U. No. 30

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.

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

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PRECONSIDERED L.U. No. 32

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.

PRECONSIDERED L.U. No. 33

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.

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

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

