



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE MEETING OF OCTOBER 14, 2020**

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

**FRANCISCO P. MOYA**, *Chair*, Subcommittee on Zoning and Franchises

**ADRIENNE ADAMS**, *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 10/14/20 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 hearing/meeting on the following matters, commencing at **10:00 A.M., Wednesday, October 14, 2020:**

### **PRECONSIDERED L.U. NO. 658**

*The public hearing on this item was held on March 11, 2020 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

### **50 OLD FULTON REZONING**

**BROOKLYN CB - 2**

**C 190011 ZMK**

Application submitted by Alwest Old Fulton, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, by changing from an M2-1 District to a M1-5 District property bounded by a line 200 feet southeasterly of Elizabeth Place, Old Fulton Street, Brooklyn Queens Connecting Highway, Hicks Street, Poplar Street, McKenny Street, and Doughty Street, as shown on a diagram (for illustrative purposes only) dated October 28, 2019, and subject to the conditions of CEQR Declaration E-519.

### **L.U. NOS. 674-677 ARE RELATED (WITHDRAWN)**

#### **L.U. No. 674**

*The public hearing on this item was held on September 15, 2020 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

#### **INDUSTRY CITY (WITHDRAWN)**

**BROOKLYN CB - 7**

**C 190296 ZMK**

Application submitted by 1-10 Bush Terminal Owner LP and 19-20 Bush Terminal Owner LP, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16b:

1. changing from an M3-1 District to an M2-4 District property bounded by:
  - a. 32nd Street and its northwesterly centerline prolongation, 3rd Avenue, 36th Street, a line 100 feet<sub>2</sub> northwesterly of 3rd Avenue,

37th Street, and 2nd Avenue; and

- b. 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline prolongation of former 40th Street\*, and a line 560 feet northwesterly of 1st Avenue; and

2. establishing a Special Industry City District (IC) bounded by:

- a. 32nd Street and its northwesterly centerline prolongation, 3rd Avenue, a line 45 feet northeasterly of 37th Street, a line 100 feet northwesterly of 3rd Avenue, 37th Street, and 2nd Avenue; and
- b. 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline prolongation of former 40th Street\*, and a line 560 feet northwesterly of 1st Avenue;

as shown on a diagram (for illustrative purposes only) dated October 28, 2019, and subject to the conditions of CEQR Declaration E-527.

**L.U. No. 675**

*The public hearing on this item was held on **September 15, 2020**  
**and closed.** It was laid over by the Subcommittee on  
Zoning and Franchises*

**INDUSTRY CITY  
(WITHDRAWN)**

**BROOKLYN CB - 7**

**C 190297 ZSK**

Application submitted by 1-10 Bush Terminal Owner LP and 19-20 Bush Terminal Owner LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 129-21\* of the Zoning Resolution to modify:

- a. the use regulations of Section 42-10 (Uses Permitted As-Of-Right); and
- b. the bulk regulations of Section 43-12 (Maximum Floor Area Ratio), Section 43-20 (Yard Regulations), and Section 43-43 (Maximum Height of Front Wall and Required Front<sub>3</sub> Setbacks);

in connection with a proposed commercial use development involving one or more zoning lots, planned as a unit and comprise an area of at least 1.5 acres, on properties generally bounded by 2nd Avenue, the northwesterly centerline prolongation of 32nd Street, 3rd Avenue, and 37th Street (Block 679, Lot 1; Block 683, Lot 1; Block 687, Lot 1; Block 691, Lots 1 & 44; Block 695, Lots 1, 20, 37, 38, 39, 40, 41, 42 & 43), and 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline of former 40th Street\*\*\*, and a line 560 feet northwesterly of 1st Avenue (Block 706, Lots 1, 20, 24 & 101; Block 710, Lot 1), in M1-2 and M2-4\*\* Districts, within the Special Industry City District.\*

\*Note: a zoning text amendment is proposed to create a Special Industry City District (IC) and to create a new special permit within the special district under a concurrent related application (N 190298 ZRK).

\*\*Note: the development sites are proposed to be rezoned by changing an M3-1 District to a M2- 4 Districts, and by establishing a Special Industry City District (IC), under a concurrent related application (C 190296 ZMK) for a Zoning map change.

\*\*\* Note: 40<sup>th</sup> Street between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue is proposed to be demapped under a concurrent related application (C 160146 MMK) for a change in the City Map.

## **L.U. No. 676**

*The public hearing on this item was held on **September 15, 2020**  
**and closed.** It was laid over by the Subcommittee on  
Zoning and Franchises*

### **INDUSTRY CITY (WITHDRAWN)**

**BROOKLYN CB - 7**

**N 190298 ZRK**

Application submitted by 1-10 Bush Terminal Owner LP and 19-10 Bush Terminal Owner LP, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Industry City District (ARTICLE XII, Chapter 9) 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. 677**

*The public hearing on this item was held on **September 15, 2020**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**INDUSTRY CITY  
(WITHDRAWN)**

**BROOKLYN CB - 7**

**C 160146 MMK**

Application submitted by 19-20 Bush Terminal Owner LP, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination, discontinuance and closing of 40<sup>th</sup> Street between First and Second Avenues;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2750 and V-2751 dated November 26, 2018 and signed by the Borough President.

**L.U. No. 680**

*The public hearing on this item was held on **September 24, 2020**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**3 ST. MARKS PLACE**

**MANHATTAN CB - 3**

**C 200077 ZSM**

Application submitted by REEC St. Marks LP, pursuant to Sections 197- c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74- 79 of the Zoning Resolution:

1. to allow transfer of 8,386 square feet of floor area from property located at 4 St. Marks Place (Block 463, Lot 11) that is occupied by a landmark building (Hamilton-Holly House) to property located at 3 St. Marks Place (Block 464, Lots 1, 3, and 59); and
2. to modify the height and setback requirements of Section 33-432 (In other Commercial Districts);

to facilitate the development of a 10-story commercial building on property located at 3

St. Marks Place (Block 464, Lots 1, 3, and 59), in a C6-1 District.

**L.U. NOS. 682 THROUGH 685 ARE RELATED**

**L.U. No. 682**

*The public hearing on this item was held on September 24, 2020  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**1510 BROADWAY**

**BROOKLYN CB - 16**

**N 200082 ZRK**

Application submitted by the Department of Housing Preservation and Development 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. 683**

*The public hearing on this item was held on September 24, 2020  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**1510 BROADWAY**

**BROOKLYN CB - 16**

**C 200083 PQK**

Application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1510 Broadway (Block 1489, p/o Lot 11) to facilitate transit infrastructure.

**L.U. No. 684**

*The public hearing on this item was held on September 24, 2020  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**1510 BROADWAY**

**BROOKLYN CB - 16**

**C 200084 HAK**

Application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 1510 Broadway (Block 1489, Lot 11) as an Urban Development Action Area; and
  - b. Urban Development Action Area Project for such area; and
- 2) 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;

to facilitate a mixed-use development containing approximately 107 affordable residential units and commercial space.

**L.U. No. 685**

*The public hearing on this item was held on **September 24, 2020**  
**and closed.** It was laid over by the Subcommittee on  
Zoning and Franchises*

**1510 BROADWAY**

**BROOKLYN CB - 16**

**C 200085 ZMK**

Application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

1. eliminating from within an existing R6 District a C1-3 District bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue;
2. changing from an R6 District to an R7-1 District property bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue; and
3. establishing within the proposed R7-1 District a C2-4 District bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue;

as shown on a diagram (for illustrative purposes only) dated December 2, 2019.

**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **11:00 A.M. on Wednesday, October 14, 2020**, to consider some items reported out of the Subcommittee at the meetings held October 8, 2020 and October 14, 2020 and conduct such other business as may be necessary.

**PRECONSIDERED L.U. NO. 658  
50 OLD FULTON REZONING**

**BROOKLYN CB - 2**

**C 190011 ZMK**

Application submitted by Alwest Old Fulton, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, by changing from an M2-1 District to a M1-5 District property bounded by a line 200 feet southeasterly of Elizabeth Place, Old Fulton Street, Brooklyn Queens Connecting Highway, Hicks Street, Poplar Street, McKenny Street, and Doughty Street, as shown on a diagram (for illustrative purposes only) dated October 28, 2019, and subject to the conditions of CEQR Declaration E-519.

**L.U. NOS. 674-677 ARE RELATED (WITHDRAWN)**

**L.U. No. 674  
INDUSTRY CITY  
(WITHDRAWN)**

**BROOKLYN CB - 7**

**C 190296 ZMK**

Application submitted by 1-10 Bush Terminal Owner LP and 19-20 Bush Terminal Owner LP, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16b:

3. changing from an M3-1 District to an M2-4 District property bounded by:
  - c. 32nd Street and its northwesterly centerline prolongation, 3rd Avenue, 36th Street, a line 100 feet northwesterly of 3rd Avenue, 37th Street, and 2nd Avenue; and

- d. 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline prolongation of former 40th Street\*, and a line 560 feet northwesterly of 1st Avenue; and
4. establishing a Special Industry City District (IC) bounded by:
- c. 32nd Street and its northwesterly centerline prolongation, 3rd Avenue, a line 45 feet northeasterly of 37th Street, a line 100 feet northwesterly of 3rd Avenue, 37th Street, and 2nd Avenue; and
  - d. 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline prolongation of former 40th Street\*, and a line 560 feet northwesterly of 1st Avenue;

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**L.U. No. 675**  
**INDUSTRY CITY**  
**(WITHDRAWN)**

**BROOKLYN CB - 7**

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line 245 feet northwesterly of 1st Avenue, the northwesterly centerline of former 40th Street\*\*\*, and a line 560 feet northwesterly of 1st Avenue (Block 706, Lots 1, 20, 24 & 101; Block 710, Lot 1), in M1-2 and M2-4\*\* Districts, within the Special Industry City District.\*

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\*\*\* Note: 40<sup>th</sup> Street between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue is proposed to be demapped under a concurrent related application (C 160146 MMK) for a change in the City Map.

**L.U. No. 676  
INDUSTRY CITY  
(WITHDRAWN)**

**BROOKLYN CB - 7**

**N 190298 ZRK**

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**L.U. No. 677  
INDUSTRY CITY  
(WITHDRAWN)**

**BROOKLYN CB - 7**

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Second Avenues;

- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2750 and V-2751 dated November 26, 2018 and signed by the Borough President.

**L.U. No. 680**

**3 ST. MARKS PLACE**

**MANHATTAN CB - 3**

**C 200077 ZSM**

Application submitted by REEC St. Marks LP, pursuant to Sections 197- c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74- 79 of the Zoning Resolution:

2. to allow transfer of 8,386 square feet of floor area from property located at 4 St. Marks Place (Block 463, Lot 11) that is occupied by a landmark building (Hamilton-Holly House) to property located at 3 St. Marks Place (Block 464, Lots 1, 3, and 59); and
2. to modify the height and setback requirements of Section 33-432 (In other Commercial Districts);

to facilitate the development of a 10-story commercial building on property located at 3 St. Marks Place (Block 464, Lots 1, 3, and 59), in a C6-1 District.

**L.U. No. 681**

**MANIDA STREET HISTORIC DISTRICT**

**BRONX CB - 2**

**20205400 HKX (N 210006HKX)**

A designation by the Landmarks Preservation Commission [DL-517/LP-2644] pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York, of the Manida Street Historic District containing the properties bounded by a line beginning on the eastern curblines of Manida Street at a point on a line extending westerly from the northern property line of 870 Manida Street, and extending easterly along said line and along the northern property line of 870 Manida Street, southerly along the eastern property lines of 870 to 814 Manida Street, westerly along the southern property line of 814 Manida Street to the eastern curblines of Manida Street,<sup>11</sup> northerly along said curblines to a point on

a line extending easterly from the southern property line of 819 Manida Street, westerly along said line across Manida Street and along the southern property line of 819 Manida Street, northerly along the western property lines of 819 to 861 Manida Street, easterly along the northern property line of 861 Manida Street and across Manida Street to its eastern curblin, and northerly along said curblin to the point of beginning.

**L.U. NOS. 682 THROUGH 685 ARE RELATED**

**L.U. No. 682  
1510 BROADWAY**

**BROOKLYN CB - 16**

**N 200082 ZRK**

Application submitted by the Department of Housing Preservation and Development 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.

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**L.U. No. 683  
1510 BROADWAY**

**BROOKLYN CB - 16**

**C 200083 POK**

Application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1510 Broadway (Block 1489, p/o Lot 11) to facilitate transit infrastructure.

**L.U. No. 684  
1510 BROADWAY**

**BROOKLYN CB - 16**

**C 200084 HAK**

Application submitted by the Department of Housing Preservation and Development (HPD)

3) pursuant to Article 16 of the General Municipal Law of New York State for:

- a. the designation of property located at 1510 Broadway (Block 1489, Lot 11) as an Urban Development Action Area; and
  - b. Urban Development Action Area Project for such area; and
- 4) 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;

to facilitate a mixed-use development containing approximately 107 affordable residential units and commercial space.

**L.U. No. 685**  
**1510 BROADWAY**

**BROOKLYN CB - 16**

**C 200085 ZMK**

Application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

4. eliminating from within an existing R6 District a C1-3 District bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue;
5. changing from an R6 District to an R7-1 District property bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue; and
6. establishing within the proposed R7-1 District a C2-4 District bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue;

as shown on a diagram (for illustrative purposes only) dated December 2, 2019.

