



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE MEETINGS  
FOR NOVEMBER 17, 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 via Zoom, 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. If you wish to testify in person please be aware that in-person attendees will be required to complete a health screening before entering City Hall and must wear a face covering if they are medically able.

## **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 **Committee Room, City Hall, New York City, N.Y. 10007** commencing at **10:00 A.M., Thursday, November 17, 2022:**

### **PRECONSIDERED L.U.**

Application number **G 220024 SCR (Approximately 252-Seat Early Childhood Center)** pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 252-seat Early Childhood Center facility, located at 1 Virginia Avenue (Block 2847, Lots 84, 85 and 86 & Block 2848 Lot 34), Borough of Staten Island, Community District 1, Council District 49, Community School District 31.

### **PRECONSIDERED L.U. NOS. 135-138 ARE RELATED**

*The public hearing on these items was held on October 19, 2022 and closed. They were laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

### **PRECONSIDERED L.U. NO. 135**

Application number **C 220427 HAK (Livonia4)** 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, for the property located at Livonia Avenue between Christopher Avenue and Mother Gaston Boulevard (Block 3811, Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, and 124), Livonia Avenue between Sackman Street and Christopher Avenue (Block 3812, Lots 19, 20, 21, 22, and 121), Livonia Avenue between Powell Street and Sackman Street (Block 3813, Lot 115), Livonia Avenue between Thomas S. Boyland Street and Amboy Street (Block 3586, Lot 26); and pursuant to Section 197-c of the New York City Charter for the disposition of property located at Livonia Avenue between Christopher Avenue and Mother Gaston Boulevard (Block 3811, Lots 17, 18, 19, 21, 23, 24, 26, 27, and 124), Livonia Avenue between Sackman Street and Christopher

Avenue (Block 3812, Lots 19, 20, 21, 22, and 121), Livonia Avenue between Powell Street and Sackman Street (Block 3813, Lot 115), Livonia Avenue between Thomas S. Boyland Street and Amboy Street (Block 3586, Lot 26) to a developer to be selected by HPD, Borough of Brooklyn, Community District 16, Council District 42.

### **PRECONSIDERED L.U. NO. 136**

Application Number **C 220428 HUK (Livonia4)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the New York State General Municipal Law (Urban Renewal) and Section 197-c of the New York City Charter, for the fourth amendment to the Brownsville II Urban Renewal Plan, Borough of Brooklyn, Community District 16, Council District 42.

### **PRECONSIDERED L.U. NO. 137**

Application number **C 220429 ZMK (Livonia4)** submitted by 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 Nos. 17b and 17d, changing from an R6 District to an R7-2 District and establishing within a proposed R7-2 District a C2-4 District, Borough of Brooklyn, Community District 16, Council District 42.

### **PRECONSIDERED L.U. NO. 138**

Application number **N 220430 ZRK (Livonia4)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 201 of the New York City Charter for an amendment to 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 16, Council District 42.



## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Committee Room, City Hall, New York City, N.Y. 10007** commencing at **10:30 A.M., Thursday, November 17, 2022:**

### **PRECONSIDERED L.U. NOS. 141 AND 142; L.U. NOS. 145 AND 146 ARE RELATED**

*The public hearing on Mandatory only items was held on October 25, 2022 and closed. They were laid over by the Subcommittee on Zoning & Franchises*

### **PRECONSIDERED L.U. NO. 141**

Application number C 220312 ZMK (Innovative Urban Village (ENY CCC)) submitted by Innovative Urban Living, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17d, changing from an R5 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, Borough of Brooklyn, Community District 5, Council District 42.

### **PRECONSIDERED L.U. NO. 142**

Application number N 220313 ZRK (Innovative Urban Village (ENY CCC)) submitted by Innovative Urban Living, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, 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 modifying APPENDIX I for the purpose of expanding the Transit Zone, Borough of Brooklyn, Community District 5, Council District 42

### **L.U. NO. 145**

Application number **C 220311 ZSK (Innovative Urban Village (ENY CCC))** submitted by Innovative Urban Living, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution Section 74-743(a)(2) of Zoning Resolution to modify the side and rear yard regulations of Section 23-40 (YARD REGULATIONS), Section 23-50 (Additional Yard Regulations), Section 33-30

(OTHER SPECIAL PROVISIONS FOR REAR YARDS), and 35-50 (MODIFICATION OF YARD REGULATIONS); the height and setback requirements of Sections 23-66 (Height and Setback Requirements for Quality Housing Buildings), 23-69 (Special Height Limitations), and 35-65 (Height and Setback Requirements for Quality Housing Buildings); and the minimum distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings); in connection with a proposed mixed-use development, within a Large-scale General Development generally bounded by Flatlands Avenue, Pennsylvania Avenue, a line 295 feet southeasterly of Flatlands Avenue, a line 235 feet southwesterly of Pennsylvania Avenue, a line 370 feet southeasterly of Flatlands Avenue, a line 535 feet southwesterly of Pennsylvania Avenue, a line 550 feet southeasterly of Flatlands Avenue, a line 245 feet northwesterly of Vandalia Avenue, and Louisiana Avenue (Block 4430, Lot 1, and Block 4434, Lots 1 & 10), in an R7-2/C2-4\* District, Borough of Brooklyn, Community District 5, Council District 42.

### **L.U. NO. 146**

Application number **C 220314 ZSK (Innovative Urban Village (ENY CCC))** submitted by Innovative Urban Living, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 500 spaces within a proposed 7-story garage building, and to permit some of such spaces to be located on the roof of such public parking garage, in connection with a proposed mixed-use development, on property located at 12020 Flatlands Avenue (Block 4430, Lot 1, and Block 4434, Lots 1 & 10), in an R7-2/C2-4\* District, Borough of Brooklyn, Community District 5, Council District 42.

### **L.U. NOS. 126 THROUGH 134 ARE RELATED**

*The public hearing on these items was held on October 19, 2022 and closed. They were laid over by the Subcommittee on Zoning & Franchises*

### **L.U. No. 126**

Application number **C 220364 ZMQ (Innovation Queens Rezoning and LSGD)** submitted by Kaufman Astoria Bedrock I, LLC and Silverstein Astoria Member, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, changing from a C4-2A District to an M1-4/R9 District, changing from an M1-1 District to an M1-4/R7-3 District, changing from an M1-1 District to an M1-4/R7X District, changing from an M1-1

District to an M1-4/R9 District, changing from an M1-1 District to an M1-5/R9-1 District, and establishing a Special Mixed Use District (MX-24), Borough of Queens, Community District 1, Council District 26.

### **L.U. No. 127**

Application number **N 220367 ZRQ (Innovation Queens Rezoning and LSGD)** submitted by Kaufman Astoria Bedrock I, LLC and Silverstein Astoria Member, 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 VII, Chapter 4 large-scale general development loading regulations, Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and 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. 128**

Application number **C 220365 ZSQ (Innovation Queens Rezoning and LSGD)** submitted by Kaufman Astoria Bedrock I, LLC, and Silverstein Astoria Member, 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 35<sup>th</sup> Avenue, Steinway Street, a line 100 feet southwesterly of 35<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, 35<sup>th</sup> Avenue, a line 90 feet southeasterly of 42<sup>nd</sup> Street, a line 100 feet southwesterly of 35<sup>th</sup> Avenue, 43<sup>rd</sup> Street, Northern Boulevard, 42<sup>nd</sup> Street, a line 295 feet southwesterly of 35<sup>th</sup> Avenue, a line midway between 41<sup>st</sup> Street and 42<sup>nd</sup> Street, 36<sup>th</sup> Avenue, 41<sup>st</sup> Street, a line 150 feet northeasterly of 36<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, a line 288 feet northeasterly of 36<sup>th</sup> Avenue, Steinway Street, a line 175 feet northeasterly of 36<sup>th</sup> Avenue, 38<sup>th</sup> Street, 36<sup>th</sup> Avenue, and 37<sup>th</sup> Street (Block 641, Lots 1, 4, 9, 51, 52 and 56; Block 668, Lot 5; Block 669, Lots 13, 16, and 36; Block 670, Lots 4, 8, 20, 27, 30, and 47; and Block 671, Lots 1,

8, 12, 20 and 23), in M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1, Council District 26.

### **L.U. No. 129**

Application number **C 220366 ZSQ (Innovation Queens Rezoning and LSGD)** submitted by Kaufman Astoria Bedrock I, LLC and Silverstein Astoria Member, 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 without regard for the zoning lot lines or district boundaries; and Section 74-743(a)(2) - to modify the rear yard regulations of Sections 23-40 (Yard Regulations), 43-40 (Yard Regulations) and 123-65 (Special Yard Regulations), the height and setback requirements of Sections 23-66 (Height and Setback Requirements for Quality Housing Buildings) and 123-66 (Height and Setback Regulations), and the minimum distance between buildings regulations of Section 23-711 (Standard Minimum Distance Between Buildings); in connection with a proposed mixed-use development, within a Large-Scale General Development generally bounded by 35<sup>th</sup> Avenue, Steinway Street, a line 100 feet southwesterly of 35<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, 35<sup>th</sup> Avenue, a line 90 feet southeasterly of 42<sup>nd</sup> Street, a line 100 feet southwesterly of 35<sup>th</sup> Avenue, 43<sup>rd</sup> Street, Northern Boulevard, 42<sup>nd</sup> Street, a line 295 feet southwesterly of 35<sup>th</sup> Avenue, a line midway between 41<sup>st</sup> Street and 42<sup>nd</sup> Street, 36<sup>th</sup> Avenue, 41<sup>st</sup> Street, a line 150 feet northeasterly of 36<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, a line 288 feet northeasterly of 36<sup>th</sup> Avenue, Steinway Street, a line 175 feet northeasterly of 36<sup>th</sup> Avenue, 38<sup>th</sup> Street, 36<sup>th</sup> Avenue, and 37<sup>th</sup> Street (Block 641, Lots 1, 4, 9, 51, 52 and 56; Block 668, Lot 5; Block 669, Lots 13, 16, and 36; Block 670, Lots 4, 8, 20, 27, 30, and 47; and Block 671, Lot 1, 8, 12, 20 and 23), in M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1, Council District 26.

### **L.U. No. 130**

Application number **C 220368 ZSQ (Innovation Queens Rezoning and LSGD)** submitted by Kaufman Astoria Bedrock I, LLC and Silverstein Astoria Member, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution, and



subject to the provisions of paragraphs (a)(1), (a)(2) or (a)(3) of Section 74-743 (Special provisions for bulk modification), to modify the signage regulations of Section 32-60 (Sign Regulations) and Section 123-40 (Sign Regulations), in connection with a proposed mixed-use development, within a Large-Scale General Development generally bounded by 35<sup>th</sup> Avenue, Steinway Street, a line 100 feet southwesterly of 35<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, 35<sup>th</sup> Avenue, a line 90 feet southeasterly of 42<sup>nd</sup> Street, a line 100 feet southwesterly of 35<sup>th</sup> Avenue, 43<sup>rd</sup> Street, Northern Boulevard, 42<sup>nd</sup> Street, a line 295 feet southwesterly of 35<sup>th</sup> Avenue, a line midway between 41<sup>st</sup> Street and 42<sup>nd</sup> Street, 36<sup>th</sup> Avenue, 41<sup>st</sup> Street, a line 150 feet northeasterly of 36<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, a line 288 feet northeasterly of 36<sup>th</sup> Avenue, Steinway Street, a line 175 feet northeasterly of 36<sup>th</sup> Avenue, 38<sup>th</sup> Street, 36<sup>th</sup> Avenue, and 37<sup>th</sup> Street (Block 641, Lots 1, 4, 9, 51, 52 and 56; Block 668, Lot 5; Block 669, Lots 13, 16, and 36; Block 670, Lots 4, 8, 20, 27, 30, and 47; and Block 671, Lot 1, 8, 12, 20 and 23), in M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1, Council District 26.

### **L.U. No. 131**

Application number **C 220369 ZSQ (Innovation Queens Rezoning and LSGD)** submitted by Kaufman Astoria Bedrock I, LLC and Silverstein Astoria Member, 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(b) of the Zoning Resolution to allow a reduction of loading berth requirements of Sections 44-52 (Required Accessory Off-Street Loading Berths) and 123-70 (Parking and Loading), within a Large-Scale General Development generally bounded by 35<sup>th</sup> Avenue, Steinway Street, a line 100 feet southwesterly of 35<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, 35<sup>th</sup> Avenue, a line 90 feet southeasterly of 42<sup>nd</sup> Street, a line 100 feet southwesterly of 35<sup>th</sup> Avenue, 43<sup>rd</sup> Street, Northern Boulevard, 42<sup>nd</sup> Street, a line 295 feet southwesterly of 35<sup>th</sup> Avenue, a line midway between 41<sup>st</sup> Street and 42<sup>nd</sup> Street, 36<sup>th</sup> Avenue, 41<sup>st</sup> Street, a line 150 feet northeasterly of 36<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, a line 288 feet northeasterly of 36<sup>th</sup> Avenue, Steinway Street, a line 175 feet northeasterly of 36<sup>th</sup> Avenue, 38<sup>th</sup> Street, 36<sup>th</sup> Avenue, and 37<sup>th</sup> Street (Block 641, Lots 1, 4, 9, 51, 52 and 56; Block 668, Lot 5; Block 669, Lots 13, 16, and 36; Block 670, Lots 4, 8, 20, 27, 30, and 47; and Block 671, Lot 1, 8, 12, 20 and 23), in M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1, Council District 26.

### **L.U. No. 132**

Application number **C 220371 ZSQ (Innovation Queens Rezoning and LSGD)** submitted by Kaufman Astoria Bedrock I, LLC and Silverstein Astoria Member, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or Use Group 10A uses) with no limitation on floor area per establishment, in connection with a proposed mixed-use development, on property bounded by 35<sup>th</sup> Avenue, Steinway Street, a line 180 feet northeasterly of 36<sup>th</sup> Avenue, and 38<sup>th</sup> Street (Block 668, Lot 5), in M1-4/R7-3 and M1-4/R9 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1, Council District 26.

### **L.U. No. 133**

Application number **C 220373 ZSQ (Innovation Queens Rezoning and LSGD)** submitted by Kaufman Astoria Bedrock I, LLC and Silverstein Astoria Member, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or Use Group 10A uses) with no limitation on floor area per establishment, in connection with a proposed mixed-use development, on property generally bounded by 35<sup>th</sup> Avenue, 42<sup>nd</sup> Street, a line 295 feet southwesterly of 35<sup>th</sup> Avenue, a line midway between 41<sup>st</sup> Street and 42<sup>nd</sup> Street, 36<sup>th</sup> Avenue, and 41<sup>st</sup> Street (Block 670, Lots 4, 8, 20, 27, 30 & 47), in M1-4/R7-3, M1-4/R7X and M1-5/R9-1 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1, Council District 26.

### **L.U. No. 134**

Application number **C 220374 ZSQ (Innovation Queens Rezoning and LSGD)** submitted by Kaufman Astoria Bedrock I, LLC and Silverstein Astoria Member, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or Use Group 10A uses) with no limitation on floor area per establishment, in connection with a proposed mixed-use development, on property generally bounded by 35<sup>th</sup> Avenue, a line 90 feet southeasterly of 42<sup>nd</sup> Street, a line 100 feet southwesterly of 35<sup>th</sup> Avenue, 43<sup>rd</sup> Street,

Northern Boulevard, and 42<sup>nd</sup> Street (Block 671, Lots 1, 8, 12, 20 & 23), in M1-4/R7X and M1-5/R9-1 Districts, within a Special Mixed Use District (MX-24), Borough of Queens, Community District 1, Council District 26.

**PRECONSIDERED L.U. NOS. 139 AND 140 ARE RELATED**

*The public hearing on these items was held on October 25, 2022 and closed. They were laid over by the Subcommittee on Zoning & Franchises*

**PRECONSIDERED L.U. NO. 139**

Application number **C 210230 ZMK (1571 McDonald Avenue Rezoning)** submitted by 1571 Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22d, eliminating from within an existing R5 District a C2-3 District and changing from an R5 District to an C4-4L District, Borough of Brooklyn, Community District 12, Council District 44.

**PRECONSIDERED L.U. NO. 140**

Application number **N 210231 ZRK (1571 McDonald Avenue Rezoning)** submitted by 1571 Development, LLC, pursuant to Section 201 of the New York City Charter for an amendment to 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 12, Council District 44.

**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. 143 AND 144 ARE RELATED**

*The public hearing on these items was held on October 25, 2022 and closed. They were laid over by the Subcommittee on Zoning & Franchises*

**PRECONSIDERED L.U. NO. 143**

Application number **C 220188 ZMK (280 Bergen Street Rezoning)** submitted by BNW3 Re-Gen, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c changing from an M1-2 District to an R7A District, changing from an M1-2 District to an R7D District

and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.

**PRECONSIDERED L.U. NO. 144**

Application number **N 220189 ZRK (280 Bergen Street Rezoning)** submitted by BNW3 Re-Gen, LLC, pursuant to Section 201 of the New York City Charter for an amendment to 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 2, 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>**

