



COUNCIL OF THE CITY OF NEW YORK

AGENDA OF THE COMMITTEE ON LAND USE

FOR THE MEETING OF OCTOBER 9TH, 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**

<http://legistar.council.nyc.gov/Calendar.aspx>

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**All items may be subject to layover*

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COMMITTEE ON LAND USE

The Committee on Land Use will hold a public meeting on the following matters in the **Council Committee Room, 250 Broadway, 16th Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M.**, on **Wednesday, October 9th, 2024**:

PRE. 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 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.

PRE. L.U.S ARE RELATED

PRE. L.U.

Application number **G 240061 XUK (South Bushwick Neighborhood Homes Tax Exemption)** submitted by the New York City Department of Housing Preservation and Development 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, Accelerated UDAAP)** submitted by the New York City Department of Housing Preservation and Development 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 GML 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, Accelerated UDAAP)** submitted by the New York City Department of Housing Preservation and Development 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 GML for property located at 1143 Hancock Street (Block 3389, Lot 45) Community District 4, Council District 37.

PRE. L.U.S ARE RELATED

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 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 1073 Utica Avenue (Block 4735; Lot 43), 639 East 87th Street (Block 7992; Lot 22), 996 East 46th Street (Block 5022; Lot 10), 38 Martense Street (Block 5089; Lot 20); 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 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), 639 East 87th Street (Block 7992; Lot 22), 996 East 46th Street (Block 5022; Lot 10), 38 Martense Street (Block 5089; Lot 20); Community Districts 14, 17, and 18; Council Districts 40, 45, and 46.

L.U. No. 130

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

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. 149-152 ARE RELATED

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

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.

L.U. NOS. 158-160 ARE RELATED

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.

