



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE MEETINGS  
FOR JANUARY 20 AND 26, 2021**

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

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

**KEVIN RILEY**, *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.



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

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a remote public hearing/meeting on the following matters, commencing at **2:00 P.M. Wednesday, January 20, 2021:**

**PRECONSIDERED L.U.**

**475-SEAT INTERMEDIATE SCHOOL FACILITY  
(4002 FORT HAMILTON PARKWAY)**

**BROOKLY CB-12**

**20215009 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 475-Seat Intermediate School Facility located at 4002 Ft. Hamilton Parkway (Block 5587, p/o Lot 38), Borough of Brooklyn, Council District 39, Community School District 15.

**PRECONSIDERED L.U.**

**ANGEL GUARDIAN HOME**

**BROOKLY CB-10**

**20215011 HIK (N 210176 HIK)**

The designation by the Landmarks Preservation Commission of the Angel Guardian Home located at 6301 12<sup>th</sup> Avenue (aka 6301-6323 12<sup>th</sup> Avenue, 1202-1216 63<sup>rd</sup> Street, and 1201-1215 64<sup>th</sup> Street) Tax Map Block 5739, p/o Lot 1, as an historic landmark (DL-520/LP-2613), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

**L.U. 711**

**110 LENOX AVENUE CLUSTER-UDAAP/ARTICLE XI**

**MANHATTAN CB-10**

**20215013 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and a real property tax exemption for property located at 110 Lenox Avenue (Block 1599,

Lot 70), 128 West 116 Street (Block 1825, Lot 49), 1971 7th Avenue (Block 1903, Lot 64), and 102 West 119 Street (Block 1903, Lot 38) the approval of real property tax exemption, Council District 9.

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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, January 26, 2021:**

### **PRECONSIDERED L.US. ARE RELATED**

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

#### **1620 CORTELYOU ROAD REZONING**

**BROOKLYN CB - 14**

**C 180496 ZMK**

Application submitted by 1600/20 Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by changing from an existing R6A District to an R7D District property bounded by Cortelyou Road, East 17<sup>th</sup> Street, a line 100 feet southeasterly of Cortelyou Road, and East 16<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated March 2, 2020, and subject to the conditions of CEQR Declaration E-564.

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

#### **1620 CORTELYOU ROAD REZONING**

**BROOKLYN CB - 14**

**N 180497 ZRK**

Application submitted by 1600/20 Realty Corp., 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>**

**PRECONSIDERED L.US. ARE RELATED**

**PRECONSIDERED L.U.  
42-01 28<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**C 190517 ZMQ**

Application submitted by Vlacich, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 9a and 9c by:

1. establishing within an R5 District a C1-2 District bounded by 42<sup>nd</sup> Street, a line 150 feet northeasterly of 28<sup>th</sup> avenue, 43<sup>rd</sup> Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, a line midway between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street, and a line 125 feet northeasterly of 28<sup>th</sup> Avenue;
2. changing from an R5 District to an R6A District property bounded by 41<sup>st</sup> Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, 42<sup>nd</sup> Street, a line 125 feet northeasterly of 28<sup>th</sup> Avenue, a line midway between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, 43<sup>rd</sup> Street; and 28<sup>th</sup> Avenue;
3. establishing within the proposed R6A District a C1-2 District bounded by 42<sup>nd</sup> Street, a line 125 feet northeasterly of 28<sup>th</sup> Avenue, a line midway between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, 43<sup>rd</sup> Street; and 28<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020.

**PRECONSIDERED L.U.  
42-01 28<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**N 190518 ZRQ**

Application submitted by Vlacich, 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.

**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.US. ARE RELATED**

**PRECONSIDERED L.U.  
16<sup>TH</sup> AVENUE REZONING**

**BROOKLYN CB - 12**

**C 200062 ZMK**

Application submitted by Borough Park Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. eliminating from within an existing R5 District a C2-2 District bounded by 58<sup>th</sup> Street, 16<sup>th</sup> Avenue, 59<sup>th</sup> Street and a line 150 feet northwesterly of 16<sup>th</sup> Avenue; and
2. changing from an existing R5 District a C4-4A District property bounded by 58<sup>th</sup> Street, 16<sup>th</sup> Avenue, 59<sup>th</sup> Street and a line 100 feet northwesterly of 16<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated February 18, 2020, and subject to the conditions of CEQR Declaration E-565.

**PRECONSIDERED L.U.  
16<sup>TH</sup> AVENUE REZONING**

**BROOKLYN CB - 12**

**N 200063 ZRK**

Application submitted by Borough Park Realty, 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.

**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.**

**42-11 9<sup>TH</sup> STREET SPECIAL PERMIT**

**QUEENS CB - 2**

**C 200303 ZSQ**

Application submitted by RXR 42-11 9<sup>th</sup> 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 74-96\* (Industrial Business Incentive Areas) of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to modify the quantity and size of the loading requirements of Section 44-50, in connection with a proposed twenty-story commercial building within an Industrial Business Incentive Area specified on the maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 42-11 9<sup>th</sup> Street (Block 461, Lot 16), in an M1-4 District, Borough of Queens, Community District 2.

\*Note: Section 74-96 is proposed to be changed under a concurrent related application (N 200304 ZRQ) for a zoning text change.

**PRECONSIDERED L.U.**

**42-11 9<sup>TH</sup> STREET SPECIAL PERMIT**

**QUEENS CB - 2**

**N 200304 ZRQ**

Application submitted by RXR 42-11 9<sup>th</sup> 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, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission) and updates to Section 74-76 (Modifications of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas), Borough of Queens, Community District 2.

**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. 712 AND 713 ARE RELATED**

**L.U. No. 712**

*The public hearing on this item was held on **January 7, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**CORT THEATRE**

**MANHATTAN CB - 5**

**C 200123 ZSM**

Application submitted by Cort Theatre, LLC, and Clarity 47, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-745\* of the Zoning Resolution to allow a floor area bonus for the substantial rehabilitation or restoration of a listed theater, as set forth in Section 81-742 (Listed theatres), and to allow the bonus floor area to be utilized anywhere on the zoning lot, on property located at 138 West 48th Street a.k.a. 145 West 47th Street (Block 1000, Lots 7, 11, 49, 55, 56, 57, 58, and 59), in C6-5.5 and C6-7T Districts, within the Special Midtown District (Theater Subdistrict).

\*Note: Section 81-745 is proposed to be amended under a concurrent related application for a Zoning Text Amendment (N 200124 ZRM).

**L.U. No. 713**

*The public hearing on this item was held on **January 7, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**CORT THEATRE**

**MANHATTAN CB - 5**

**N 200124 ZRM**

Application submitted by Cort Theatre, LLC, and Clarity 47, 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 VIII Chapter 1 (Special Midtown District) for the purpose of amending the provisions of a special permit regulating theater rehabilitation bonuses.

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

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