



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
LAND USE COMMITTEE  
FOR THE WEEK OF MARCH 9, 2020 – MARCH 13, 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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***The Land Use Committee meeting scheduled for 03/16/20 will commence at 10:30 A.M. in the Committee Room, City Hall***



## **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, New York 10007**, commencing at **10:00 A.M., Wednesday, March 11, 2020**:

### **PRECONSIDERED L.U. OLD FULTON STREET**

**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.

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

#### **364 AVENUE OF THE AMERICAS REZONING**

**MANHATTAN CB - 2**

**C 200149 ZMM**

Application submitted by Washington Place Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c by:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by Waverly Place, a line 100 feet easterly of Avenue of the Americas, West Washington Place, and Avenue of the Americas; and
2. establishing within the existing R7-2 District a C2-5 District bounded by Waverly Place, a line 100 feet easterly of Avenue of the Americas, Washington Place, and Avenue of the Americas;

as shown on a diagram (for illustrative purposes only) dated November 12, 2019.

**L.U. No. 645**  
**SEAN OG'S**

**QUEENS CB - 2**

**20205193 TCQ**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Sean OG Enterprises, LLC, d/b/a Sean OG's, for a renewal revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 6002 Woodside Avenue, Queens.

**PRECONSIDERED L.US. ARE RELATED**

**PRECONSIDERED L.U. NO. 641**

*The public hearing on this item was held on **February 26, 2020**  
**and closed.** It was laid over by the Subcommittee on  
Zoning and Franchises*

**52ND STREET REZONING**

**QUEENS CB - 2**

**C 180154 ZMQ**

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

1. changing from an R5B District to an R7A District property bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52<sup>nd</sup> Street and 53<sup>rd</sup> Street, a line 100 feet northerly of Queens Boulevard and 52<sup>nd</sup> Street; and
2. establishing within the proposed R7A District a C2-3 District bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52<sup>nd</sup> Street and 53<sup>rd</sup> Street, a line 100 feet northerly of Queens Boulevard and 52<sup>nd</sup> Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2019, and subject to the conditions of CEQR Declaration E-497.

**PRECONSIDERED L.U. NO. 642**

*The public hearing on this item was held on **February 26, 2020**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**52ND STREET REZONING**

**QUEENS CB - 2**

**N 180155 ZRQ**

Application submitted by Woodside Equities, 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. NO. 643**

*The public hearing on this item was held on **February 26, 2020**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**90 SANDS STREET REZONING**

**BROOKLYN CB - 2**

**C 200059 ZMK**

Application submitted by 90 Sands Street Housing Development Fund pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-6 District to an M1-6/R10 District property bounded by the easterly centerline prolongation of Sands Street, Jay Street, High Street and Pearl Street; and
2. establishing a Special Mixed Use District (MX-2) bounded by the easterly centerline prolongation of Sands Street (narrow portion), Jay Street, High Street and Pearl Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2019.

**PRECONSIDERED L.U. NO. 644**

*The public hearing on this item was held on **February 26, 2020** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**90 SANDS STREET REZONING**

**BROOKLYN CB - 2**

**N 200060 ZRK**

Application submitted by 90 Sands Street Housing Development Fund 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. 626**

*The public hearing on this item was held on **February 12, 2020** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**46-74 GANSEVOORT STREET**

**MANHATTAN CB - 2**

**M 840260(F) LDM**

Application submitted by 46-50 Gansevoort Street LLC, 52-58 Gansevoort Street LLC, and 60-74 Gansevoort Street LLC for the modification of Restrictive Declaration D-94 (C 840260 ZMM), involving property located at 46-74 Gansevoort Street (Block 643, Lots 43, 49, and 54).

**L.U. NOS. 628 AND 629 ARE RELATED**

**L.U. No 628**

*The public hearing on this item was held on **February 12, 2020** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**GRAND AVENUE AND PACIFIC STREET REZONING**

**BROOKLYN CB - 8**

**C 190256 ZMK**

Application submitted by EMP Capital Group pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c by:

- changing from an M1-1 District to a R7D District property bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street; and
- establishing within the proposed R7D District a C2-4 District bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street;

as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration of E-550.

### **L.U. No 629**

*The public hearing on this item was held on **February 12, 2020** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

### **GRAND AVENUE AND PACIFIC STREET REZONING**

**BROOKLYN CB - 8**

**N 190257 ZRK**

Application 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 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>



### **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 **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway, New York City, New York 10007**, commencing at **1:00 P.M. Wednesday, March 11, 2020:**

**PRECONSIDERED L.U.  
RIVER CROSSING**

**MANHATTAN CB - 11**

**20205318 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment of a previously approved project to approve the existing ground lease of the Disposition Area located at 455 East 102<sup>nd</sup> Street (Block 1694, Lot 3) in Community District 11, Council District 8, Borough of Manhattan.

**PRECONSIDERED L.US. ARE RELATED**

**PRECONSIDERED L.U. NO. 637**

*The public hearing on this item was held on **February 26, 2020**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**ROCHESTER SUYDAM**

**BROOKLYN CB - 3**

**C 190453 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 421-423 Herkimer Street (Block 1864, Lots 48, 49), 440-444 Herkimer Street (Block 1871, Lots 42 and 43), 35-37 Rochester Avenue (Block 1709, Lots 9 and 10), 18-22 Suydam Place (Block 1709, Lots 27, 28 and 29), 816 Herkimer Street (Block 1710, Lot 9), 329-331 Ralph Avenue (Block 1556, Lots 7 and 8) and 335 Ralph Avenue (Block 1556, Lot 3) 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 properties to a developer to be selected by HPD;

to facilitate the construction of seven new buildings containing approximately 78 affordable housing units.



**PRECONSIDERED L.U. NO. 638**

*The public hearing on this item was held on **February 26, 2020**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**ROCHESTER SUYDAM I – ARTICLE XI**

**BROOKLYN CB-3**

**20205362 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at 423 Herkimer Street (Block 1864, Lot 48), 421 Herkimer Street (Block 1864, Lot 49), 440 Herkimer Street (Block 1871, Lot 42), 444 Herkimer Street (Block 1871, Lot 43), 37 Rochester Avenue (Block 1709, Lot 9), 35 Rochester Avenue (Block 1709, Lot 10), 18 Suydam Place (Block 1709, Lot 27), 20 Suydam Place (Block 1709, Lot 28), 22 Suydam Place (Block 1709, Lot 29), and 816 Herkimer Street (Block 1710, Lot 9), Borough of Brooklyn, Council District 36, Community District 3.

**PRECONSIDERED L.U. NO. 639**

*The public hearing on this item was held on **February 26, 2020**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**ROCHESTER SUYDAM II – ARTICLE XI**

**BROOKLYN CB-3**

**20205363 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at 329 Ralph Avenue (Block 1556, Lot 8), 331 Ralph Avenue (Block 1556, Lot 7), and 335 Ralph Avenue (Block 1556, Lot 3) Borough of Brooklyn, Council District 41, Community District 3.



**LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **10:30 A.M. on Wednesday, March 16, 2020**, to consider some items reported out of the Subcommittees at the meetings held March 11, 2020, and conduct such other business as may be necessary.