



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Committee on Land Use

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Brad S. Lander, Stephen T. Levin, Mark S. Weprin, Jumaane D. Williams,
Vincent M. Ignizio, Peter A. Koo and Ruben Wills*

Wednesday, October 9, 2013

10:00 AM

Council Chambers - City Hall

LU 0876-2013 Application No. N 130220 ZRQ submitted by Queens Development Group, LLC and the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution relating to Article XII, Chapter 4 (Special Willets Point District), Section 124-60 (Special Permit to Modify Use and Bulk Regulations) to allow the City Planning Commission to permit transitional uses as part of a phased development where such uses are reasonably necessary to assist in achievement of the goals of the Special District, in Community District 7, Borough of Queens, Council District 21.

LU 0877-2013 Application No. C 130222 ZSQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60 of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 2,650 spaces and active recreational uses on property (Zoning Lot 1) located easterly of 126th Street generally between proposed to be demapped 35th Avenue and Roosevelt Avenue, in a C4-4 District, within the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.

- LU 0878-2013** Application No. C 130223 ZSQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60 of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 83 spaces, in conjunction with a commercial development on property (Zoning Lot 2) located easterly of 126th Street generally between proposed to be demapped 37th Avenue and proposed to be demapped 38th Avenue, in a C4-4 District, within the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.
- LU 0879-2013** Application No. C 130224 ZSQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60 of the Zoning Resolution to modify the applicable use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 98 spaces and active recreational uses on property (Zoning Lot 3) located easterly of 126th Street generally between proposed to be demapped 34th Avenue and proposed to be demapped 35th Avenue, in a C4-4 District, within the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.
- LU 0880-2013** Application No. C 130225 ZSQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60 of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate

the development of a public parking lot with a maximum capacity of 181 spaces and active recreational uses on property (Zoning Lot 4) located westerly of 126th Place generally between Northern Boulevard and proposed to be demapped 34th Avenue, in a C4-4 District, within the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.

LU 0881-2013 Application No. M 080221(A) MMQ submitted by Queens Development Group, LLC and New York City Economic Development Corporation regarding an amendment to a previously approved application (C 080221 MMQ) for an amendment to the City Map involving, inter alia, the elimination of streets within an area bounded by 126th Street, Northern Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue, in accordance with Map Nos. 5000A, 5000B, 5001 and 5002, dated March 13, 2013, and signed by the Borough President, Borough of Queens, Community District 7, Council District 21.

LU 0902-2013 Application No. N 130263 ZRM submitted by Carnegie Park Land Holding LLC pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, Article VII, Chapter 8, to amend the ownership provisions of ZR Section 78-06 to allow application to modify a Large Scale Residential Development's authorizations and special permits granted in an expired urban renewal area in connection with a proposed 36-story mixed-use development located at 205 East 92nd Street, Borough of Manhattan, Community District 8, Council District 4.

LU 0903-2013 Application No. C 130191 ZSQ submitted by G&M Realty, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-56 of the Zoning Resolution to allow an increase in the

permitted floor area ratio of Section 117-522, and to modify street wall requirements of Section 117-531 and the setback requirements of Section 117-532 in connection with a proposed mixed-use development on property located at 22-44 Jackson Avenue, in an M1-5/R7-3 District, within the Special Long Island City Mixed Use District in the Borough of Queens, Community District 2, Council District 26. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

LU 0904-2013

Application No. N 090485 ZRQ submitted by Halletts A Development Company, LLC and the New York City Housing Authority pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution, modifying Article II, Chapter 3, and Appendix F relating to Inclusionary Housing; Article VI, Chapter 2 relating to waterfront areas; Article VI, Chapter III relating to FRESH food stores; and Article VII, Chapter 4 relating to large scale general development, within the Halletts Point Peninsula in the Borough of Queens, Community District 1, Council District 22.

LU 0905-2013

Application No. C 090484 ZMQ submitted by Halletts A Development Company, LLC and the New York City Housing Authority, pursuant to Section 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 9a, changing from an R6 District to a M1-1 District and changing from M1-1 to R6 and R7-3 Districts; and establishing C1-4 Districts within existing and proposed R6 and R7-3 Districts, and establishing an R6 District in a proposed former portion of park, within the Halletts Point Peninsula in the Borough of Queens, Community District 1, Council District

22.

LU 0906-2013

Application No. C 130244 ZSQ submitted by Halletts A Development Company, LLC and the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify initial setback distance, the maximum base height, the maximum building height, the floor area distribution, the maximum residential tower size, and the maximum width of walls facing shoreline requirements of Section 62-341 and to modify the distance between buildings requirements of Section 23-711, in connection with a proposed mixed use development in R6, R6/C1-4 and R7-3/C1-4 Districts, in a large-scale general development, within the Halletts Point Peninsula in the Borough of Queens, Community District 1, Council District 22. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

LU 0907-2013

Application No. C 090486 ZSQ submitted by Halletts A Development Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to Sections 74-743(a)(1), 74-743(a)(2), and 74-743(a)(11) of the Zoning Resolution to permit transfer of floor area and modification of lot coverage and bulk regulations, in connection with a proposed mixed use development in R6, R6/C1-4 and R7-3/C1-4 Districts, in a large-scale general development, within the Halletts Point Peninsula in the Borough of Queens, Community District 1, Council District 22. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by

a vote of the Council pursuant to 197-d(b)(3) of the Charter.

LU 0908-2013

Application No. N 090487 ZAQ submitted by Halletts A Development Company, LLC and the New York City Housing Authority for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimension requirements of Section 62-50 for waterfront public access areas and visual corridors, in connection with a proposed mixed use development in R6, R6/C1-4 and R7-3/C1-4 Districts, in a large-scale general development, within the Halletts Point Peninsula in the Borough of Queens, Community District 1, Council District 22. This application is subject to review of the Council only if called up by a vote of the Council pursuant to 62-822(a) of the NYC Zoning Resolution.

LU 0909-2013

Application no. C 130068 MMQ submitted by Halletts A Development Company, LLC and the New York City Housing Authority, and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City map involving the de-mapping of portions of 26th Avenue, 27th Avenue, Astoria Boulevard and a Park, the delineation of a street easement and the establishment of a Park, including authorization for any disposition or acquisition of real property related thereto, in the Borough of Queens, Community District 1, Council District 22. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.