



# The New York City Council

City Hall  
New York, NY 10007

## Committee Green Sheet

### Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair*

*Membes: Barry S. Grodenchik, Rory I. Lancman,  
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards  
and Carlina Rivera*

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Wednesday, February 26, 2020

10:00 AM

Committee Room - City Hall

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- LU 0627-2020** Application No. C 190172 ZMK (271 Sea Breeze Avenue) submitted by 271 Sea Breeze Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, by establishing within an existing R6 District a C2-4 District, on property bounded by West Brighton Avenue, West 2nd Street, Sea Breeze Avenue and West 5th Street (Block 7280, Lots 89, 92, 95, 110, and 188), Borough of Brooklyn, Council District 48, Community District 13.
- LU 0628-2020** Application No. C 190256 ZMK (Grand Avenue and Pacific Street Rezoning) 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, changing from an M1-1 District to a R7D District and establishing within the proposed R7D District a C2-4 District, for property located at Block 1125, Lot 1, and Block 1133, Lots 7, 10, 11, 12, and part of 13, Borough of Brooklyn, Council District 35, Community District 8.
- LU 0629-2020** Application No. N 190257 ZRK (Grand Avenue and Pacific Street Rezoning) 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, for property located at Block 1125, Lot 1, and Block 1133, Lots 7, 10, 11, 12, and part of 13,

Borough of Brooklyn, Council District 35, Community District 8.

- LU 0630-2020** Application No. C 190295 ZMK (8118 13th Avenue Rezoning) submitted by Stars and Stripes Holding Co. Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, by establishing within an existing R5B District a C1-3 District, for property located at 8118, 8120, and 8124 13th Avenue (Block 6291, Lots 43, 45, and 47), Borough of Brooklyn, Council District 43, Community District 10.
- LU 0631-2020** Application No. N 190352 ZRQ (Queens Boulevard MIH Text Amendment) submitted by 64-11 QB Owner 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 for property located at Block 1341, Lot 77, and Block 2446, Lots 1, 4, 30, 31, 36 and 41, Borough of Queens, Council Districts 26 and 30, Community District 2.
- LU 0632-2020** Application No. C 200050 ZSM (Lenox Terrace) submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and 35-60 (Modification of Height and Setback Regulations), and the distance between buildings requirements of Section 23- 711 (Standard minimum distance between buildings), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a proposed C6-2

District, Borough of Manhattan, Council District 9,  
Community District 10

- LU 0633-2020** Application No. N 200051 ZRM (Lenox Terrace) submitted by Lenox Terrace Development Associates, 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, for property located within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard, Borough of Manhattan, Council District 9, Community District 10.
- LU 0634-2020** Application No C 200052 ZMM (Lenox Terrace) submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, eliminating from an existing R7-2 District a C1-4 District and changing from an R7-2 District to a C6-2 District, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard, Borough of Manhattan, Council District 9, Community District 10.
- LU 0635-2020** Application No. C 200054 ZSM (Lenox Terrace) submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and

Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a proposed C6-2 District. Borough of Manhattan, Council District 9, Community District 10.

**T2020-5888** Application No. C 180154 ZMQ (52nd Street Rezoning) 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, changing from an R5B District to an R7A District and establishing within the proposed R7A District a C2-3 District, Borough of Queens, Council District 26. Community District 2.

*Preconsidered*

**T2020-5889** Application No. N 180155 ZRQ (52nd Street Rezoning) 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, Borough of Queens, Council District 26. Community District 2.

*Preconsidered*

**T2020-5890** Application No. C 200059 ZMK (90 Sands Street Rezoning) 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, changing from an M1-6 District to an M1-6/R10 District and establishing a Special Mixed Use District (MX-2), Borough of Brooklyn, Council District 33, Community District 2.

*Preconsidered*

**T2020-5891** Application No. N 200060 ZRK (90 Sands Street Rezoning) 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, Borough of Brooklyn, Council District 33, Community District 2.

*Preconsidered*