



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,
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Vanessa L. Gibson, Barry S. Grodenchik, Peter A. Koo, Stephen T. Levin,
I. Daneek Miller, Francisco P. Moya, Kevin C. Riley, Antonio Reynoso, Carlina Rivera and Mark Treyger*

Thursday, October 21, 2021

11:00 AM

Council Chambers - City Hall

- LU 0828-2021** Application No. 20215034 HKM (N 210498 HKM/DL 524-LP 2651) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Dorrance Brooks Square Street Historic District, consisting of approximately 325 buildings located on Fredrick Douglass Boulevard, generally bounded by St. Nicholas Avenue to the west, West 140th Street to the north, West 136th Street to the south, and Adam Clayton Powell Boulevard to the east, Borough of Manhattan, Council District 9, Community District 10.
- LU 0835-2021** Application No. C 210329 PCK (101 Varick Avenue) submitted by New York City Department of Citywide Administrative Services (DCAS) and New York City Department of Transportation (DOT) pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located 101 Varick Avenue (Block 2974, Lot 113) for DOT's Sidewalk Inspection Management (SIM) Concrete Operations and Street Light storage facility, Borough of Brooklyn, Council District 34, Community District 1.
- LU 0842-2021** Application No. C 210289 ZMR (River North) submitted by Richmond SI Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning

Map, Section No. 21c, eliminating from an existing R6 District a C2-2 District bounded by Richmond Terrace, Hamilton Avenue, a line 100 feet westerly of Stuyvesant Place, a line 100 feet southwesterly of Richmond Terrace, and Nicholas Street; eliminating a Special Hillside Preservation District (HS) bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; establishing within an existing R6 District a C2-4 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place; establishing within a proposed R7-3 District a C2-4 District bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; and establishing a Special St. George District (SG) bounded by Richmond Terrace, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; Borough of Staten Island, Community District 1, Council District 49, as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-614.

LU 0843-2021

Application No. N 210290 ZRR (River North) submitted by Richmond SI 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 Article XII, Chapter 8 (Special St. George District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area; Borough of Staten

Island, Community District 1, Council District 49.

LU 0844-2021 Application No. C 200291 ZSR (River North) submitted by Richmond SI Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 128-62* of the Zoning Resolution, to modify the rear yard requirements of Section 23-47 (Minimum Required rear yard); the permitted obstruction requirements of Section 128-31 (Rooftop Regulations) and Section 33-42 (Permitted Obstructions); the height and setback requirements of Section 128-33* (Maximum Base Height) and Section 128-34* (Maximum Building Height); and the planting requirements of Section 128-42 (Planting Areas); in connection with a proposed mixed-use development, on property located at 24 Stuyvesant Place (Block 13, Lots 82, 92, 100 and p/o Lot 8), in an R7-3/C2-4** District, within the Special St. George District (SG)**, Borough of Staten Island, Community District 1, Council District 49. *Note that Sections 128-33, 128-34 & 128-62 are proposed to be change under a concurrent related application for a Zoning Text change (N 210290 ZRR). **Note that this site is proposed to be rezoned by changing R6(HS) & R6/C2-2(HS) Districts to an R7-3/C2-4(SG) District under a concurrent related application for a Zoning Map change (C 210289 ZMR).

LU 0852-2021 Application No. C 200070 ZMQ (62-04 Roosevelt Avenue Rezoning) submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, eliminating from an existing R6 District a C1-4 District and changing from an existing R6 to a C4-4 District for property located in the Borough of Queens, Community District 2, Council District 26.

LU 0853-2021 Application No. N 20200069 ZRQ (62-04 Roosevelt Avenue

Rezoning) submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc., 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 in the Borough of Queens, Community District 2, Council District 26.

- LU 0854-2021** Application No. C 210324 ZMM (495 Eleventh Ave – Slaughterhouse) submitted by 495 11 Avenue Owner Realty LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d changing from an M1-5 District to a C6-4 District and establishing a Special Hudson Yard District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue, Borough of Manhattan, Community District 4, Council District 3.
- LU 0855-2021** Application No. N 210325 ZRM (495 Eleventh Ave – Slaughterhouse) submitted by 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation, 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 IX, Chapter 3 for the purpose establishing a new Subdistrict G within the Special Hudson Yards District, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 4, Council District 3.
- LU 0856-2021** Application No. C 210326 PCM (495 Eleventh Ave – Slaughterhouse) submitted by New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of

the New York City Charter, for a site selection and acquisition of property located at 495 Eleventh Avenue (Block 685, Lot 38) for use as an NYPD vehicle storage facility, Borough of Manhattan, Community District 4, Council District 3.

LU 0857-2021 Application No. C 210361 ZMR (252 Victory Boulevard) submitted by Victory Boulevard Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map Section No. 21c changing from an R3-2 District to an R6B District, changing from an R3X District to an R6B District, establishing within an existing R3-2 District a C1-3 District, and establishing within the proposed R6B District a C1-3 District, Borough of Staten Island, Community District 1, Council District 49.

LU 0858-2021 Application No. N 210362 ZRR (252 Victory Boulevard) submitted by Victory Boulevard 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, Borough of Staten Island, Community District 1, Council District 49.

LU 0859-2021 Application No. C 20210151 ZMK (270 Nostrand Avenue) submitted by BRP East Brooklyn Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a changing from an R7A District to an R8A District and establishing within the proposed R8A District a C2-4 District, for property located in the Borough of Brooklyn, Community District 3, Council District 36.

LU 0860-2021 Application No. N 20210152 ZRK (270 Nostrand Avenue) submitted by BRP East Brooklyn Development 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 in the Borough of Brooklyn, Community District 3, Council District 36.

LU 0861-2021

Application No. C 20200296 ZMK (1776 48th Street Rezoning) submitted by Mr. Yitzchok Stern pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c changing from an R5 District to an R6B District and establishing within the proposed R6B District a C2-4 District, for property located in the Borough of Brooklyn, Community District 12, Council District 44.

LU 0862-2021

Application No. N 20200297 ZRK (1776 48th Street Rezoning) submitted by Mr. Yitzchok Stern, 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 in the Borough of Brooklyn, Community District 12, Council District 44.

LU 0863-2021

Application No. C 20190260 ZMQ (48-18 Van Dam Teamsters Rezoning) submitted by 48-18 Van Dam Property Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place, Borough of Queens, Community District 2, Council District 26.

LU 0875-2021

Application No. C 210278 ZMK (130 St. Felix Street) submitted by 130 St. Felix Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an

amendment of the Zoning Map, Section No. 16c changing from an existing C6-1 District to an C6-4 District and changing from an existing C6-1 District to an C6-6 District, for property located in the Borough of Brooklyn, Community District 2, Council District 35.

LU 0876-2021 Application No. N 210279 ZRK (130 St. Felix Street) submitted by 130 St. Felix Street 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 the Special Downtown Brooklyn District (ARTICLE X, Chapter 1) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, for property located in the Borough of Brooklyn, Community District 2, Council District 35.

LU 0877-2021 Application No. C 210280 ZSK (130 St. Felix Street) submitted by 130 St. Felix Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required 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, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4 and C6-6 Districts, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2, Council District 35.

LU 0878-2021 Application No. C 210281 ZSK (130 St. Felix Street)

submitted by 130 St. Felix Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 101-82* of the Zoning Resolution to modify the tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 23-532 (Required rear yard equivalents), to modify the inner court dimension requirements of Section 23-851 (Minimum dimensions of inner courts), in connection with a proposed mixed-use development, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between 55 Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4 and C6-6 Districts, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2, Council District 35.

LU 0879-2021 Application No. C 210025 ZMQ (Broadway and 11th Street Rezoning) submitted by 11 St. & Broadway, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-23), Borough of Queens, Community District 1, Council District 26).

LU 0880-2021 Application No. N 210026 ZRQ ((Broadway and 11th Street Rezoning) submitted 11 St. & Broadway, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and APPENDIX F for the purpose of establishing

a Mandatory Inclusionary Housing area, Borough of Queens,
Community District 1, Council District 26).

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY