



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,
Joseph C. Borelli, Selvena N. Brooks-Powers, Ruben Diaz, Sr., Oswald Feliz,
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 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 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 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