



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Committee on Land Use

Rafael Salamanca, Jr., Chair

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I. Daneek Miller, Francisco P. Moya, Kevin C. Riley, Antonio Reynoso, Carlina Rivera and Mark Treyger*

Tuesday, December 7, 2021

3:00 PM

REMOTE HEARING (VIRTUAL ROOM 1)

LU 0899-2021

Application No. C 210412 ZSM (175 Park Avenue) submitted by Commodore 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 81-685 of the Zoning Resolution, in conjunction with a special permit pursuant to 81-64 (Special Floor Area Provisions for Qualifying Sites), to modify: the qualifying site definition of Section 81-613 (Definitions); the floor area requirements for an increase in floor area pursuant Row A of the table in Section 81-64 (Special Floor Area Provisions for Qualifying Sites); the street wall regulations of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements); the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation) and Section 81-66 (Special Height and Setback Requirements); the mandatory district plan elements of Section 81-42 (Retail Continuity along Designated Streets), and 81-45 (Pedestrian Circulation Space), Section 81-674 (Ground floor use provisions) & Section 37-53 (Design Standards for Pedestrian Circulation Space); the publicly accessible space requirements of Section 81-681 (Mandatory Requirements for Qualifying Sites) and Section 37-70 (Public Plazas); and the requirements of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) to extend the time for substantial construction to be completed prior to the lapse of any special

permit granted for the qualifying site; in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

LU 0900-2021 Application No. C 210413 ZSM (175 Park Avenue) submitted by Commodore 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 81-621 of the Zoning Resolution to allow Use Group 5 uses (transient hotel), on property located at 175 Park Avenue (Block 1280, Lot 30), in a C5-3 District, within the Special Midtown District (East Midtown Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

LU 0901-2021 Application No. C 210414 ZSM (175 Park Avenue) submitted by Commodore 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 81-644 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row F of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites) where subway station and/or rail mass transit facility improvements are made in accordance with the provisions of Section 81-292 (Subway station improvements) and Section 74-634 (Subway station improvements in Downtown Brooklyn and in Commercial Districts of 10 FAR and above in Manhattan), in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central

Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict - Grand Central Transit Improvement Zone Subarea), Borough of Manhattan, Community District 5, Council District 4.

LU 0902-2021 Application No. C 210415 ZSM (175 Park Avenue) submitted by Commodore 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 81-645 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row G of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites); and to modify the off-street loading berth requirements of Section 36-62 (Required Accessory Off-street Loading Berths); in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

LU 0903-2021 Application No. C 210416 ZRM (175 Park Avenue) submitted by Commodore 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 the provisions of the East Midtown Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 5, Council District 4.

LU 0904-2021 Application No. C 210417 PPM (175 Park Avenue) submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for

the disposition pursuant to zoning of a city owned property located at 175 Park Avenue aka 109 East 42nd Street (Block 1280, Lot 30), Borough of Manhattan, Community District 5, Council District 4.

LU 0914-2021 Application No. C 210462 ZMK (Special Brooklyn Navy Yard District) submitted by Building 77 QALICB, Inc. and the NYC Small Business Services 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 R6B District to an M2-1 District, changing from an M1-2 District to an M2-1 District, changing from an M3-1 District to an M2-1 District, and establishing a Special Brooklyn Navy Yard District (BNY), Borough of Brooklyn Community District 2, Council District 33.

LU 0915-2021 Application No. N 210463(A) ZRK (Special Brooklyn Navy Yard District) submitted by Building 77 QALICB, Inc. and NYC Small Business Services, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying other related Sections, Borough of Brooklyn Community District 2, Council District 33.

LU 0922-2021 Application No. 20225007 HAK (Bed-Stuy East and Weeksville Mosaic) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law requesting approval of an Urban Development Action Area Project, waiver of the designation requirement of Section 693 of the General Municipal Law, waiver of the requirements of Charter Sections 197-c and 197-d, and approval of an exemption from real property taxation for properties located at Block 1363, Lots 7 and 60,

Block 1433, Lot 19, Block 1451, Lot 40, Block 1464, Lot 79, Block 1474, Lot 65, Block 1514, Lot 59, Block 1519, Lot 63, Block 1524, Lot 43, Block 1531, Lot 65, Block 1561, Lot 9, Block 1668, Lot 48, Block 1769, Lot 56, and Block 3511, Lot 64, Borough of Brooklyn, Community Districts 3, 8, and 16, Council Districts 36 and 4.

LU 0925-2021 Application No. C 210164 ZMQ (103-16 Van Wyck Expressway Rezoning) submitted by 10316 Van Wyck Exp LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c changing from an R3A District to an R6B District and establishing within a proposed R6B District a C2-3 District, Borough of Queens, Community District 10, Council District 28.

LU 0926-2021 Application No. N 210165 ZRQ (103-16 Van Wyck Expressway Rezoning) submitted by 10316 Van Wyck Exp 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, Community District 10, Council District 28.

LU 0931-2021 Application No. 20225008 HAR (Stapleton Beacon Article XI Disposition) submitted by the New York City Department of Housing Preservation and Development for approval of previously approved disposition area pursuant to Section 576-a(2) of the Private Housing Finance Law for property located at Block 487, Part of Lot 100, Borough of Staten Island, Community District 1, Council District 49.

LU 0937-2021 Application No. C 200299 ZMQ (Beach 79 Self Storage Rezoning) submitted by 79 Arverne Development LLC pursuant to Sections 197-c and 201 of the New York City

Charter for an amendment of the Zoning Map, Section No. 30c, by changing from an M1-1 District to an M1-2 District property bounded by the U.S. Pierhead and Bulkhead Line, a line 80 feet westerly of Beach 77th Street, Rockaway Freeway, and a line 200 feet easterly of Beach 80th Street, Borough of Queens, Community District 14, Council District 31.

LU 0938-2021

Application No. N 210232 ZRQ (160-05 Archer Avenue) submitted by Archer 1 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 XI, Chapter 5 (Special Downtown Jamaica District), Borough of Queens, Community District 12, Council District 27.

T2021-8297

Application No. 20225012 PXQ (N 220041 PXQ) (New York City Law Department Office Space) submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 162-10 Jamaica Avenue (Block 10102, Lot 4), Borough of Queens, Community District 12, Council District 27.

Preconsidered

T2021-8298

Application No. 20205373 SCR (New Supportive Space for Existing School Facility) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new supportive space for an existing school facility, located at 129 Tompkins Avenue (Block 534, Lot 84), Borough of Staten Island, Community District 1, Council District 49, Community School District 31.

Preconsidered

T2021-8299

Application No. 20215033 SCQ (572-Seat Primary School Facility) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site

selection for a new, 572-seat primary school facility, located at the corner of Water's Edge Drive and 24th Avenue (Block 5958, Lot 30), Borough of Queens, Community District 7, Council District 19, Community School District 25.

Preconsidered

T2021-8300

Application No. 20215032 SCQ (801-Seat High School Facility) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, 801-seat high school facility, located at 165-18 Hillside Avenue (Block 9816, Lots 39, 41, and 49), Borough of Queens, Community District 12, Council District 27, Community School District 28.

Preconsidered

T2021-8301

Application No. 20225011 SCR (572-Seat Primary School Facility) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, 572-seat primary school facility, located on 24 Shelley Avenue (Block 2629, Lots 1 and 20), Borough of Staten Island, Community District 2, Council District 50, Community School District 31.

Preconsidered

T2021-8271

Application No. 20225010 RSY (Coney Island Amusement Park Project Plan – Third Amendment to the Special Process Agreement) Third Amendment to agreement for special process to amend Paragraph 5(b) of the Special Process Agreement to change seventeen (17) years to twenty-seven (27) years to promote the development and programming of the lands within the Coney Island Amusement Park for amusement purposes, pursuant to the Coney Island Amusement Park Project Plan “CIAPPP” described in the Special Process Agreement. The expiration date of each of the Interim Leases shall not be later

than December 31, 2037.

Preconsidered

T2021-8273

Application No. C 210166 ZMK (79 Quay Street Rezoning) submitted by Quay Plaza, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c, by changing from an M1-2/R6A District to an M1-4/R7D District property bounded by a line 100 feet northerly of Quay Street, a line 100 feet westerly of Franklin Street, Quay Street, and West Street, as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-622, Borough of Brooklyn, Community District 1, Council District 33.

Preconsidered

T2021-8274

Application No. N 210167 ZRK (79 Quay Street Rezoning) submitted by Quay Plaza, 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 3 (Special Mixed Use District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

Preconsidered

T2021-8275

Application No. C 210200 ZMQ (31st Street and Hoyt Avenue Rezoning) submitted by MDM Development Group, LLC; 2441 Astoria Associates, LLC; and 31 Neptune, 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 R5B District to a C4-4 District, changing from a C4-3 District to a C4-4 District, changing from an R5B District to a C4-5X District, and changing from a C4-3 District to a C4-5X

District, Borough of Queens, Community District 1, Council District 22.

Preconsidered

T2021-8276

Application No. N 210201 ZRQ (31st Street and Hoyt Avenue Rezoning) submitted by MDM Development Group, LLC; 2441 Astoria Associates, LLC; and 31 Neptune, 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, Community District 1, Council District 22.

Preconsidered

T2021-8277

Application No. C 210041 ZMQ (45-20 83rd Street Rezoning) submitted by Sunshine Elmhurst, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District, Borough of Queens, Community District 4, Council District 25.

Preconsidered

T2021-8278

Application No. N 210042 ZRQ (45-20 83rd Street Rezoning) submitted by Sunshine Elmhurst 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, Community District 4, Council District 25.

Preconsidered