



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE MEETINGS  
FOR FEBRUARY 9 AND 10, 2021**

**RAFAEL SALAMANCA, JR.**, *Chair*, Land Use Committee

**FRANCISCO P. MOYA**, *Chair*, Subcommittee on Zoning and Franchises

**KEVIN RILEY**, *Chair*, Subcommittee on Landmarks, Public Sitings  
and Dispositions

<http://legistar.council.nyc.gov/Calendar.aspx>

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If you are a member of the public who wishes to testify, please register via the New York City Council Home Page at <https://council.nyc.gov/>, where you can also find links to livestream the hearing and recordings of past hearings.

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **10:00 A.M., Tuesday, February 9, 2021:**

### **PRECONSIDERED L.U.S ARE RELATED**

#### **PRECONSIDERED L.U.**

#### **9114 5TH AVENUE REZONING**

**BROOKLYN CB - 10**

**C 190447 ZMK**

Application submitted by Bayride Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b:

1. changing from an existing C8-2 District to an R7A District property bounded by a line 85 feet southwesterly of 91<sup>st</sup> Street, 5<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 185 feet northwesterly of 5<sup>th</sup> Avenue, a line 75 feet northeasterly of 92<sup>nd</sup> Street, and a line 125 feet northwesterly of 5<sup>th</sup> Avenue; and
2. establishing within a proposed R7A District a C2-4 District bounded by a line 85 feet southwesterly of 91<sup>st</sup> Street, 5<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 185 feet northwesterly of 5<sup>th</sup> Avenue, a line 75 feet northeasterly of 92<sup>nd</sup> Street, and a line 125 feet northwesterly of 5<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-577.

#### **PRECONSIDERED L.U.**

#### **9114 5TH AVENUE REZONING**

**BROOKLYN CB - 10**

**N 190448 ZRK**

Application submitted by Bayride 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.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**PRECONSIDERED L.U.**

**214-32 HILLSIDE AVENUE REZONING**

**QUEENS CB - 13**

**C 200190 ZMQ**

Application submitted by Munir M. Islam, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a, by establishing within an existing R2 District a C2-3 District bounded by Hillside Avenue, 215<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and Vanderveer Street, as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-574.

**L.U. NOS. 712 AND 713 ARE RELATED**

**L.U. No. 712**

*The public hearing on this item was held on **January 7, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**CORT THEATRE**

**MANHATTAN CB - 5**

**C 200123 ZSM**

Application submitted by Cort Theatre, LLC, and Clarity 47, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-745\* of the Zoning Resolution to allow a floor area bonus for the substantial rehabilitation or restoration of a listed theater, as set forth in Section 81-742 (Listed theatres), and to allow the bonus floor area to be utilized anywhere on the zoning lot, on property located at 138 West 48th Street a.k.a. 145 West 47th Street (Block 1000, Lots 7, 11, 49, 55, 56, 57, 58, and 59), in C6-5.5 and C6-7T Districts, within the Special Midtown District (Theater Subdistrict).

\*Note: Section 81-745 is proposed to be amended under a concurrent related application for a Zoning Text Amendment (N 200124 ZRM).

**L.U. No. 713**

*The public hearing on this item was held on **January 7, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**CORT THEATRE**

**MANHATTAN CB - 5**

**N 200124 ZRM**

Application submitted by Cort Theatre, LLC, and Clarity 47, 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 VIII Chapter 1 (Special Midtown District) for the purpose of amending the provisions of a special permit regulating theater rehabilitation bonuses.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**L.U. NOS. 714 AND 715 ARE RELATED**

**L.U. No. 714**

*The public hearing on this item was held on **January 26, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**42-11 9<sup>TH</sup> STREET SPECIAL PERMIT**

**QUEENS CB - 2**

**C 200303 ZSQ**

Application submitted by RXR 42-11 9<sup>th</sup> Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96\* (Industrial Business Incentive Areas) of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to modify the quantity and size of the loading requirements of Section 44-50, in connection with a proposed twenty-story commercial building within an Industrial Business Incentive Area specified on the maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 42-11 9<sup>th</sup> Street (Block 461, Lot 16), in an M1-4 District, Borough of Queens, Community District 2.

\*Note: Section 74-96 is proposed to be changed under a concurrent related application (N 200304 ZRQ) for a zoning text change.

**L.U. No. 715**

*The public hearing on this item was held on **January 26, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**42-11 9<sup>TH</sup> STREET SPECIAL PERMIT**

**QUEENS CB - 2**

**N 200304 ZRQ**

Application submitted by RXR 42-11 9<sup>th</sup> Holdings, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission) and updates to Section 74-76 (Modifications of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas), Borough of Queens, Community District 2.

**The full zoning text may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**PRECONSIDERED L.U. NOS. 718 AND 719 ARE RELATED**

**PRECONSIDERED L.U. NO. 718**

*The public hearing on this item was held on **January 26, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**1620 CORTELYOU ROAD REZONING**

**BROOKLYN CB - 14**

**C 180496 ZMK**

Application submitted by 1600/20 Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by changing from an existing R6A District to an R7D District property bounded by Cortelyou Road, East 17<sup>th</sup> Street, a line 100 feet southeasterly of Cortelyou Road, and East 16<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated March 2, 2020, and subject to the conditions of CEQR Declaration E-564.

**PRECONSIDERED L.U. NO. 719**

*The public hearing on this item was held on **January 26, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**1620 CORTELYOU ROAD REZONING**

**BROOKLYN CB - 14**

**N 180497 ZRK**

Application submitted by 1600/20 Realty Corp., 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.

**The full zoning text may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**PRECONSIDERED L.U. NOS. 720 AND 721 ARE RELATED**

**PRECONSIDERED L.U. NO. 720**

*The public hearing on this item was held on **January 26, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**42-01 28<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**C 190517 ZMQ**

Application submitted by Vlacich, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 9a and 9c by:

1. establishing within an R5 District a C1-2 District bounded by 42<sup>nd</sup> Street, a line 150 feet northeasterly of 28<sup>th</sup> avenue, 43<sup>rd</sup> Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, a line midway between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street, and a line 125 feet northeasterly of 28<sup>th</sup> Avenue;
2. changing from an R5 District to an R6A District property bounded by 41<sup>st</sup> Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, 42<sup>nd</sup> Street, a line 125 feet northeasterly of 28<sup>th</sup> Avenue, a line midway between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, 43<sup>rd</sup> Street; and 28<sup>th</sup> Avenue;
3. establishing within the proposed R6A District a C1-2 District bounded by 42<sup>nd</sup> Street, a line 125 feet northeasterly of 28<sup>th</sup> Avenue, a line midway between

42<sup>nd</sup> Street and 43<sup>rd</sup> Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, 43<sup>rd</sup> Street; and 28<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020.

**PRECONSIDERED L.U. NO. 721**

*The public hearing on this item was held on **January 26, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**42-01 28<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**N 190518 ZRQ**

Application submitted by Vlacich, 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.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**



**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS**

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a remote public hearing/meeting on the following matters, commencing at **2:00 P.M. Wednesday, February 10, 2021:**

**PRECONSIDERED L.U.**

**EAST HARLEM URP EXTENSION**

**MANHATTAN CBs - 10 and 11**

**C 210067 HUM**

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the sixteenth amendment to the Harlem East Harlem Urban Renewal Plan for the Harlem East Harlem Urban Renewal Area.



**L.U. No. 724**

**EAST 25<sup>TH</sup> STREET HISTORIC DISTRICT**

**BROOKLYN CB - 17**

**20215012 HKK (N 210194 HKK)**

The designation by the Landmarks Preservation Commission of the East 25<sup>th</sup> Street Historic District [DL 521, LP-2647], containing the property bounded by a line beginning on the eastern curblineline of East 25th Street at a point on a line extending westerly from the northern property line of 315 East 25th Street, and extending easterly along said line and the northern property line of 315 East 25th Street, southerly along the eastern property lines of 315 to 377 East 25th Street, westerly along the southern property line of 377 East 25th Street, across East 25th Street and along the southern property line of 378 East 25th Street, northerly along the western property lines of 378 to 314 East 25th Street, and easterly along the northern property line of 314 East 25th Street and across East 25th Street to the point of beginning, submitted pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York.

**L.U. No. 725**

**EVERLASTING PINE HDFC GROUND LEASE AMENDMENT**

**MANHATTAN CB - 1**

**20215014 HAM**

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law requesting waiver of the designation requirements of Section 693 of the General Municipal Law, waiver of the requirements of Sections 197-c and 197-d of the Charter, and approval of an Urban Development Action Area Project for property located at 96 Baxter Street (Block 198, p/o Lot 126).

**L.U. No. 711**

*The public hearing on this item was held on **January 20, 2021**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**110 LENOX AVENUE CLUSTER-UDAAP/ARTICLE XI**

**MANHATTAN CB-10**

**20215013 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and approval of a real property tax exemption for property located at 110 Lenox Avenue (Block 1599, Lot 70), 128 West 116 Street (Block 1825, Lot 49), 1971 7th Avenue (Block 1903, Lot 64), and 102 West 119 Street (Block 1903, Lot 38).

**PRECONSIDERED L.U. NO. 717**

*The public hearing on this item was held on **January 20, 2021**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**ANGEL GUARDIAN HOME**

**BROOKLYN CB - 10**

**20215011 HIK (N 210176 HIK)**

The designation by the Landmarks Preservation Commission of the Angel Guardian Home located at 6301 12<sup>th</sup> Avenue (aka 6301-6323 12<sup>th</sup> Avenue, 1202-1216 63<sup>rd</sup> Street, and 1201-1215 64<sup>th</sup> Street) Tax Map Block 5739, p/o Lot 1, as an historic landmark (DL-520/LP-2613), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

