



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR AND AGENDA
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
AND THE LAND USE COMMITTEE
FOR THE MEETINGS OF JANUARY 27, 2021**

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

KEVIN RILEY, *Chair*, Subcommittee on Zoning and Franchises

FARAH N. LOUIS, *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 via Zoom, 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. If you wish to testify in person please be aware that in-person attendees will be required to complete a health screening before entering City Hall and must wear a face covering if they are medically able.



*The Land Use Committee Meeting Scheduled for 1/27/22
Commencing at 1:00 P.M.
(Accessible both in person and remotely)*

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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting, accessible both in person and remotely on the following matters in the Council Chambers, City Hall, New York, N.Y. 10007 commencing at **10:00 A.M., Thursday, January 27, 2022:**

PRECONSIDERED L.U.

Application No. **C 210189 ZMQ (99-07 Astoria Boulevard Commercial Overlay)** submitted by 99-20 Realty Corp., pursuant to Sections 197- c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9c, establishing within the existing R3-2 District a C2-3 District, Borough of Queens, Community District 3, Council District 21.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application No. **C 200329 ZMK (2892 Nostrand Avenue Rezoning)** submitted by Mikerose Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R3-2 District to an R6B District, changing from an R3-2 District to an R7A District, establishing within the proposed R6B District a C2-4 District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 45.

PRECONSIDERED L.U.

Application No. **N 200328 ZRK (2892 Nostrand Avenue Rezoning)** submitted by Mikerose Realty 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, Borough of Brooklyn, Community District 15, Council District 45.

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.S ARE RELATED

PRECONSIDERED L.U.

Application No. **C 210239 ZMK (2134 Coyle Street Rezoning)** submitted by Coyle Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, eliminating from within an existing R4 District a C1-2 District, changing from an R4 District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 46.

PRECONSIDERED L.U.

Application No. **N 210240 ZRK (2134 Coyle Street Rezoning)** submitted by Coyle Properties, 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 Brooklyn, Community District 15, Council District 46.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

*The public hearing on this item was held on January 21, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application No. **C 210453 ZSM (415 Madison Avenue)** submitted by 415 Madison Avenue, 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 ratio permitted on a qualifying site where an above-grade public concourse, in the form of an open publicly accessible space is provided, in connection with a proposed commercial building, on property located at 415 Madison Avenue (Block 1284, Lot 21), in a C5-3 District, within the Special Midtown District (Southern Subarea), Borough of Manhattan, Community District 5, Council District 4.

PRECONSIDERED L.U.

*The public hearing on this item was held on January 21, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application No. **C 210454 ZSM (415 Madison Avenue)** submitted by 415 Madison Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for, in conjunction with the related special permit pursuant to Section 81-645 of the Zoning Resolution, the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution, to modify: the height and setback requirements of Section 81-27 (Alternate Height and Setback Regulations – Daylight Evaluation), as modified by Section 81-66 (Special Height and Setback Requirements); the mandatory district plan elements of Section 81-42 (Retail Continuity Along Designated Streets); and the mandatory street wall requirements of Sections 81-43 (Street Wall Continuity Along Designated Streets) and 81-671 (Special Street Wall Requirements); in connection with a proposed commercial building, on property located at 415 Madison Avenue (Block 1284, Lot 21), in a C5-3 District, within the Special Midtown District (Southern Subarea), Borough of Manhattan, Community District 5, Council District 4.

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a public meeting, accessible both in person and remotely in the Council Chambers, City Hall, New York City, New York 10007, commencing at **1:00 P.M. on Thursday, January 27, 2022**, to consider item reported out of its subcommittee and conduct such other business as may be necessary.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

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