



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA**  
**OF THE**  
**SUBCOMMITTEE MEETINGS**  
**AND THE LAND USE COMMITTEE**  
**FOR THE MEETINGS OF MAY 10 THROUGH 12, 2022**

**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, 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.



*The Land Use Committee Meeting Scheduled for 05/12/22  
Commencing at 10:00 A.M., remote meeting*

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## 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, May 10, 2022:**

### L.U. NOS. THROUGH ARE RELATED

L.U. No. \_\_

Application number **C 220134 ZMM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, eliminating from an existing R7-2 District a C1-4 District, changing from an R7-2 District to a C4-6 District, and changing from a C8-3 District to a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. No. \_\_

Application number **N 220135 ZRM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, 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 VII, Chapter 4 for the purpose of amending location of commercial use regulations, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 10, Council District 9.

**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. No. \_\_

Application number **C 220136 ZSM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, LLC, pursuant to Sections 197c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building (Building 1), in connection with a proposed mixed-use development, within a large-scale general development,

bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

**L.U. No. \_\_**

Application number **C 220137(A) ZSM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, LLC, pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of special permits pursuant to Section 74-744(b) of the Zoning Resolution to modify requirements of Section 32-42 (Location Within Buildings) to allow commercial uses (banquet hall use & office amenity space) to be located above residential use, and to modify the requirements of Section 32-423 (Limitation on ground floor location) to allow Use Group 9 uses (banquet hall use) to be located within 50 feet of the street wall of a mixed-use building (Building 1); and Section 74-744(c) of the Zoning Resolution to modify the signage regulations of Section 32-641 (Total Surface Area of Signs), 32-642 (Non-Illuminated Signs), 32-644 (Illuminated or Flashing Signs in C4, C5-4, C6 & C7 Districts), Section 32-652 (Permitted Projection in all other Commercial Districts) and Section 32-655 (Height of Signs in all other Commercial Districts); in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145<sup>th</sup> Street, Lenox Avenue – Malcolm X. Boulevard, West 144<sup>th</sup> Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144<sup>th</sup> Street and West 145<sup>th</sup> Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

**L.U. No. \_\_**

Application number **C 220142 ZSM (One 45/Museum of Civil Rights)** submitted by One45 Lenox, 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 reduce the required accessory off-street parking spaces to 130 spaces (20%) 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, within a large-scale general development, bounded by West 145<sup>th</sup> Street, Lenox Avenue – Malcolm X. Boulevard, West 144<sup>th</sup> Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144<sup>th</sup> Street and West 145<sup>th</sup> Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

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

**L.U. No. \_\_**

Application number **C 210391 ZMX (1930 Adee Avenue Rezoning)** submitted by Centerland Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 2b and 4a, by changing from an R4 District to an R6B District, Borough of the Bronx, Community District 12, Council District 12.

**L.U. No. \_\_**

Application number **N 210392 ZRX (1930 Adee Avenue Rezoning)** submitted by Centerland 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 the Bronx, Community District 12, Council District 12.

**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. 39 AND 40 ARE RELATED**

**PRECONSIDERED L.U. NO. 39**

*The public hearing on this item was **held on April 12, 2022**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 200246 ZMQ (146-93 Guy Brewer Boulevard Rezoning)**

submitted by Ranbir, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19b, changing from an R3-2 District to an R6A District and establishing within the proposed R6A District a C2-2 District, Borough of Queens, Community District 13, Council District 31.

**PRECONSIDERED L.U. NO. 40**

*The public hearing on this item was held on April 12, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **N 200247 ZRQ (146-93 Guy Brewer Boulevard Rezoning)** submitted by Ranbir, 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 13, Council District 31.

**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. 41 AND 42 ARE RELATED**

**PRECONSIDERED L.U. NO. 41**

*The public hearing on this item was held on April 12, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 210312 ZMK (103 Lee Avenue)** submitted by Sbeny Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, eliminating from within an existing R6 District a C1-3 District, changing from an R6 District to an R7X District, and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 33.

**PRECONSIDERED L.U. NO. 42**

*The public hearing on this item was held on April 12, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **N 210313 ZRK (103 Lee Avenue)** submitted by Sbeny 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, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

**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. NO. 47**

*The public hearing on this item was held on April 26, 2022  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application number **C 200358 ZMK (2300 Cropsey Avenue)** submitted by Cropsey Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28c, by establishing within an existing R6 District a C2-4 District, Borough of Brooklyn, Community District 11, Council District 43.

**PRECONSIDERED L.U. NOS. 48 AND 49 ARE RELATED**

**PRECONSIDERED L.U. NO. 48**

*The public hearing on this item was held on April 26, 2022  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application number **C 220050 ZMQ (35-01 Vernon Boulevard Rezoning)** submitted by Agayev Holding, 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.

**PRECONSIDERED L.U. NO. 49**

*The public hearing on this item was held on April 26, 2022  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application number **N 220051 ZRQ (35-01 Vernon Boulevard Rezoning)** submitted by Agayev Holding, 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 26.

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

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

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## **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 **10:00 A.M. Wednesday, May 11, 2022:**

### **PRECONSIDERED L.U. NO. 45**

Application number **G 220012 XAM (34 Morningside Avenue Cluster)** submitted by the New York City 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 and 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 494 Manhattan Avenue (Block 1947, Lot 118), 321 West 116 Street (Block 1943, Lot 18), 231 West 116 Street (Block 1922, Lot 14), 357 West 115 Street (Block 1849, Lot 27), and 34 Morningside Avenue (Block 1944, Lot 4), Borough of Manhattan, Community District 10, Council District 9.

### **PRECONSIDERED L.U. NO. 46**

Application number **C 220209 HAK (Broadway Triangle-Bartlett Crossing)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban

Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 31 Bartlett Street (Block 2269, Lot 52), Borough of Brooklyn, Community District 1, Council District 33.

**L.U. No. \_\_**

Application number **C 220159 HAK (Sutter Place NCP)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project for such area, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, to facilitate the development of four buildings containing an approximate total of 46 affordable housing units and a commercial space on property located at 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2363 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150), Borough of Brooklyn, Community District 5, Council Districts 37 and 42.

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**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **10:00 A.M. on Thursday, May 12, 2022**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

**PRECONSIDERED L.U. NOS. 39 AND 40 ARE RELATED**

**PRECONSIDERED L.U. No. 39**

Application No. **C 200246 ZMQ (146-93 Guy Brewer Boulevard Rezoning)** submitted by Ranbir, LLC, pursuant to Sections 197-c and 201 of the New York City

Charter for an amendment of the Zoning Map, Section No. 19b, changing from an R3-2 District to an R6A District and establishing within the proposed R6A District a C2-2 District, Borough of Queens, Community District 13, Council District 31.

### **PRECONSIDERED L.U. NO. 40**

Application No. **N 200247 ZRQ (146-93 Guy Brewer Boulevard Rezoning)** submitted by Ranbir, 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 13, Council District 31.

**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. 41 AND 42 ARE RELATED**

#### **PRECONSIDERED L.U. NO. 41**

Application No. **C 210312 ZMK (103 Lee Avenue)** submitted by Sbeny Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, eliminating from within an existing R6 District a C1-3 District, changing from an R6 District to an R7X District, and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 33.

#### **PRECONSIDERED L.U. NO. 42**

Application No. **N 210313 ZRK (103 Lee Avenue)** submitted by Sbeny 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, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

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

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## **PRECONSIDERED L.U. NO. 46**

Application number **C 220209 HAK (Broadway Triangle-Bartlett Crossing)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 31 Bartlett Street (Block 2269, Lot 52), Borough of Brooklyn, Community District 1, Council District 33.

## **PRECONSIDERED L.U. NO. 47**

Application number **C 200358 ZMK (2300 Cropsey Avenue)** submitted by Cropsey Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28c, by establishing within an existing R6 District a C2-4 District, Borough of Brooklyn, Community District 11, Council District 43.

## **PRECONSIDERED L.U. NOS. 48 AND 49 ARE RELATED**

### **PRECONSIDERED L.U. NO. 48**

Application number **C 220050 ZMQ (35-01 Vernon Boulevard Rezoning)** submitted by Agayev Holding, 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.

### **PRECONSIDERED L.U. NO. 49**

Application number **N 220051 ZRQ (35-01 Vernon Boulevard Rezoning)** submitted by Agayev Holding, 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 26.

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

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