



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
COMMITTEE ON LAND USE
SUBCOMMITTEE ON ZONING & FRANCHISES
FOR SEPTEMBER 7, 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>

For questions about accessibility or to request additional accommodations please contact swerts@council.nyc.gov or nbenjamin@council.nyc.gov or (212) 788-6936 at least three (3) business days before the hearing.

Table of Contents

<u>Item No.</u>	<u>Page</u>
<i>Subcommittee on Zoning and Franchises public hearing/meeting scheduled for <u>09/07/22</u> commencing at <u>10:00 A.M., Council Chambers, City Hall</u></i>	
1. 2080 McDonald Avenue (Pre. L.U.s).....	3
2. Bruckner Sites Rezoning (Pre. L.U.s).....	3-4
3. Halletts North (Pre. L.U. Nos. 90-91 and L.U. Nos. 94-96).....	4-6
4. 1959 Strang Avenue Commercial Overlay (Pre. L.U. No. 88).....	6
5. 231-06 Northern Boulevard Commercial Overlay (Pre. L.U. No. 89).....	6-7

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.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Council Chambers, City Hall**, New York, N.Y. 10007 commencing at **10:00 A.M., Wednesday, September 7, 2022:**

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 210174 ZMK (2080 McDonald Avenue)** submitted by Jackson Ex 2 Avenue S, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R5B District to a C4-4L District and changing from an M1-1 District to a C4-4L District, Borough of Brooklyn, Community District 11, Council District 44.

PRECONSIDERED L.U.

Application number **N 210175 ZRK (2080 McDonald Avenue)** submitted by Jackson Ex 2 Avenue S, 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 11, Council District 44.

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 number **C 220007 ZMX (Bruckner Sites Rezoning)** submitted by Throggs Neck Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b, eliminating from within an existing R4-1 District a C1-2 District, eliminating from within an existing R4A District a C1-2 District, eliminating from within an existing

R4A District, a C2-2 District, changing from an R4-1 District to an R5B District, changing from an R4-1 District to an R6A District, changing from an R4A District to an R6A District, establishing within the proposed R5B District a C2-4 District, establishing within the proposed R6A District a C2-4 District, Borough of the Bronx, Community District 10, Council District 13.

PRECONSIDERED L.U.

Application number **N 220008 ZRX (Bruckner Sites Rezoning)** submitted by Throggs Neck Associates, 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 10, Council District 13.

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. 94 THROUGH 96 ARE RELATED *(Discretionary and Related Items)*

L.U. No. 94

Application number **C 220198 ZSQ (Halletts North)** submitted by Astoria Owners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 62-837(a) of the Zoning Resolution to modify the height and setback, the maximum residential tower size and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed mixed use development, within a general large-scale development, on property generally bounded by the westerly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 330 feet southeasterly of the westerly streetline of the former 3rd Street, a line 228.5 feet northeasterly of 26th Avenue, a line 179 feet southeasterly of the westerly streetline of the former 3rd Street, and 26th Avenue (Block 911, Lots 1, and the demapped portion of 3rd Street), in an R7-3/C2-4 District, Borough of Queens, Community District 1, Council District 22.

L.U. No. 95

Application number **C 220206 MMQ (Halletts North)** submitted by Astoria Owners, LLC, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of 3rd Street within the area bounded by 8th Street, 26th Avenue, 2nd Street and the U.S Pierhead and Bulkhead line; the adjustment of grades and block dimensions necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5037 dated March 14, 2022 and signed by the Borough President, Borough of Queens, Community District 1, Council District 22.

L.U. No. 96

Application number **N 220353 ZAQ (Halletts North)** submitted by Astoria Owners, LLC, for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the requirements of Section 62-50 (General Requirements for Visual Corridors and Waterfront Public Access Areas) for location, area and minimum dimensions of waterfront public access areas and visual corridor, in connection with a proposed mixed use development, within a general large-scale development, on property generally bounded by the northwesterly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 330 feet southeasterly of the westerly streetline of the former 3rd Street, a line 228.5 feet northeasterly of 26th Avenue, a line 179 feet southeasterly of the westerly streetline of the former 3rd Street, and 26th Avenue (Block 911, Lots 1, 100, and the demapped portion of 3rd Street, in an R7-3/C2-4 District, Borough of Queens, Community District 1, Council District 22.

PRECONSIDERED L.U. NOS. 90 AND 91 ARE RELATED

(Mandatory Items)

The public hearing on these items was held on July 28, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises

PRECONSIDERED L.U. No. 90

Application number **C 220196 ZMQ (Halletts North)** submitted by Astoria Owners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a, changing from an M1-1 District to an R7-3 District and establishing within the proposed R7-3 District a C2-4 District, Borough of Queens, Community District 1, Council District 22.

PRECONSIDERED L.U. No. 91

Application number **N 220197 ZRQ (Halletts North)** submitted by Astoria Owners, 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 APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.

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. 88

*The public hearing on this item was held on July 28, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **C 220171 ZMX (1959 Strang Avenue – Commercial Overlay)** submitted by 1959 Strang Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2b, by establishing within an existing R4 District a C2-3 District bounded by a line 100 feet northerly of Strang Avenue, Baychester Avenue, Strang Avenue, and a line midway between Edson Avenue and Baychester Avenue as shown on a diagram (for illustrative purposes only) dated March 14, 2022, and subject to the conditions of CEQR Declaration E-666, Borough of the Bronx, Community District 12, Council District 12.

PRECONSIDERED L.U. No. 89

*The public hearing on this item was held on July 28, 2022
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application number **C 210394 ZMQ (231-06 Northern Boulevard – Commercial Overlay)** submitted by Kenfa Madison, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, establishing within an existing R1-2 District a C2-2 District bounded by Northern Boulevard, 234th Street, a northwesterly boundary line of a Park (Alley Park) and its northeasterly prolongation, a northeasterly boundary line of a Park (Alley Park), a

northwesterly boundary line of a Park (Alley Park), and the northwesterly prolongation of a former Park boundary line, as shown on a diagram (for illustrative purposes only) dated March 14, 2022, Borough of Queens, Community District 11, Council District 19.

