



**COUNCIL OF THE CITY OF NEW YORK
CALENDAR - AGENDA
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
AND
THE LAND USE COMMITTEE
FOR THE HEARINGS/MEETINGS OF OCTOBER 17, 2023**

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.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold public hearings/meeting on the following matters in **Committee Room, 250 Broadway, 16th Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M., on Tuesday, October 17, 2023:**

PRECONSIDERED L.U.

Application number **C 230010 ZMK (534 Coney Island Avenue)** submitted by Remica Property Group Corp., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22c, changing from a C8-2 District to an R7X District and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 12, Council District 40.

PRECONSIDERED L.U.

Application number **N 230011 ZRK (534 Coney Island Avenue)** submitted by Remica Property Group 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, Borough of Brooklyn, Community District 12, Council District 40.

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. 278

Application number **C 220438 ZMK (Belmont Osborn Rezoning)** submitted by Osborn Belmont Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d, eliminating from within an existing R6 District a C1-3 District, changing from an R6 District to an R7A District, changing from a C4-3 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 16, Council District 41.

L.U. NO. 279

Application number **N 220439 ZRK (Belmont Osborn Rezoning)** submitted by Osborn Belmont 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 16, Council District 41.

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. 263

The public hearing on this item was held on September 06, 2023, and closed. It was laid over by the Subcommittee on Zoning and Franchises.

Application number **N 230112 ZRR (South Richmond Zoning Relief)** submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article X, Chapter 7 (Special South Richmond Development District) and related

Sections, Borough of Staten Island, Community District 3, Council District 51.

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.s 275 AND 276 ARE RELATED

The public hearing on these items was held on September 19, 2023, and closed. It was laid over by the Subcommittee on Zoning and Franchises.

L.U. NO. 275

Application number **C 220453 ZMK (703 Myrtle Avenue Rezoning)** submitted by Ranco Capital, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b: changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 3, Council District 33.

L.U. NO. 276

Application number **N 220454 ZRK (703 Myrtle Avenue Rezoning)** submitted by Ranco Capital, 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 3, 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>

AGENDA OF THE LAND USE COMMITTEE

The Land Use Committee will hold a meeting in **Committee Room, 250 Broadway, 16th Floor**, New York City, New York 10007, commencing at **1:00 P.M.**, on **Tuesday, October 17, 2023**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

L.U. NO. 263

Application number **N 230112 ZRR (South Richmond Zoning Relief)** submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article X, Chapter 7 (Special South Richmond Development District) and related Sections, Borough of Staten Island, Community District 3, Council District 51.

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. 267

Application number **N 230383 HIX (Fire Alarm Telegraph Bureau, Bronx Central Office, DL- 533/LP-2668)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Fire Alarm Telegraph Bureau, Bronx Central Office, located at 1129 East 180th Street (Tax Map Block 4333, p/o Lot 1), Borough of the Bronx, Joint Interest Area 27, Council District 15.

L.U. NO. 268

Application number **N 230385 HIX (Bronx Opera House, DL-533/LP-2667)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Bronx Opera House, located at 436-442 East 149th Street (Tax Map Block 2293, p/o Lot 46), Borough of the Bronx, Community District 1, Council District 8.

L.U. NO. 269

Application number **N 230386 HIX (Firehouse, Engine Company 88/Ladder Company 38, DL-533/LP-2669)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Firehouse, Engine Company 88/Ladder Company 38, located at 2225 Belmont Avenue (Tax Map Block 3086, Lot 38), Borough of the Bronx, Community District 6, Council District 15.

L.U. NO. 270

Application number **N 240022 HIM (935 St. Nicholas Avenue Building, DL-534/LP-2670)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the 935 St. Nicholas Avenue Building, located at 929-939 St. Nicholas Avenue (aka 462-466 West 157th Street) (Tax Map Block 2107, Lot 72), Borough of Manhattan, Community District 12, Council District 7.

L.U. NO. 271

Application number **N 240020 HIM (Hotel Cecil & Minton’s Playhouse Building, DL-534/LP-2671)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Hotel Cecil & Minton’s Playhouse Building, located at 206 West 118th Street (aka 150-158 St. Nicholas Avenue and 206-212 West 118th Street) (Tax Map Block 1923, Lot 38), Borough of Manhattan, Community District 10, Council District 9.

L.U. NO. 272

Application number **N 240021 HIQ (John Birks “Dizzy” Gillespie Residence, DL-534/LP-2657)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the John Birks “Dizzy” Gillespie Residence located at 105-19 37th Avenue (aka 34-68 106th Street) (Tax Map Block 1747, Lot 51), Borough of Queens, Community District 3, Council District 21.

L.U. NO.s 275 AND 276 ARE RELATED

L.U. NO. 275

Application number **C 220453 ZMK (703 Myrtle Avenue Rezoning)** submitted by Ranco Capital, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b: changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 3, Council District 33.

L.U. NO. 276

Application number **N 220454 ZRK (703 Myrtle Avenue Rezoning)** submitted by Ranco Capital, 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 3, 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.

Application number **G 230035 CCK (Livonia4 Technical Correction)** submitted by the New York City Department of Housing Preservation requesting a technical amendment to Council Resolution 433 for the year 2022 related to an Urban Development Action Area Project (UDAAP) pursuant to Section 694 of the General Municipal Law and an Article XI tax exemption pursuant to Section 577 of the Private Housing Finance Law, and related to property located at Livonia Avenue between Christopher Avenue and Mother Gaston Boulevard (Block 3811, Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, and 124), Livonia Avenue between Sackman Street and Christopher Avenue (Block 3812, Lots 19, 20, 21, 22, and 121), Livonia Avenue between Powell Street and Sackman Street (Block 3813, Lot 115), Livonia Avenue between Thomas S. Boyland Street and Amboy Street (Block 3586, Lot 26), Borough of Brooklyn, Community District 16, Council District 42.

