



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE MEETING OF NOVEMBER 12, 2014**

**DAVID G. GREENFIELD**, *Chair*, Land Use Committee

**MARK WEPRIN**, *Chair*, Subcommittee on Zoning and Franchises

**PETER KOO**, *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

**INEZ DICKENS**, *Chair*, Subcommittee on Planning, Dispositions  
and Concessions

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

**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:00 A.M. on Wednesday, November 12, 2014**, and will consider the following items and conduct such other business as may be necessary:

**L.U. NOS. 126, 127, 128, 129, 130 AND 131 ARE RELATED**

**L.U. No. 126**

**ASTORIA COVE DEVELOPMENT**

**QUEENS CB - 1**

**C 140323 (A) ZSQ**

Application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area under the applicable district regulations without regard for zoning lot lines;
2. Section 74-743(a)(2) - to modify the minimum distance between building requirements of Section 23-711 (Standard minimum distance between buildings), and to allow the location of buildings without regard to the yard requirements of Section 23-47 (Minimum required rear yards) and the court requirements of Section 23-85 (Inner court regulations); and
3. Section 74-743(a)(6) - to modify the requirements of Section 23-86 (Minimum distance between legally required windows and walls or lot lines);

in connection with a proposed mixed use development on property generally bounded by a line 280 feet southeasterly of 3<sup>rd</sup> Street, the U.S. Pierhead and Bulkhead Line, 9<sup>th</sup> Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block

908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in the proposed R7-3/C2-4, R7A/C2-4, R6B and R6 Districts, within a large-scale general development, within the Halletts Point Peninsula.

**L.U. No. 127**

**ASTORIA COVE DEVELOPMENT**

**QUEENS CB - 1**

**C 140324 (A) ZSQ**

Application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-340 (Height and Setback Regulations On Waterfront Blocks) in connection with a proposed mixed use development on property generally bounded by a line 280 feet southeasterly of 3<sup>rd</sup> Street, the U.S. Pierhead and Bulkhead Line, 9<sup>th</sup> Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in the proposed R7-3/C2-4, R7A/C2-4, R6B and R6 Districts, within a large-scale general development.

**L.U. No. 128**

**ASTORIA COVE DEVELOPMENT**

**QUEENS CB - 1**

**C 140322 ZMQ**

Application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an M1-1 District to an R7-3 District property bounded by a line 280 feet southeasterly of 3rd Street and its northeasterly prolongation, the U.S. Pierhead and Bulkhead Line, 9th Street, and 26th Avenue;
2. changing from an R6 District to an R7A District property bounded by a line 250 feet southeasterly of 4th Street, 26th Avenue, 9th Street, and a line 100 feet southwesterly of 26th Avenue;

3. changing from an R6 District to an R6B District property bounded by a line 250 feet southeasterly of 4th Street, a line 100 feet southwesterly of 26th Avenue, 9th Street, a line 240 feet southwesterly of 26th Avenue;
4. establishing within a proposed R7-3 District a C2-4 District bounded by a line 280 feet southeasterly of 3rd Street and its northeasterly prolongation, the U.S. Pierhead and Bulkhead Line, 9th Street, and 26th Avenue; and
5. establishing within a proposed R7A District a C2-4 District bounded by a line 250 feet southeasterly of 3rd Street, 26th Avenue, 9th Street, and a line 100 feet southwesterly of 26<sup>th</sup>;

as shown on a diagram (for illustrative purposes only) dated April 21, 2014 and subject to the conditions of CEQR Declaration E-343.

**L.U. No. 129**

**ASTORIA COVE DEVELOPMENT**

**QUEENS CB - 1**

**N 140329 (A) ZRQ**

Application submitted by 2030 Astoria Developers, 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 II Chapter 3 and Appendix F, relating to Inclusionary Housing.

**L.U. No. 130**

**ASTORIA COVE DEVELOPMENT**

**QUEENS CB - 1**

**N 140325 ZAQ**

Application submitted by 2030 Astoria Developers, LLC for the grant of an authorization pursuant to Sections 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions of waterfront public access areas and visual corridor requirements of Section 62-50 (General Requirements for Visual Corridors and Waterfront Public Access Areas) in connection with a proposed mixed use development on property generally bounded by a line 280 feet southeasterly of 3<sup>rd</sup> Street, the U.S. Pierhead and Bulkhead Line, 9<sup>th</sup> Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4, R7A/C2-4, R6B and R6 Districts, within a large-scale general development.

**L.U. No. 131**  
**ASTORIA COVE DEVELOPMENT**

**QUEENS CB - 1**

**C 130384 MMQ**

Application submitted by 2030 Astoria Developers 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 8<sup>th</sup> Street between 27<sup>th</sup> Avenue and the U.S. Pierhead and Bulkhead line;
- the establishment of 4<sup>th</sup> Street from 26<sup>th</sup> Avenue to a point 438.62 feet northeasterly along the westerly street line therefrom; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5021 dated April 17, 2014 and signed by the Borough President.

**L.U. No. 132**

**RIDGEWOOD LODGE NO. 710, FREE AND ACCEPTED MASONS**  
**BROOKLYN CB - 4** **20155018 HKK (N 150068 HKK)**

Designation (List No. 473/LP-2541) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Ridgewood Lodge No. 710, Free and Accepted Masons, located at 1054 Bushwick Avenue, aka 1052-1054 Bushwick Avenue and 1122 Gates Avenue (Tax Map Block 3339, Lot 19), as an historic landmark.

**L.U. No. 135**

**BROWNSVILLE COMMUNITY JUSTICE CENTER**  
**BROOKLYN CB - 16** **C 140360 PSK**

Application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 444 Thomas S. Boyland Street (Block 3496, Lot 4) for use as a Community Justice Center in Community District 16.

**L.U. No. 136**

**5 BOROUGH SHOPS RELOCATION SITE**

**BRONX CB - 1**

**C 140388 PCX**

Application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 850 East 138<sup>th</sup> Street (Block 2589, Lot 31) for a repair, maintenance and storage facility in Community District 1.

**L.U. No. 137**

**THE GREEN-WOOD CEMETERY**

**BROOKLYN CB - 7**

**20155175 CCK**

Application submitted by The Green-Wood Cemetery, pursuant to Section 1506 of the New York State Not-for-Profit Corporation Law, for approval of the acquisition of land located at 242 25<sup>th</sup> Street, Borough of Brooklyn, for non-burial purposes, Community Board 7, Council District 38.