



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF APRIL 17, 2019**

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

**FRANCISCO P. MOYA,** *Chair*, Subcommittee on Zoning and Franchises

**ADRIENNE ADAMS,** *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

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

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**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, April 17, 2019**, to consider some items reported out of the Subcommittees at the meetings held April 15, 2019 and April 16, 2019, and conduct such other business as may be necessary.

**L.U. No. 369**

**MCDONALD AVENUE CATERING**

**BROOKLYN CB - 12**

**C 180171 ZMK**

Application submitted by Congregation Chasdei Belz Beth Malka pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by establishing within an existing R5 District a C2-4 District bounded by Avenue C, McDonald Avenue, a line 150 feet northerly of Cortelyou Road, a line 100 feet easterly of Dahill Road, a line 180 feet southerly of Avenue C, and Dahill Road, as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

**L.U. NOS. 373 THROUGH 375 ARE RELATED**

**L.U. No. 373**

**BLONDELL COMMONS**

**BRONX CB - 11**

**C 170438 ZMX**

Application submitted by Blondell Equities LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b:

1. changing from an M1-1 District to an R7A District property bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue;

as shown on a diagram (for illustrative purposes only) dated October 15, 2018, and subject to the conditions of CEQR Declaration E-505.

**L.U. No. 374**

**BLONDELL COMMONS**

**BRONX CB - 11**

**N 170439 ZRX**

Application submitted by Blondell Equities 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.

**L.U. No. 375**

**BLONDELL COMMONS**

**BRONX CB - 11**

**C 170353 MMX**

Application submitted by Blondell Equities LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Fink Avenue between Blondell Avenue and Waters Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13141 dated December 13, 2017 and signed by the Borough President.

**PRECONSIDERED L.U. NOS. 379 AND 380 ARE RELATED**

**PRECONSIDERED L.U. No. 379**

**1640 FLATBUSH AVENUE REZONING**

**BROOKLYN CB - 14**

**C 190053 ZMK**

Application submitted by 1640 Flatbush Owner LLC pursuant to Sections 197-c and

201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

1. changing from a C8-2 District to an R6 District property bounded by the southerly boundary line of a former public place, a line 200 feet easterly of East 31<sup>st</sup> Street, a line 100 feet northerly of Aurelia Court and its westerly prolongation, and a line midway between East 31<sup>st</sup> Street and Nostrand Avenue;
2. changing from an R6 District to a C4-4D District property bounded by a line 100 feet northerly of Aurelia Court, the northerly centerline prolongation of East 32<sup>nd</sup> Street, Aurelia Court, and a line 200 feet easterly of East 31<sup>st</sup> Street; and
3. changing from a C8-2 District to a C4-4D District property bounded by the southerly boundary line of a former public place and its easterly prolongation, Flatbush Avenue, Aurelia Court, the northerly centerline prolongation of East 32<sup>nd</sup> Street, a line 100 feet northerly of Aurelia Court, and a line 200 feet easterly of East 31<sup>st</sup> Street.

as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-506.

**PRECONSIDERED L.U. NO. 380**

**1640 FLATBUSH AVENUE REZONING**

**BROOKLYN CB - 14**

**N 190054 ZRK**

Application submitted by 1640 Flatbush Owner 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.

**L.U. NOS. 382 THROUGH 385 ARE RELATED**

**L.U. No. 382**

**2069 BRUCKNER BOULEVARD REZONING**

**BRONX CB - 9**

**C 190102 ZMX**

Application submitted by Azimuth Development Group, LLC, pursuant to Sections

197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 4b & 7a:

1. changing from an R5 District to an R7A District property bounded by Chatterton Avenue, Olmstead Avenue, Bruckner Expressway, and a line 300 feet westerly of Olmstead Avenue; and
2. establishing within the R7A District a C2-4 District bounded by Chatterton Avenue, Olmstead Avenue, Bruckner Expressway, a line 300 feet westerly of Olmstead Avenue, a line midway between Chatterton Avenue and Bruckner Boulevard (northerly portion), and a line 100 feet westerly of Olmstead Avenue;

as shown on a diagram (for illustrative purposes only) dated January 7, 2019, and subject to the conditions of CEQR Declaration E-515.

**L.U. No. 383**

**2069 BRUCKNER BOULEVARD REZONING**

**BRONX CB - 9**

**N 190103 ZRX**

Application submitted by Azimuth Development Group, 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.

**L.U. No. 384**

**BRUCKNER APARTMENTS**

**BRONX CB - 9**

**20195471 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 3797, p/o Lot 33, Borough of the Bronx, Community District 9, Council District 18.

**L.U. No. 385**

**2069 BRUCKNER BOULEVARD**

**BRONX CB - 9**

**20195472 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 3797, p/o Lot 33, Borough of the Bronx, Community District 9, Council District 18.

**PRECONSIDERED L.U.**

**250-266 46TH STREET-322 SEAT PRIMARY SCHOOL FACILITY**

**BROOKLYN CB - 7**

**20195227 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 322-Seat Primary School Facility to be located on the mid-block corner of 46<sup>th</sup> Street and 2<sup>nd</sup> and 3<sup>rd</sup> Avenues (Block 754, Lot 27, 29, 30, 32 and 34), in the Sunset Park section of Brooklyn, Community School District No. 15.

