

COUNCIL OF THE CITY OF NEW YORK

**CALENDAR and AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF JUNE 26, 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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*The Land Use Committee Meeting Scheduled for 06/26/19
Commencing at 10:15 A.M.*

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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a meeting on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **10:00 A.M., Wednesday, June 26, 2019:**

L.U. No. 463

BROOK 156 - PHFL DISPOSITION

BRONX CB - 1

20195713 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of the disposition of city-owned property located at Block 2360, Lot 3, Borough of the Bronx, Community District 1, Council District 17.

L.U. No. 438

*The public hearing on this item was held on **June 20, 2019***

***and closed.** It was laid over by the Subcommittee on
Zoning and Franchises*

AMERICAN BRASS

QUEENS CB - 2

20195511 TCQ

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Center Boulevard Restaurant, LLC, d/b/a American Brass, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 201 50th Avenue.

L.U. No. 419

*The public hearing on this item was held on **May 14, 2019***

***and closed.** It was laid over by the Subcommittee on
Zoning and Franchises*

COURTHOUSE SQUARE

QUEENS CB - 2

N 190036 ZRQ

Application submitted by Court Square 45th Ave 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 XI, Chapter 7 (Special Long Island City Mixed Use District).

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE XI SPECIAL PURPOSE DISTRICTS
Chapter 7 Special Long Island City Mixed Use District

* * *

117-40
COURT SQUARE SUBDISTRICT

* * *

117-421 Special bulk regulations

* * *

(a) The height and setback regulations of the underlying C5-3 District shall apply, except that:

- (1) no #building or other structure# shall exceed a height of 85 feet above the #base plane# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and ~~a line 75 feet north of and parallel to 45th Road~~ 45th Avenue; and
- (2) on Blocks 1 and 3, the #street wall# of a #building or other structure# shall be located on the #street line# or sidewalk widening line, where applicable, and extend along the entire #street# frontage of the #zoning lot# up to at least a height of 60 feet and a maximum height of 85 feet before setback, except any portion of a #building# on Block 3 fronting upon 23rd Street may rise to a maximum height of 125 feet before setback. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be located beyond the #street line#, provided no such recesses are within 15 feet of an adjacent #building#.

Above ~~a height of 85 feet~~ the highest applicable maximum #street wall# height, the underlying height and setback regulations shall apply. However, the underlying tower regulations shall be modified:

- (i) to permit portions of #buildings# that exceed a height of 85 feet to be set back at least five feet from a #wide street line#, provided no portion of such #building# that exceeds a height of 85 feet is located within 15 feet of a #side lot line#-, and
- (ii) so that the provisions of Section 33-451 (In certain specified Commercial Districts) regulating the aggregate area of a tower within 50 feet of a #narrow street# shall not apply to any #building# or portion of such #building# on Block 3 fronting upon 45th Avenue.

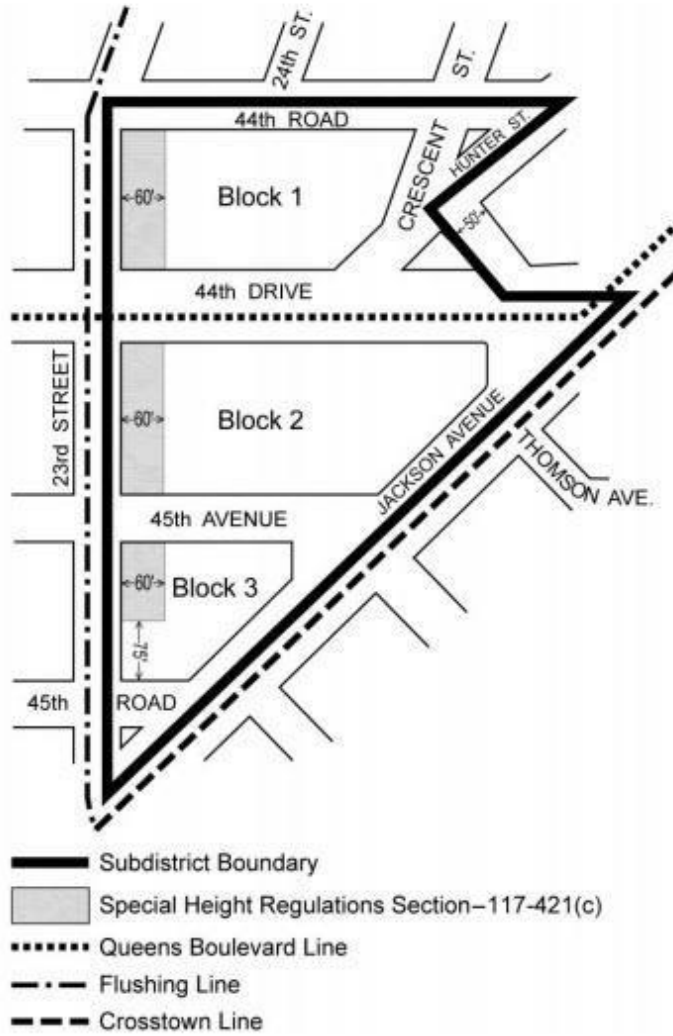
The provisions of this paragraph (c)(2) shall not apply to #enlargements# on #zoning lots# existing on June 30, 2009, where such #zoning lot# includes an existing #building# to remain with at least 300,000 square feet of #floor area#.

* * *

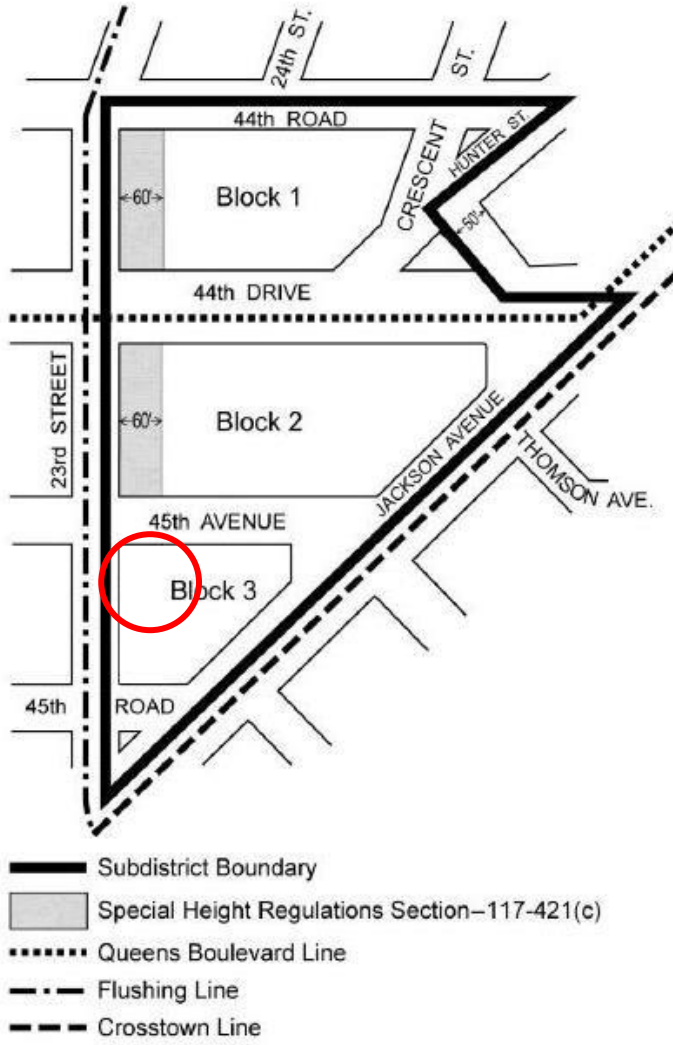
Appendix B

Court Square Subdistrict Plan Map and Description of Improvements

[EXISTING]



[PROPOSED]



**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 **10:15 A.M. on Wednesday, June 26, 2019**, to consider items reported out of the Subcommittee at the meeting held June 26, 2019, and conduct such other business as may be necessary.

**L.U. No. 419
COURTHOUSE SQUARE**

QUEENS CB - 2

N 190036 ZRQ

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