



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF JANUARY 27, 2020 – JANUARY 31, 2020**

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

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

ADRIENNE ADAMS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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

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The Land Use Committee meeting scheduled for 02/04/20 will commence at 11:00 A.M. in the Committee Room, City Hall

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **10:00 A.M., Thursday, January 30, 2020:**

PRECONSIDERED L.U.

2513-2523 AVENUE O REZONING

BROOKLYN CB - 14

C 190438 ZMK

Application submitted by Pulmonary and Sleep Medical, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R2 District to an R3-2 District property bounded by a line 100 feet northerly of Avenue O, East 26th Street, Avenue O, and a line midway between East 26th Street and Bedford Avenue, as shown on a diagram (for illustrative purposes only) dated August 26, 2019 and subject to the conditions of CEQR Declaration E-541.

L.U. NOS. 606 THROUGH 608 ARE RELATED

L.U. No. 606

GO BROOME STREET DEVELOPMENT

MANHATTAN CB - 3

C 200061(A) ZSM

Application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. 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 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large- scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5* Districts.

*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a change in the Zoning Map (C 200064 ZMM).

L.U. No. 607

GO BROOME STREET DEVELOPMENT

MANHATTAN CB - 3

C 200064 ZMM

Application submitted by GO Broome, LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street; and
2. establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-548.

L.U. No. 608

GO BROOME STREET DEVELOPMENT

MANHATTAN CB - 3

N 200065 ZRM

Application submitted by GO Broome LLC and Chinatown Planning Council Development Fund, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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. 609
503 BROADWAY

MANHATTAN CB - 2

C 190265 ZSM

Application submitted by FSF Soho, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on portions of the cellar, ground floor, second floor of an existing 5-story commercial building, on property located at 503 Broadway (Block 484, Lots 1201 & 1202), in an M1-5B District, within the SoHo Cast-Iron Historic District.

L.U. No. 610
BRIDGE PARK SOUTH MAPPING

BRONX CB - 4

C 190508 MMX

Application submitted by the New York City Department of Parks and Recreation 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 Exterior Street between the High Bridge and the Alexander Hamilton Bridge;
- the elimination, discontinuance and closing of West 171st Street between Exterior Street and the U.S. Pierhead and Bulkhead Line;
- the establishment of public park;
- the adjustment block dimensions and grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13144 dated June 24, 2019 and signed by the Borough President.

PRECONSIDERED L.U. NO. 603

*The public hearing on this item was held on January 14, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

147-40 15TH AVENUE COMMERCIAL OVERLAY REZONING

QUEENS CB - 7

C 190029 ZMQ

Application submitted by 8850 Management, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3A District a C1-2 District bounded by 15th Avenue, 149th Street, 15th Road, a line 100 feet westerly of 149th Street, a line 75 feet northerly of 15th Road, and a line 150 westerly of 149th Street, as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-546.

PRECONSIDERED L.U. NOS. 604 AND 605 ARE RELATED

PRECONSIDERED L.U. NO. 604

*The public hearing on this item was held on January 14, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

22-60 46TH STREET REZONING

QUEENS CB - 1

C 190267 ZMQ

Application submitted by Mega Realty Holding, LLC, and Pancyprian Association, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:

1. changing from an R4 District to an R6A District property bounded by 45th Street, Ditmars Boulevard, 46th Street, and a line 525 feet southwesterly of Ditmars Boulevard;
2. changing from an M1-1 District to an R4 District property bounded by 45th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, a line 125 feet northeasterly of 23rd Avenue, 46th Street, Astoria Boulevard North, and 23rd Avenue;

3. changing from an M1-1 District to an R6A District property bounded by 45th Street, a line 525 feet southwesterly of Ditmars Boulevard, 46th Street, a line 125 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and a line 100 feet northeasterly of 23rd Avenue;
4. establishing within the proposed R4 District a C2-3 District bounded by 45th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and 23rd Avenue; and
5. establishing within the proposed R6A District a C2-3 District bounded by 45th Street, a line 275 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and a line 100 feet northeasterly of 23rd Avenue;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-549.

PRECONSIDERED L.U. NO. 605

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

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

Zoning and Franchises

22-60 46TH STREET REZONING

QUEENS CB - 1

N 190266 ZRQ

Application submitted by MEGA Development, 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.

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.

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

* * *

Queens Community District 1

* * *

Map 8 – [date of adoption]

[PROPOSED MAP]



 **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*

Area 8 – [date of adoption] – MIH Program Option 2 and Workforce Option

Portion of Community District 1, Borough of Queens

* * *



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a public hearing/meeting on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M. Thursday, January 30, 2020**:

PRECONSIDERED L.U.

476-SEAT PRIMARY SCHOOL Q340 FACILITY

QUEENS CB - 2

20205259 SCQ

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 476-Seat Primary School Facility, Q340 located at 69-02 Queens Boulevard (Block 2432, all or p/o Lots 41, 44, and 50), Borough of Queens, Council District 30, Community School District 24.

L.U. No. 597

*The public hearing on this item was held on **January 14, 2019** and **closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

SOMERS BROTHERS TINWARE FACTORY

(LATER AMERICAN CAN COMPANY)

BROOKLYN CB - 6

20205054 HIK (N 200195 HIK)

A designation by the Landmarks Preservation Commission of the Somers Brothers Tinware Factory (later American Can Company) located at 238-246 3rd Street, 365-379 3rd Avenue, and 232-236 3rd Street a/k/a 361-363 3rd Avenue (Tax Map Block 980, p/o Lot 8, Brooklyn), as an historic landmark (DL-515/LP-2640), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 598

*The public hearing on this item was held on January 14, 2019
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

**BROOKLYN RAPID TRANSIT COMPANY
CENTRAL POWER STATION ENGINE HOUSE**

BROOKLYN CB - 6

20205055 HIK (N 200196 HIK)

A designation by the Landmarks Preservation Commission of the Brooklyn Rapid Transit Company Central Power Station Engine House located at 153 2nd Street (Tax Map Block 967, p/o Lot 1, Brooklyn), as an historic landmark (DL-515/LP-2639), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 599

*The public hearing on this item was held on January 14, 2019
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

MONTAUK PAINT MANUFACTURING COMPANY BUILDING

BROOKLYN CB - 6

20205056 HIK (N 200197 HIK)

A designation by the Landmarks Preservation Commission of the Montauk Paint Manufacturing Company Building located at 170 Second Avenue (Tax Map Block 1025, Lot 49, Brooklyn), as an historic landmark (DL-515/LP-2641), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 600

*The public hearing on this item was held on January 14, 2019
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

**GOWANUS CANAL FLUSHING TUNNEL PUMPING STATION
AND GATE HOUSE**

BROOKLYN CB - 6

20205057 HIK (N 200198 HIK)

A designation by the Landmarks Preservation Commission of the Gowanus Canal Flushing Tunnel Pumping Station and Gate House located at 201 Douglass Street (Tax

