



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF FEBRUARY 4, 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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**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 Tuesday, February 4, 2020**, to consider some items reported out of the Subcommittees at the meetings held January 14, 2020 and January 30, 2020, and conduct such other business as may be necessary.

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

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

**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

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

**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 Map Block 411, Lot 14, Brooklyn), as an historic landmark (DL-515/LP-2638), 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. 601

**AMERICAN SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS
BROOKLYN CB - 6 20205058 HIK (N 200199 HIK)**

A designation by the Landmarks Preservation Commission of the American Society for the Prevention of Cruelty to Animals Brooklyn Office, Shelter, and Garage Building located at 233 Butler Street (Tax Map Block 405, p/o Lot 51, Brooklyn), as an historic landmark (DL-515/LP-2637), 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.

PRECONSIDERED L.U. NO. 603

**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

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
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

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