



COUNCIL OF THE CITY OF NEW YORK

**REVISED CALENDAR
OF THE**

LAND USE COMMITTEE

FOR THE WEEK OF FEBRUARY 24, 2020 – FEBRUARY 28, 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>

Table of Contents

Item No.

Page

Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for 02/26/20 commencing at 10:00 A.M., Committee Room, City Hall

1.	52 nd Street Rezoning (Pre. L.U.s.).....	2-3
2.	90 Sands Street Rezoning (Pre. L.U.s.).....	3
3.	271 Sea Breeze Avenue (L.U. No. 627).....	4
4.	8118 13 th Avenue Rezoning (L.U. No. 630).....	4
5.	Queens Boulevard MIH Text Amendment (L.U. No. 631).....	4-5
6.	Lenox Terrace (L.U. Nos. 632-635).....	5-7

Subcommittee on Landmarks, Public Sitings and Dispositions Public Hearing/Meeting Scheduled for 02/26/20 commencing at 1:00 P.M., 250 Broadway, 16th Floor

7.	Rochester Suydam (Pre. L.U.s.).....	7-8
8.	Cooper Square MHA-Phase 1.GHPP.FY20 (Pre. L.U.).....	9
9.	272 East 7 th Street - UDAAP/Article XI (L.U. No. 616).....	9
10.	NYC Health & Hospitals/Sea View Campus (L.U. No. 617).....	9
11.	47 West 28 th Street Building, Tin Pan Alley (L.U. No. 618).....	10
12.	49 West 28 th Street Building, Tin Pan Alley (L.U. No. 619).....	10
13.	51 West 28 th Street Building, Tin Pan Alley (L.U. No. 620).....	10
14.	53 West 28 th Street Building, Tin Pan Alley (L.U. No. 621).....	11
15.	55 West 28 th Street Building, Tin Pan Alley (L.U. No. 622).....	11
16.	Public School 31 Landmark Rescission (L.U. No. 623).....	11

The Land Use Committee meeting scheduled for 03/03/20 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., Wednesday, February 26, 2020**:

PRECONSIDERED L.US. ARE RELATED

PRECONSIDERED L.U. 52ND STREET REZONING

QUEENS CB - 2

C 180154 ZMQ

Application submitted by Woodside Equities, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d:

1. changing from an R5B District to an R7A District property bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52nd Street and 53rd Street, a line 100 feet northerly of Queens Boulevard and 52nd Street; and
2. establishing within the proposed R7A District a C2-3 District bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52nd Street and 53rd Street, a line 100 feet northerly of Queens Boulevard and 52nd Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2019, and subject to the conditions of CEQR Declaration E-497.

PRECONSIDERED L.U. 52ND STREET REZONING

QUEENS CB - 2

N 180155 ZRQ

Application submitted by Woodside 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.

The full zoning text may be viewed at the following website:

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

PRECONSIDERED L.US. ARE RELATED

PRECONSIDERED L.U.

90 SANDS STREET REZONING

BROOKLYN CB - 2

C 200059 ZMK

Application submitted by 90 Sands Street Housing Development Fund pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-6 District to an M1-6/R10 District property bounded by the easterly centerline prolongation of Sands Street, Jay Street, High Street and Pearl Street; and
2. establishing a Special Mixed Use District (MX-2) bounded by the easterly centerline prolongation of Sands Street (narrow portion), Jay Street, High Street and Pearl Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2019.

PRECONSIDERED L.U.

90 SANDS STREET REZONING

BROOKLYN CB - 2

N 200060 ZRK

Application submitted by 90 Sands Street Housing Development Fund 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.

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. 627

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

271 SEA BREEZE AVENUE

BROOKLYN CB - 13

C 190172 ZMK

Application submitted by 271 Sea Breeze Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, by establishing within an existing R6 District a C2-4 District bounded by West Brighton Avenue, West 2nd Street, Sea Breeze Avenue and West 5th Street, as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration E-535.

L.U. No. 630

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

8118 13TH AVENUE REZONING

BROOKLYN CB - 10

C 190295 ZMK

Application submitted by Stars and Stripes Holding Co. Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, by establishing within an existing R5B District a C1-3 District bounded by a line 100 feet northwesterly of 13th Avenue, a line midway between 81st Street and 82nd Street, 13th Avenue and 82nd Street, as shown on a diagram (for illustrative purposes only) dated October 15, 2019.

L.U. No. 631

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

QUEENS BOULEVARD MIH TEXT AMENDMENT

QUEENS CB - 2

N 190352 ZRQ

Application submitted by 64-11 QB 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.

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. NOS. 632 THROUGH 635 ARE RELATED

L.U. No. 632

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on*

Zoning and Franchises

LENOX TERRACE

MANHATTAN CB - 10

C 200050 ZSM

Application submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and 35-60 (Modification of Height and Setback Regulations), and the distance between buildings requirements of Section 23- 711 (Standard minimum distance between buildings), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a C6-2* District.

*Note: The site is proposed to be rezoned by changing from R7-2 and R7-2/C1-4 Districts to a C6- 2 District under a concurrent related application for a change in the Zoning Map (C 200052 ZMM).

L.U. No. 633

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on*

Zoning and Franchises

LENOX TERRACE

MANHATTAN CB - 10

N 200051 ZRM

Application submitted by Lenox Terrace Development Associates, 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.

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. 634

The public hearing on this item was held on February 12, 2020

and closed. It was laid over by the Subcommittee on

Zoning and Franchises

LENOX TERRACE

MANHATTAN CB - 10

C 200052 ZMM

Application submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating from an existing R7-2 District a C1-4 District bounded by West 135th Street, Fifth Avenue, West 132nd Street, a line 100 feet westerly of Fifth Avenue, the easterly centerline prolongation of West 134th Street, the easterly street line terminus of West 134th Street, the southerly, easterly and northerly boundary line of Public Bath and its westerly prolongation, Lenox Terrace Place, a line 100 feet southerly of West 135th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X. Boulevard, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard; and
2. changing from an R7-2 District to a C6-2 District property bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard;

as shown in a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-547.

L.U. No. 635

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

LENOX TERRACE

MANHATTAN CB - 10

C 200054 ZSM

Application submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a C6-2 District.



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. Wednesday, February 26, 2020:**

PRECONSIDERED L.US. ARE RELATED

**PRECONSIDERED L.U.
ROCHESTER SUYDAM**

BROOKLYN CB - 3

C 190453 HAK

Application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 421-423 Herkimer Street (Block 1864, Lots 48, 49), 440-444 Herkimer Street (Block 1871, Lots 42 and

43), 35-37 Rochester Avenue (Block 1709, Lots 9 and 10), 18-22 Suydam Place (Block 1709, Lots 27, 28 and 29), 816 Herkimer Street (Block 1710, Lot 9), 329-331 Ralph Avenue (Block 1556, Lots 7 and 8) and 335 Ralph Avenue (Block 1556, Lot 3) as an Urban Development Action Area; and

- b. Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer to be selected by HPD;

to facilitate the construction of seven new buildings containing approximately 78 affordable housing units.

PRECONSIDERED L.U.

ROCHESTER SUYDAM I – ARTICLE XI

BROOKLYN CB-3

20205362 HAK

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 423 Herkimer Street (Block 1864, Lot 48), 421 Herkimer Street (Block 1864, Lot 49), 440 Herkimer Street (Block 1871, Lot 42), 444 Herkimer Street (Block 1871, Lot 43), 37 Rochester Avenue (Block 1709, Lot 9), 35 Rochester Avenue (Block 1709, Lot 10), 18 Suydam Place (Block 1709, Lot 27), 20 Suydam Place (Block 1709, Lot 28), 22 Suydam Place (Block 1709, Lot 29), and 816 Herkimer Street (Block 1710, Lot 9), Borough of Brooklyn, Council District 36, Community District 3.

PRECONSIDERED L.U

ROCHESTER SUYDAM II – ARTICLE XI

BROOKLYN CB-3

20205363 HAK

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 329 Ralph Avenue (Block 1556, Lot 8), 331 Ralph Avenue (Block 1556, Lot 7), and 335 Ralph Avenue (Block 1556, Lot 3) Borough of Brooklyn, Council District 41, Community District 3.

PRECONSIDERED L.U.

COOPER SQUARE MHA-PHASE 1.GHPP.FY20

MANHATTAN CB - 3

20205357 HAM

Application submitted by the Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of an amendment to a previously approved Resolution No. 819 (Prior Resolution) on March 28, 2019 located at Block 426, Lot 22, Block 445, Lot 42; Block 459, Lots 14, 15, 16, 36, 37, 38, 39, 43, and 45; and Block 460, Lots 35, 48, 49, 50, 51, 52, 53, 54, 55, and 59, Borough of Manhattan, Council Districts 1 and 2, Community District 3.

L.U. No. 616

The public hearing on this item was held on February 12, 2020

and closed. It was laid over by the Subcommittee on

Landmarks, Public Sitings and Dispositions

272 EAST 7TH STREET – UDAAP/ARTICLE XI

MANHATTAN CB - 3

20205258 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and a real property tax exemption for property located at 272 East 7th Street (Block 376, Lot 28) the approval of real property tax exemption, Council District 2.

L.U. No. 617

The public hearing on this item was held on February 12, 2020

and closed. It was laid over by the Subcommittee on

Landmarks, Public Sitings and Dispositions

NYC HEALTH & HOSPITALS/SEA VIEW CAMPUS

STATEN ISLAND CB - 2

20205278 HHR

Application submitted by the New York City Health and Hospitals Corporation, pursuant to Section 7385(6) of the HHC Enabling Act, for approval to lease a parcel of land and building on the campus of NYC Health and Hospitals/Sea View to Camelot of Staten Island, Inc. (“Camelot”) for the operation of a residential Substance Use Disorder program, Borough of Staten Island, Council District 50, Community District 2.

L.U. No. 618

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

47 WEST 28TH STREET BUILDING, TIN PAN ALLEY

MANHATTAN CB – 5

20195575 HIM (N 200223 HIM)

The designation by the Landmarks Preservation Commission of the 47 West 28th Street Building, Tin Pan Alley located at 47 West 28th Street (Tax Map Block 830, Lot 11), as an historic landmark (DL-516/LP-2626), 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. 619

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

49 WEST 28TH STREET BUILDING, TIN PAN ALLEY

MANHATTAN CB – 5

20195576 HIM (N 200224 HIM)

The designation by the Landmarks Preservation Commission of the 49 West 28th Street Building, Tin Pan Alley located at 49 West 28th Street (Tax Map Block 830, Lot 10), as an historic landmark (DL-516/LP-2627), 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. 620

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

51 WEST 28TH STREET BUILDING, TIN PAN ALLEY

MANHATTAN CB – 5

20195577 HIM (N 200225 HIM)

The designation by the Landmarks Preservation Commission of the 51 West 28th Street Building, Tin Pan Alley located at 51 West 28th Street (Tax Map Block 830, Lot 9), as an historic landmark (DL-516/LP-2628), 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. 621

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

53 WEST 28TH STREET BUILDING, TIN PAN ALLEY
MANHATTAN CB – 5 **20195578 HIM (N 200226 HIM)**

The designation by the Landmarks Preservation Commission of the 53 West 28th Street Building, Tin Pan Alley located at 53 West 28th Street (Tax Map Block 830, Lot 8), as an historic landmark (DL-516/LP-2629), 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. 622

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

55 WEST 28TH STREET BUILDING, TIN PAN ALLEY
MANHATTAN CB – 5 **20195579 HIM (N 200227 HIM)**

The designation by the Landmarks Preservation Commission of the 55 West 28th Street Building, Tin Pan Alley located at 55 West 28th Street (Tax Map Block 830, Lot 7), as an historic landmark (DL-516/LP-2630), 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. 623

*The public hearing on this item was held on February 12, 2020
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

PUBLIC SCHOOL 31 LANDMARK RESCISSION
BRONX CB - 1 **20205522 HIX (N 200236 HIX)**

The Landmarks Preservation Commission’s proposed Rescission of the Landmark Designation of Public School 31 located at 425 Grand Concourse (Tax Map Block 2346, Lot 1) (DL-516/LP-1435A), 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.

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, March 3, 2020**, to consider some items reported out of the Subcommittees at the meetings held February 26, 2020, and conduct such other business as may be necessary.