

DISTRICT OFFICE  
ADAM CLAYTON POWELL JR  
STATE OFFICE BUILDING  
163 WEST 125TH STREET, SUITE 29  
NEW YORK, NY 10027  
(212) 678-4504  
FAX: (212) 864-4379

LEGISLATIVE OFFICE  
250 BROADWAY, SUITE 1821  
NEW YORK, NY 10007  
(212) 788-7397  
FAX: (212) 442-2732



THE COUNCIL OF  
THE CITY OF NEW YORK  
**BILL PERKINS**  
COUNCIL MEMBER  
9 DISTRICT, MANHATTAN

COMMITTEES  
CIVIL AND HUMAN RIGHTS  
CONTRACTS  
GOVERNMENT OPERATIONS  
HOUSING AND BUILDING  
JUVENILE JUSTICE  
SMALL BUSINESS

February 26, 2020

Today's vote to disapprove the Lenox Terrace rezoning application is a firm statement of my support for the tenants and the LT-ACT tenant association. I have consistently supported the individuals who will be most impacted by this plan, the 3,000+ residents who call the Terrace home.

The proposed plan is not appropriate for this community. The 28-story towers are simply too tall. The proposed plan would double the density of this community from 1,700 units to over 3,300 units. And the plan would result in unmitigated environmental impacts including: shadows, reduction of open space and pedestrian crosswalks along 135th Street, and especially construction impacts that could last 7 years including partially unmitigated noise and dust impacts to the existing residents, and to important neighboring institutions like Harlem Hospital.

Further, the plan does not provide for affordable housing in a way that meets the needs of this community, which has significant low-income and senior populations. The proposal calls for 75% of the new units to be market-rate, and does not have a preservation strategy for protecting the tenants in the existing 1,700 apartments.

Finally, the applicant does not have a track record of being a good actor in this community. There is a long history of tenant complaints about broken elevators, leaking ceilings, gas leaks, mice, vermin, and bed bugs, and complaints about illegal rent increases and J-51 deregulation. These basic quality of life concerns have not been addressed.

For these reasons, I urge my colleagues to join me and the residents of Lenox Terrace in voicing a definitive no to this proposal.

Thank you,

  
Councilman Bill Perkins



# **BREAKING GROUND**

**BUILDING AND  
RESTORING LIVES**

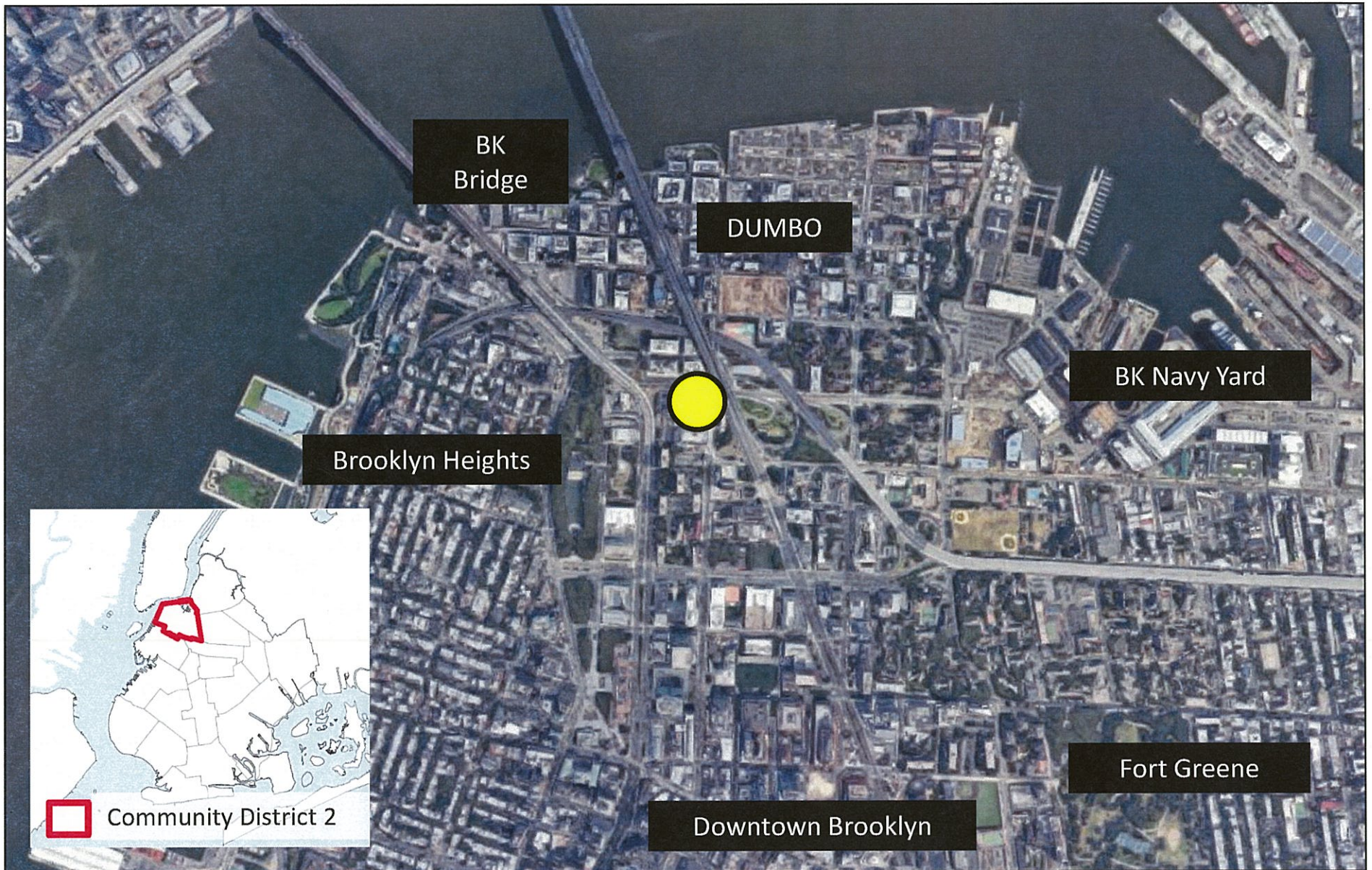
## **90 Sands Street Rezoning**

City Council Subcommittee  
on Zoning and Franchises  
Public Hearing

**February 26, 2020**

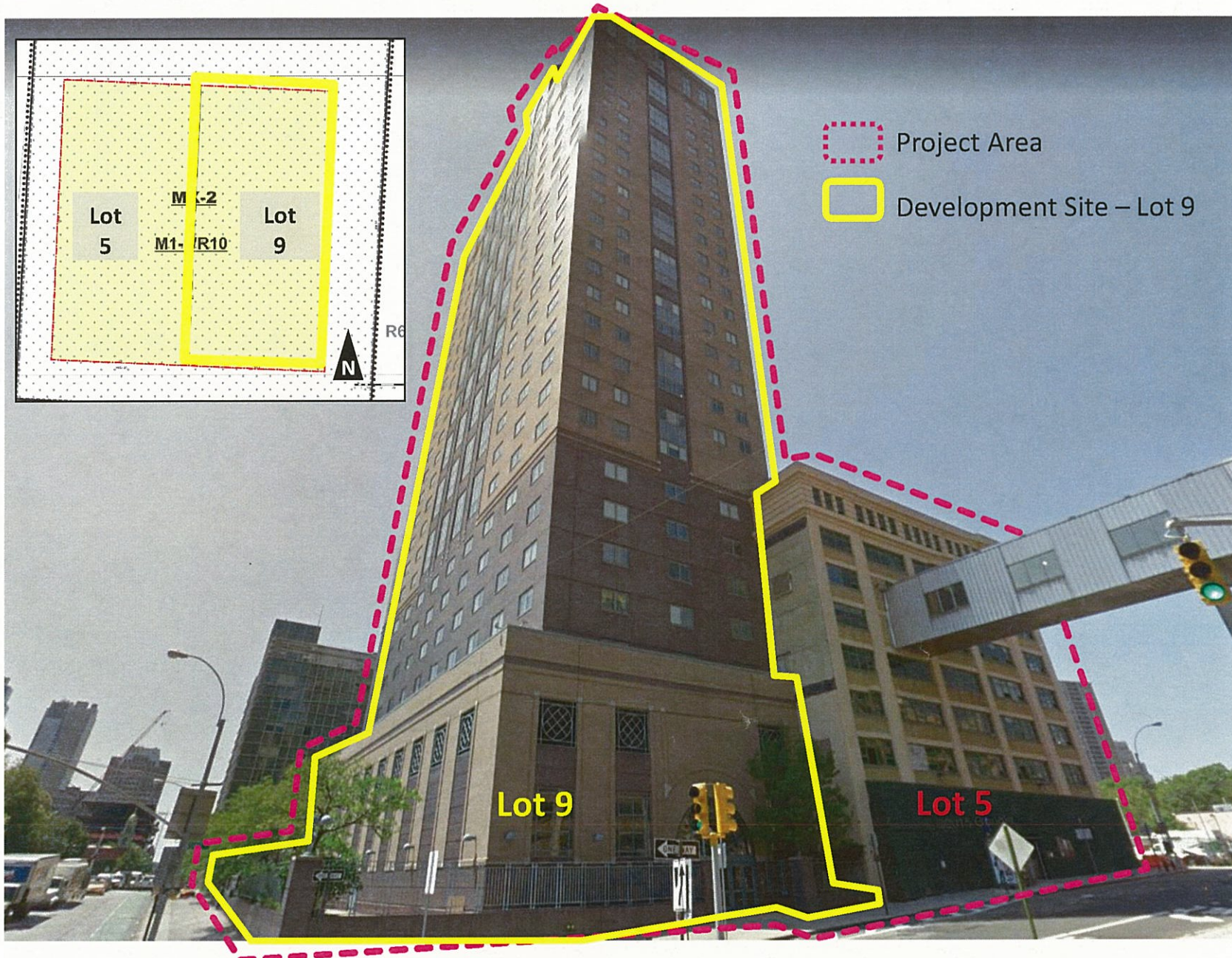
# 90 Sands Street

## DUMBO, Brooklyn



# 90 Sands Street

## Project Area and Development Site



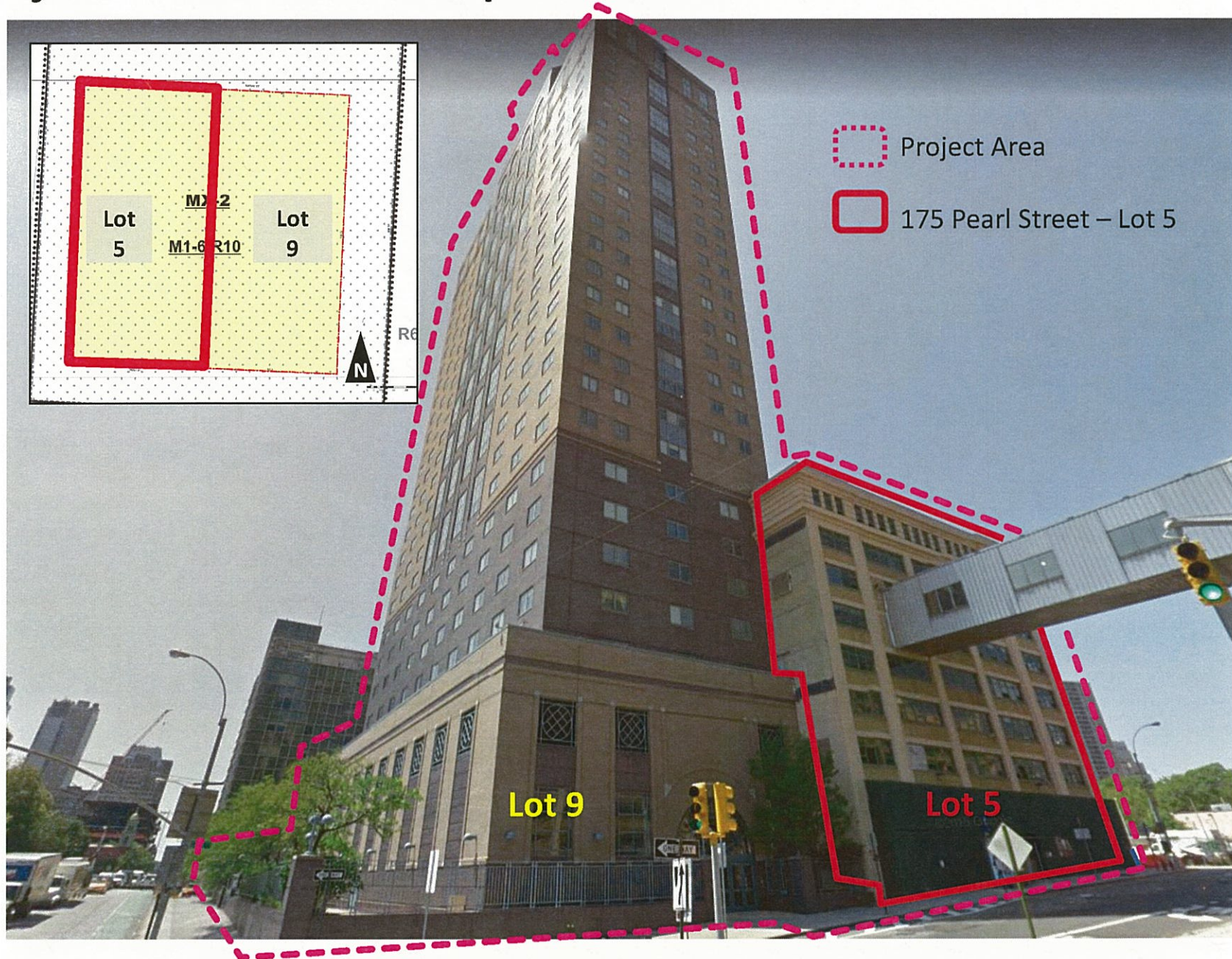
# 90 Sands Street

Plaza along Jay Street



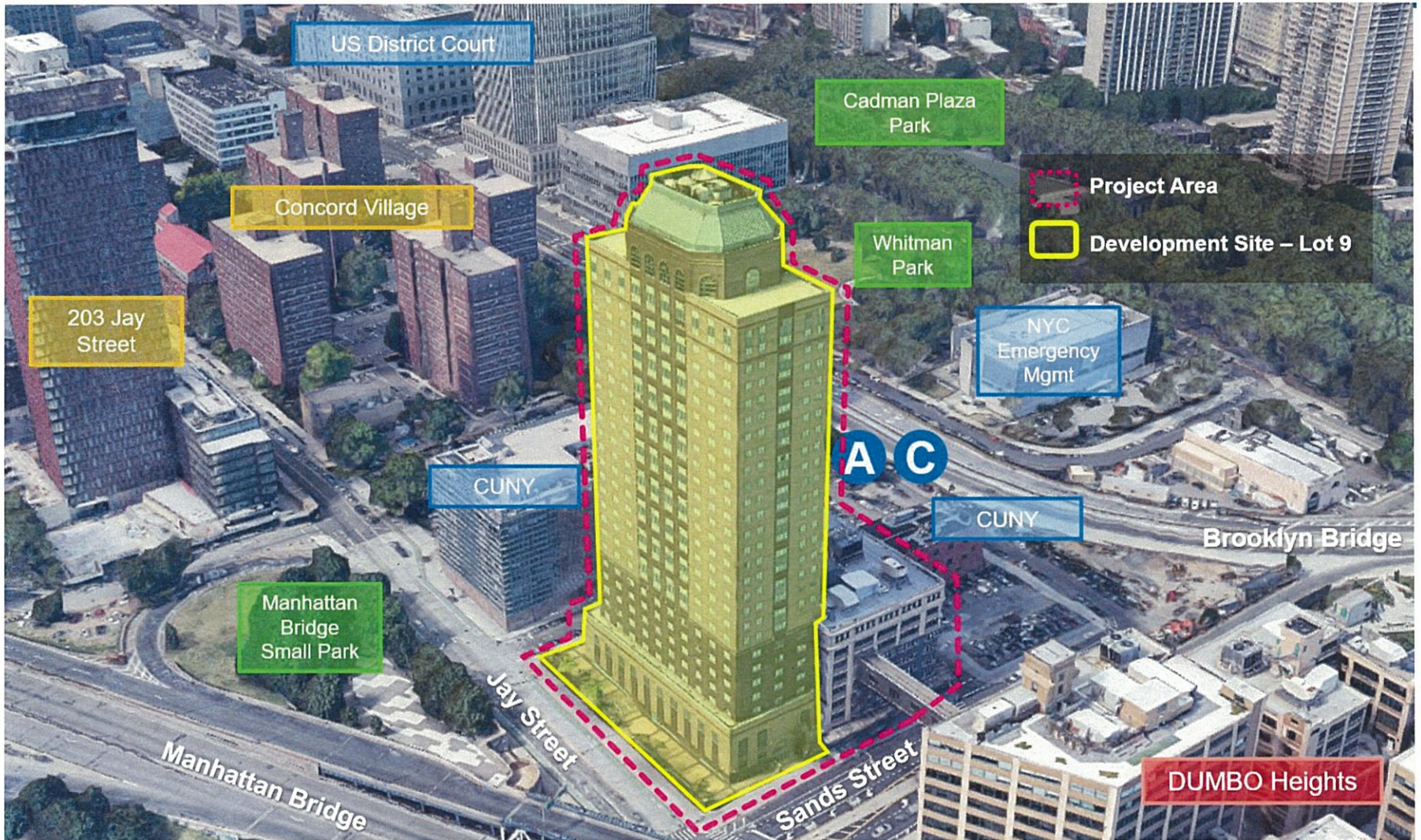
# 90 Sands Street

## Project Area and Development Site



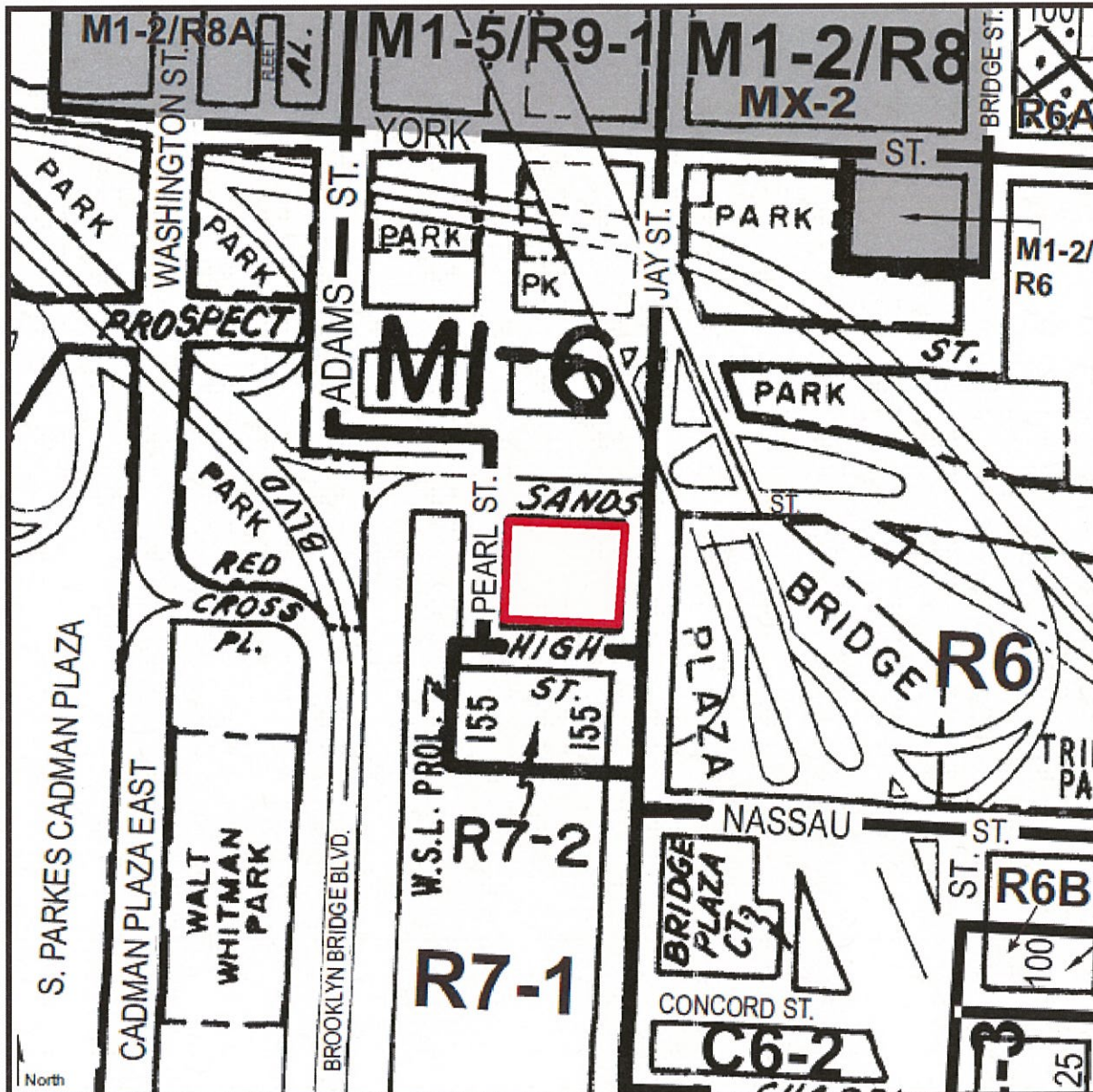
# 90 Sands Street


## Surrounding Area



# 90 Sands Street

## Existing Zoning Map



 Area of Proposed Rezoning



# 90 Sands Street

## Proposed Land Use Actions

- Zoning Map Amendment: Rezone from M1-6 to M1-6/R10 (MX-2)
- Zoning Text Amendment: Establish Mandatory Inclusionary Housing Area

# 90 Sands Street

## Area Map

**Area Map**  
 90 Sands Street, Brooklyn  
 Block 87, Lots 5 & 9

**Project Information**

- 600' Radius
- Zoning Lot Line
- Project Area
- Zoning Districts
- Special Districts

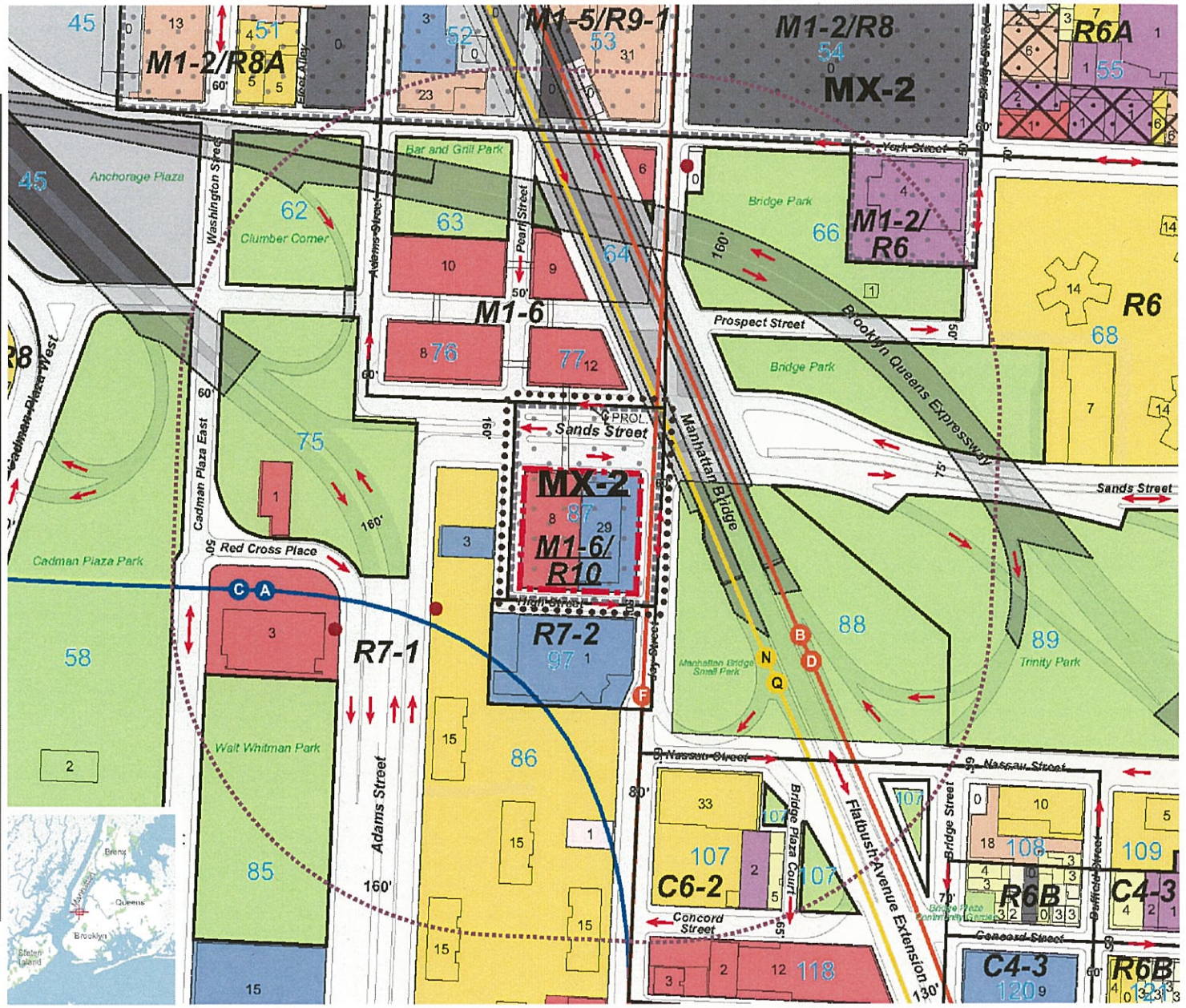
**Existing Commercial Overlays**

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

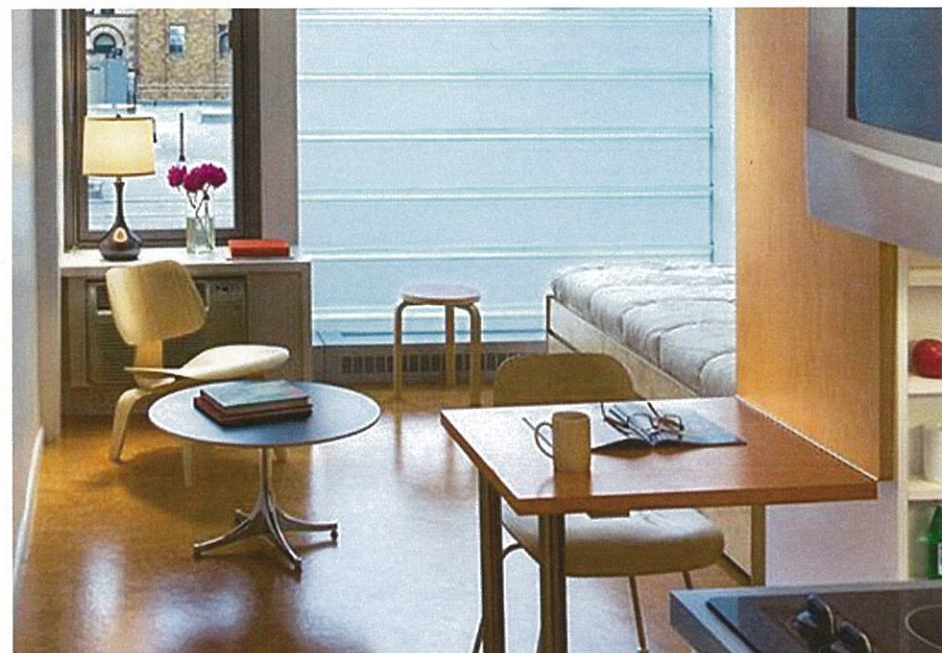
**Land Uses**

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



# About Breaking Ground

- Non-Profit developer of affordable and supportive housing
- 4,000 units in Brooklyn, the Bronx, Manhattan, upstate New York and Connecticut
- 4 buildings in Brooklyn and a 5<sup>th</sup> in development
- Street outreach in all of Brooklyn and Queens, along with Midtown Manhattan



# 90 Sands Street

## Proposed Project Description

- Maintain 508 apartments total
  - 415 studios
  - 93 one-bedrooms
- Mix of low- and moderate-income affordable community units and supportive housing for formerly homeless:
  - 305 supportive housing units
  - 202 affordable housing units
  - 1 unit for onsite superintendent
- Social services to be provided onsite for building residents by the Center for Urban Community Services
- Approximately 30,000-square foot community facility and/or commercial space on a portion of the ground floor and two cellar levels
- 24/7 attended lobby

# 90 Sands Street

## Affordable Community Units

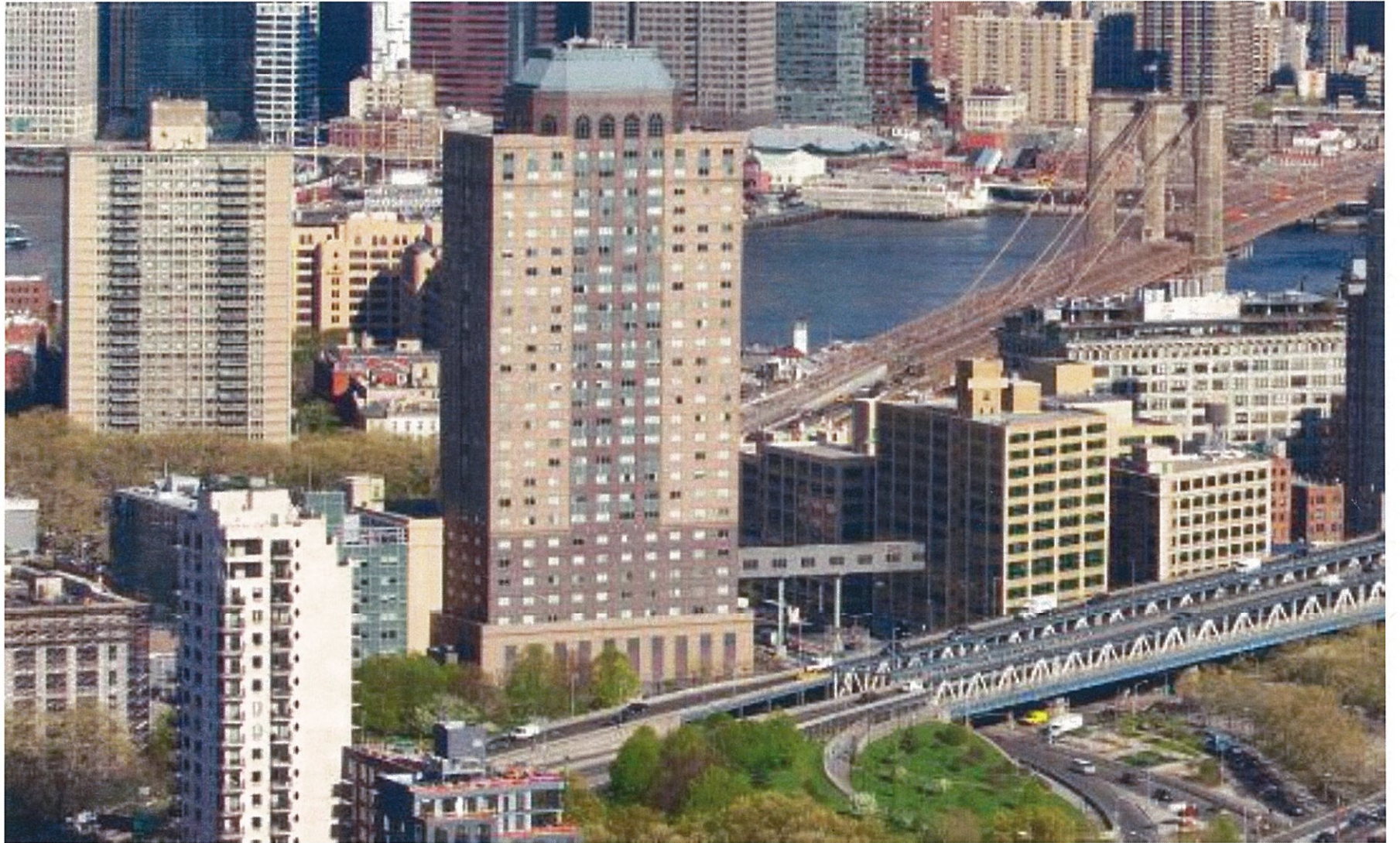
- Income levels for low- and moderate-income community units would range from 30% of AMI to 100% of AMI

### Income Levels and Rents

(Based on HUD 2019 income limits)

Income Tier	Unit		Household size	Max income	Rent
	Size	# units			
30% AMI	studio	15	1 person	\$22,410	\$504
			2 people	\$25,620	
40% AMI	studio	15	1 person	\$29,880	\$690
			2 people	\$34,160	
60% AMI	studio	10	1 person	\$44,820	\$1,064
			2 people	\$51,240	
	1 BR	5	1 person	\$44,820	\$1,140
			2 people	\$51,240	
3 people	\$57,660				
80% AMI	studio	45	1 person	\$59,760	\$1,280
			2 people	\$68,320	
	1 BR	57	1 person	\$59,760	\$1,600
			2 people	\$68,320	
3 people	\$76,880				
100% AMI	studio	25	1 person	\$74,700	\$1,600
			2 people	\$85,400	
	1 BR	30	1 person	\$74,700	\$2,000
			2 people	\$85,400	
3 people	\$96,100				

**Total affordable units      202**



# **52<sup>ND</sup> STREET REZONING**

**43-09 - 43-41 52<sup>ND</sup> STREET AND 52-06 – 52-10  
ROOSEVELT AVENUE**

**COMMUNITY DISTRICT 2  
QUEENS, NEW YORK**

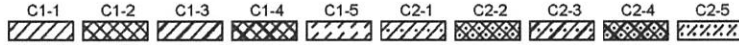
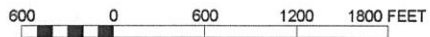
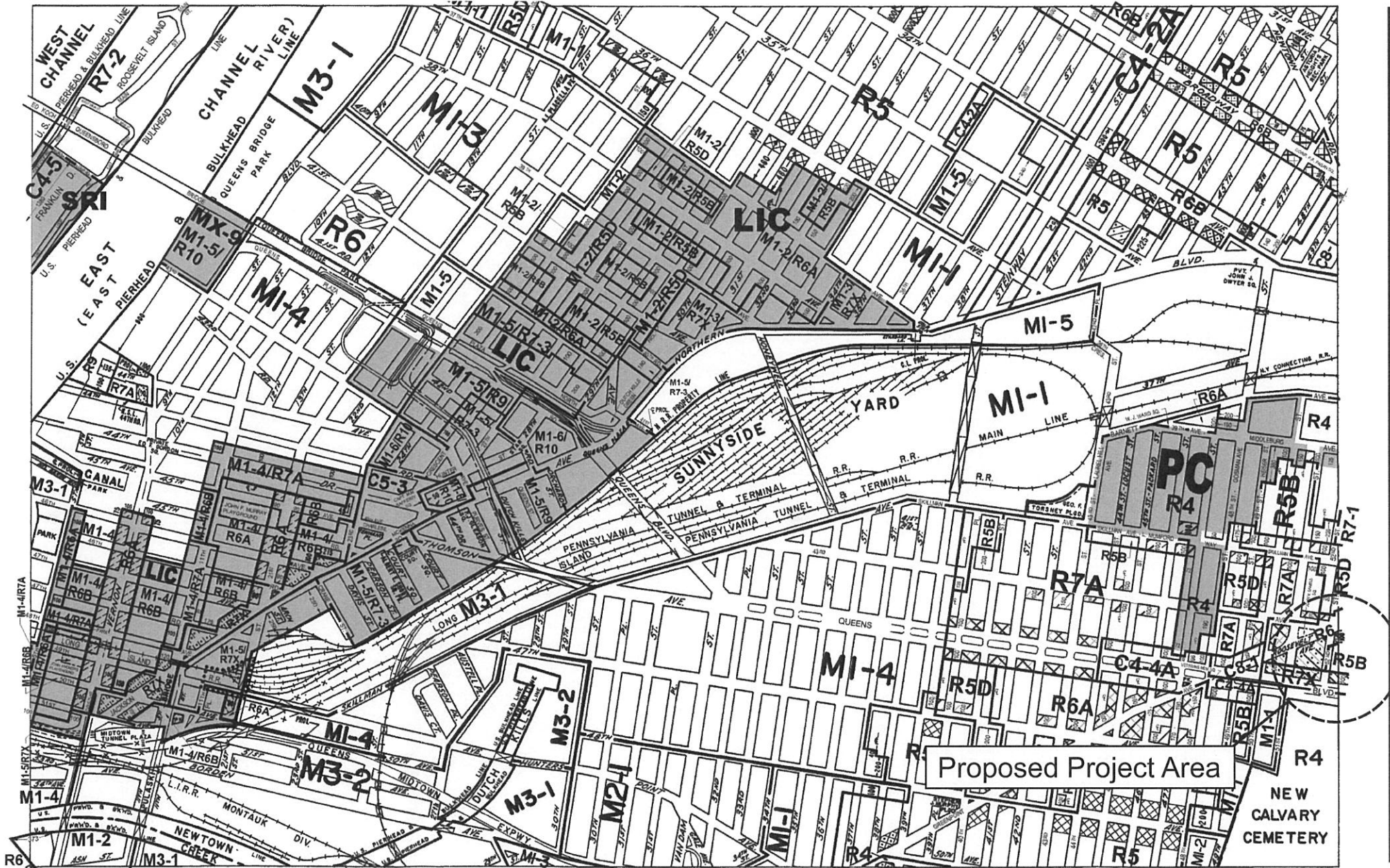


**Subcommittee on Zoning and  
Franchises Hearing  
February 26, 2020**

**APPLICANT REPRESENTATIVE: SHELDON LOBEL, P.C.**

52nd Street Rezoning, Queens

Click blue box on map to view sketch map of proposed map change



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

**ZONING MAP**  
THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**

07-24-2014 C 140275 ZMQ

**Special Requirements:**

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "d" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas on this map, see APPENDIX F.

**MAP KEY**

8c	9a	9c
8d	<b>9b</b>	9d
12c	13a	13c

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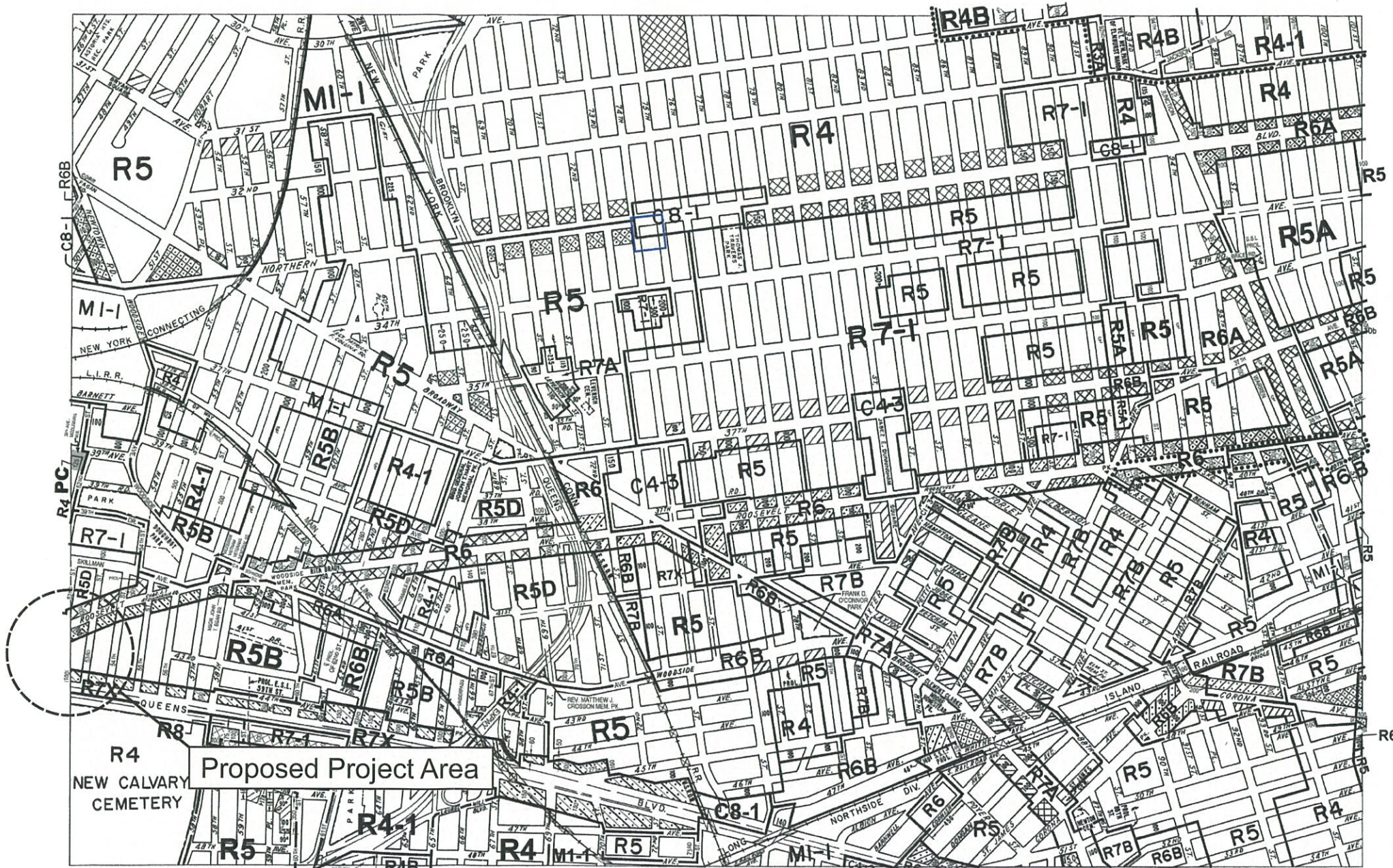
**NOTE:** Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 9b



# 52nd Street Rezoning, Queens

Click blue outline on map to view diagram of **proposed** zoning change



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

### Effective Date(s) of Rezoning:

10-30-2013 C 130344 ZMQ

### Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

### MAP KEY

9a	9c	10a
9b	<b>9d</b>	10b
13a	13c	14a

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ZONING MAP 9d

600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

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# 52nd Street Rezoning, Queens



## NYC Digital Tax Map

Effective Date : 12-07-2008 16:52:50  
 End Date : Current  
 Queens Block: 1321



### Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Blue Tax Block Polygon
- Zoning District Line
- - - Special District Line
- . - . - . Development Site
- • • • • Area Proposed to be Rezoned
- Grid Pattern C1-4 Commercial Overlay
- Diagonal Lines C2-3 Commercial Overlay
- R5B Existing Zoning District
- R7A Proposed Zoning District



**Area Map**  
**52nd Street Rezoning, Queens**  
 Block 1321, Lots 1 (p/o), 7, 10, 12, 15, 16, 17, 19

**Project Information**

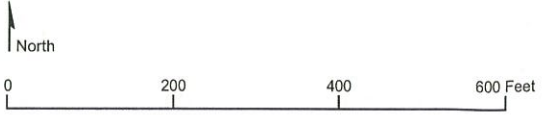
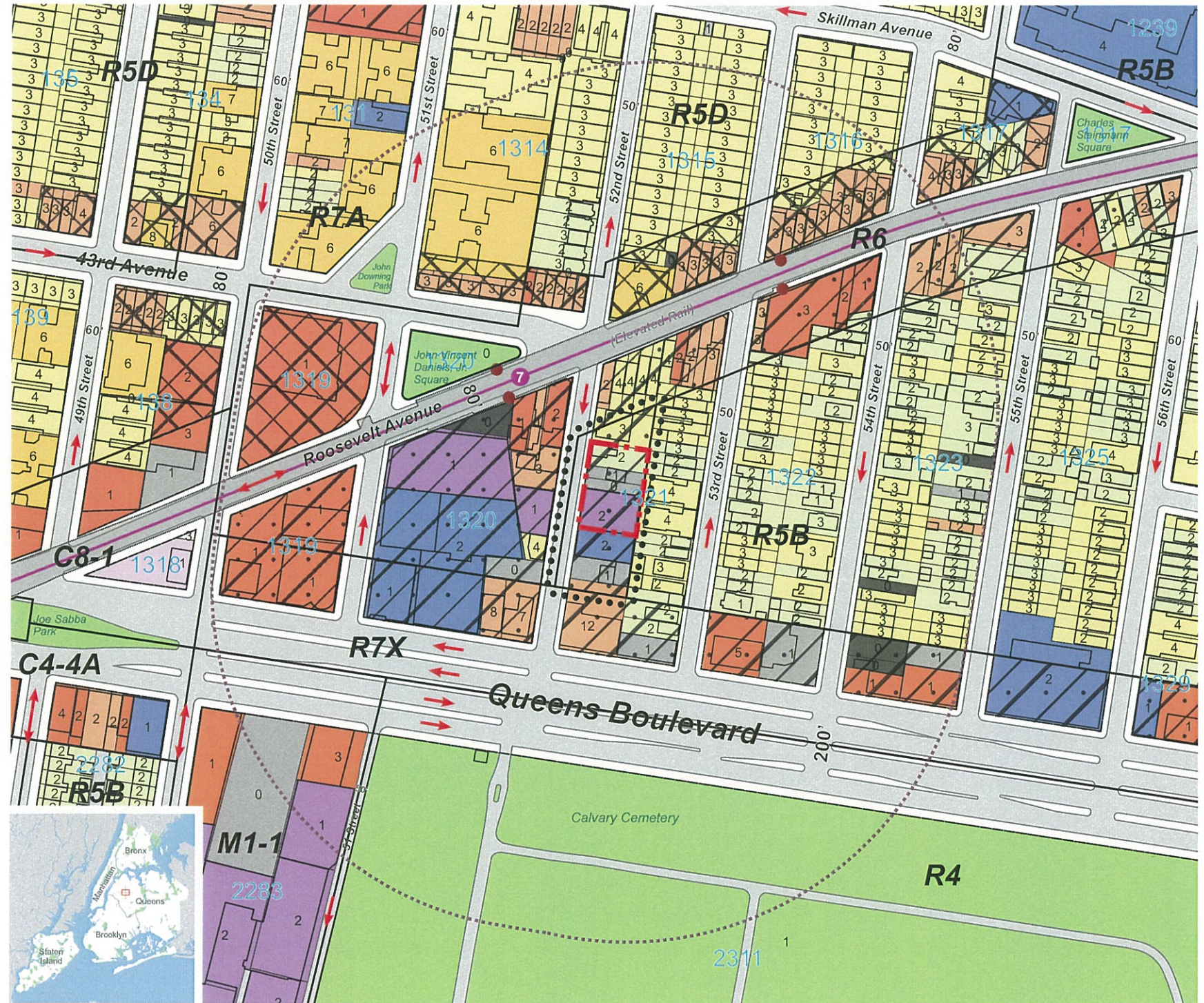
- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

**Existing Commercial Overlays**


- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

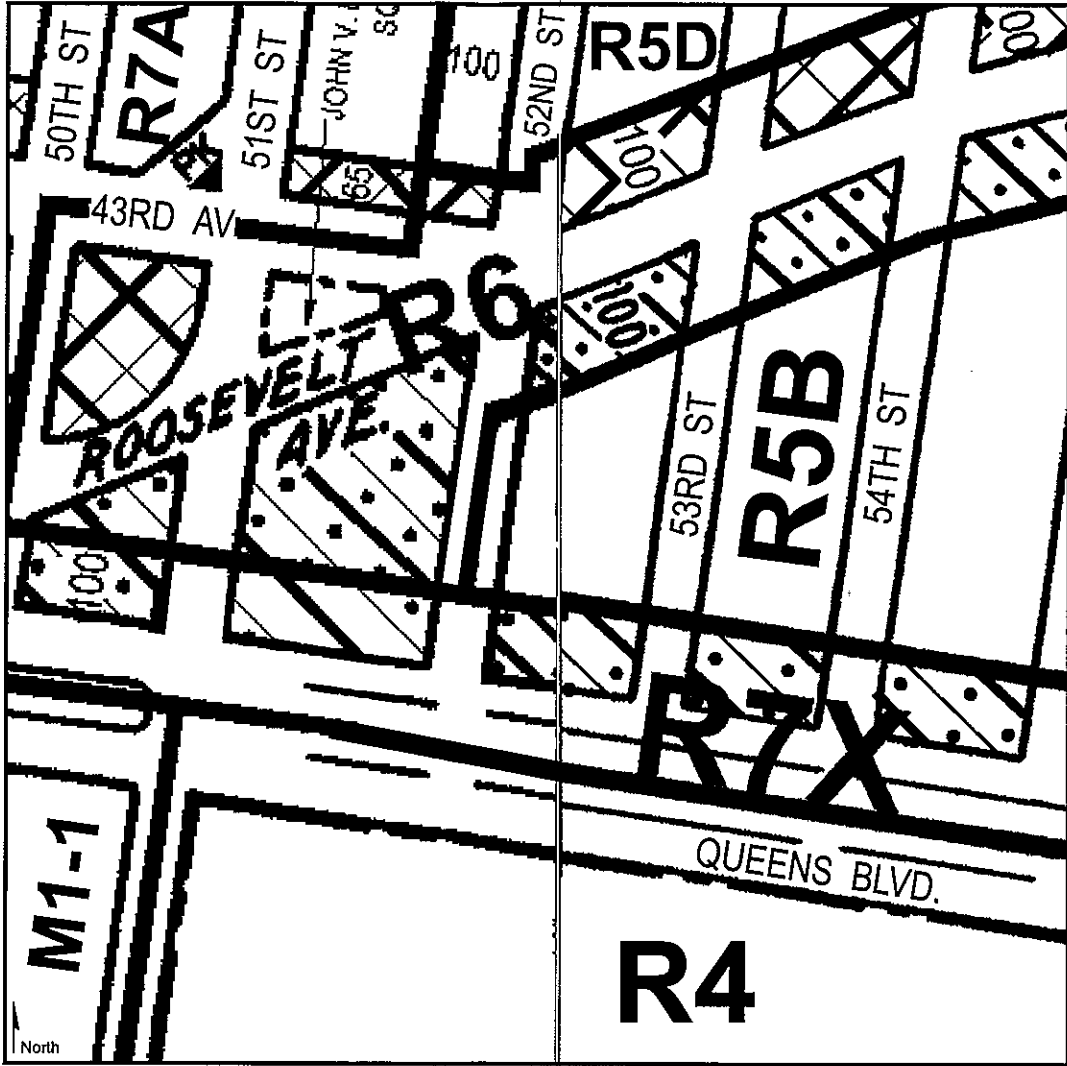
**Land Uses**

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
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- Commercial/Office Buildings
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- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



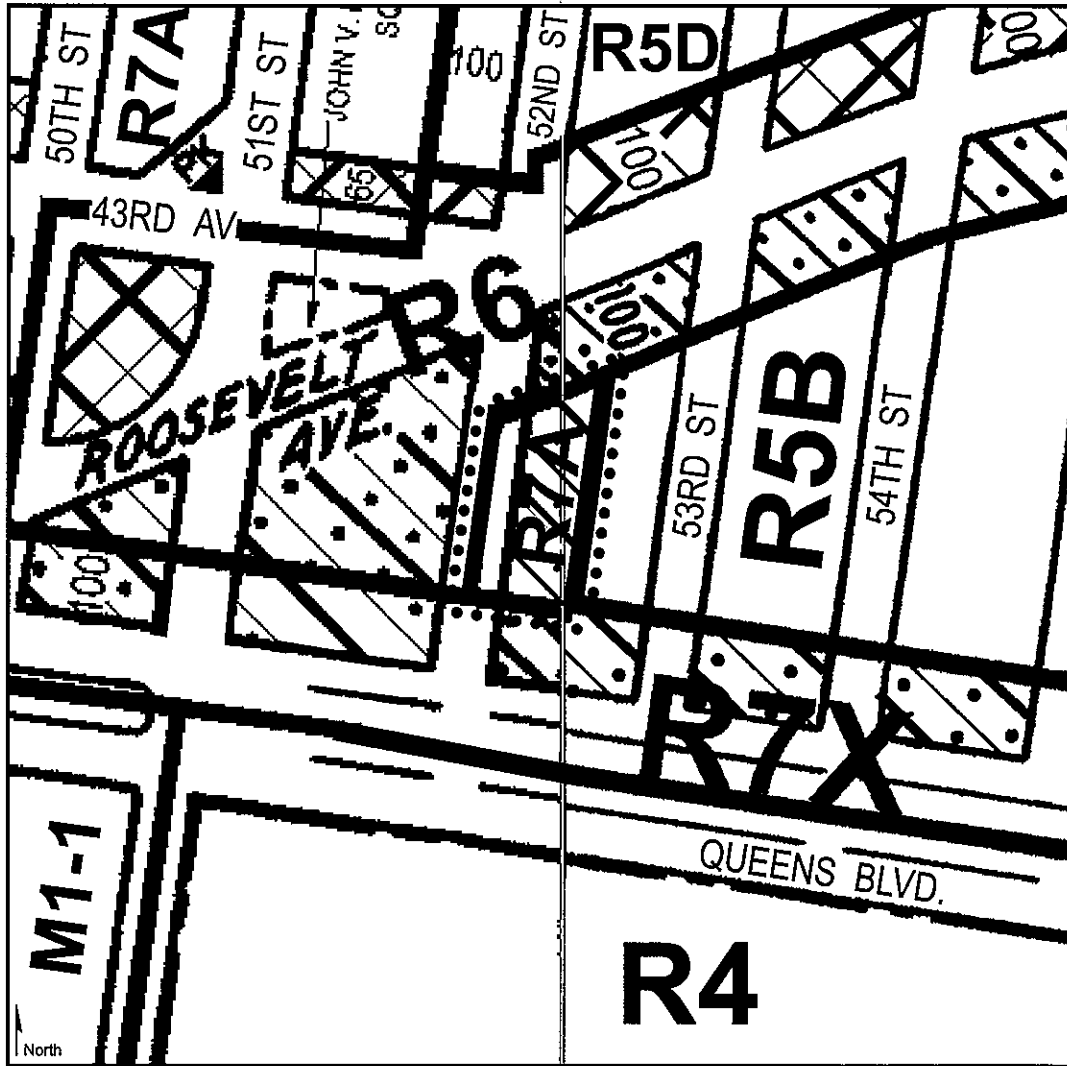
# Zoning Change Map

Map 9b ← Map 9d

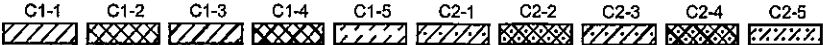


Current Zoning Maps (9b & 9d)

Map 9b ← Map 9d



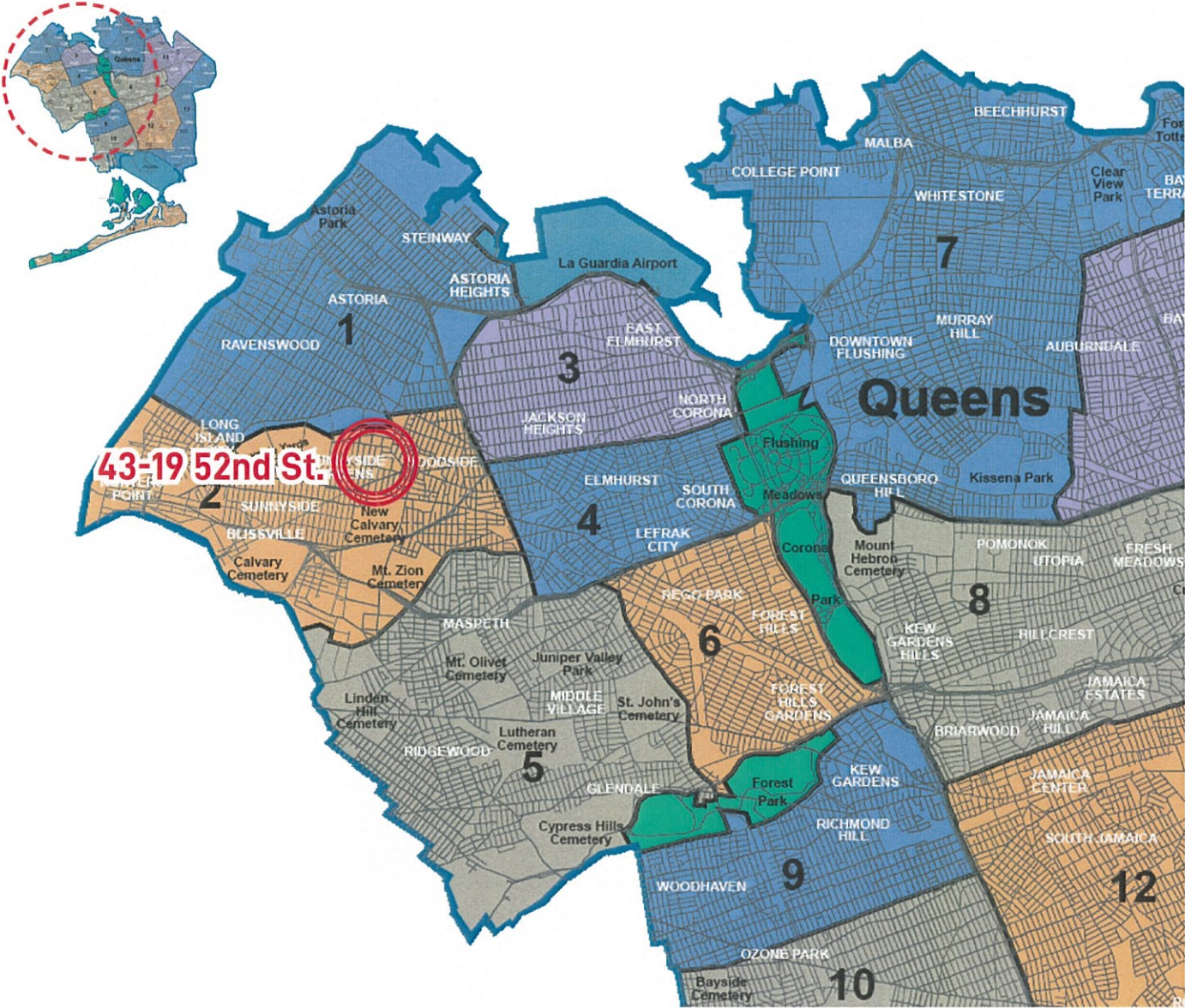
Proposed Zoning Map (9b & 9d) - Area being rezoned is outlined with dotted lines  
Rezoning from R5B to R7A/C2-3

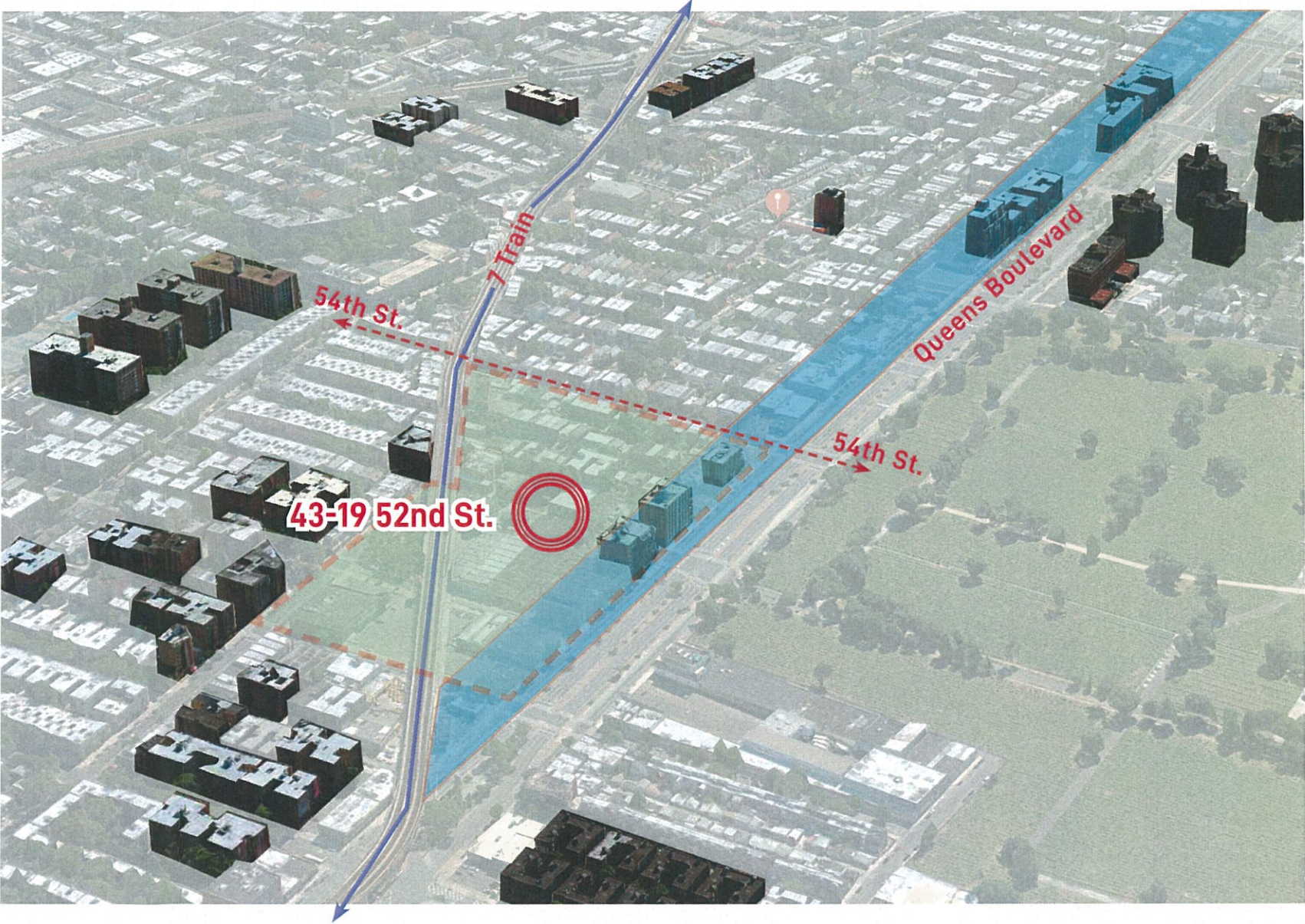


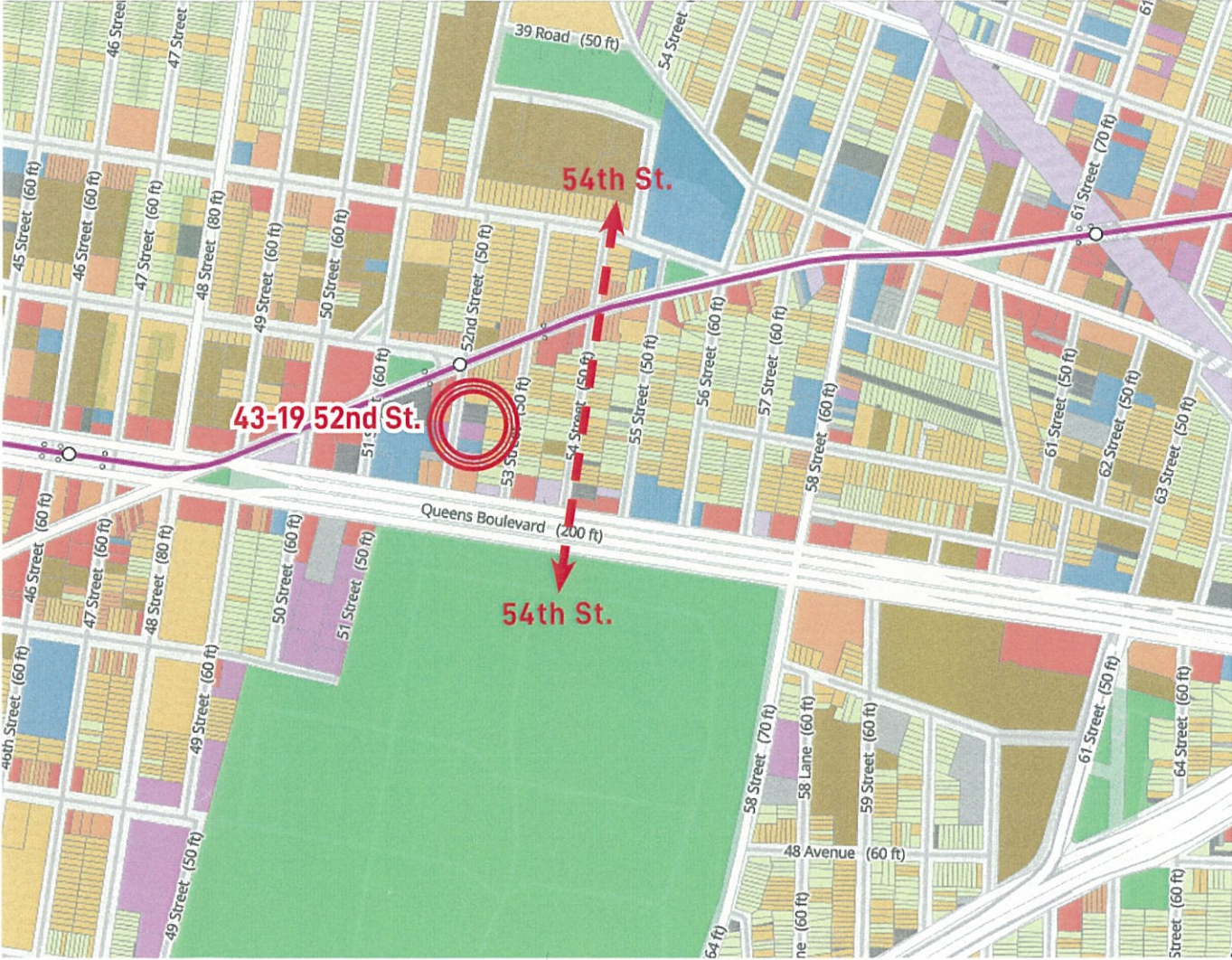
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# 43-19 52nd Street

PROPOSED RESIDENTIAL AND COMMUNITY FACILITY DEVELOPMENT | OCTOBER 22 2019

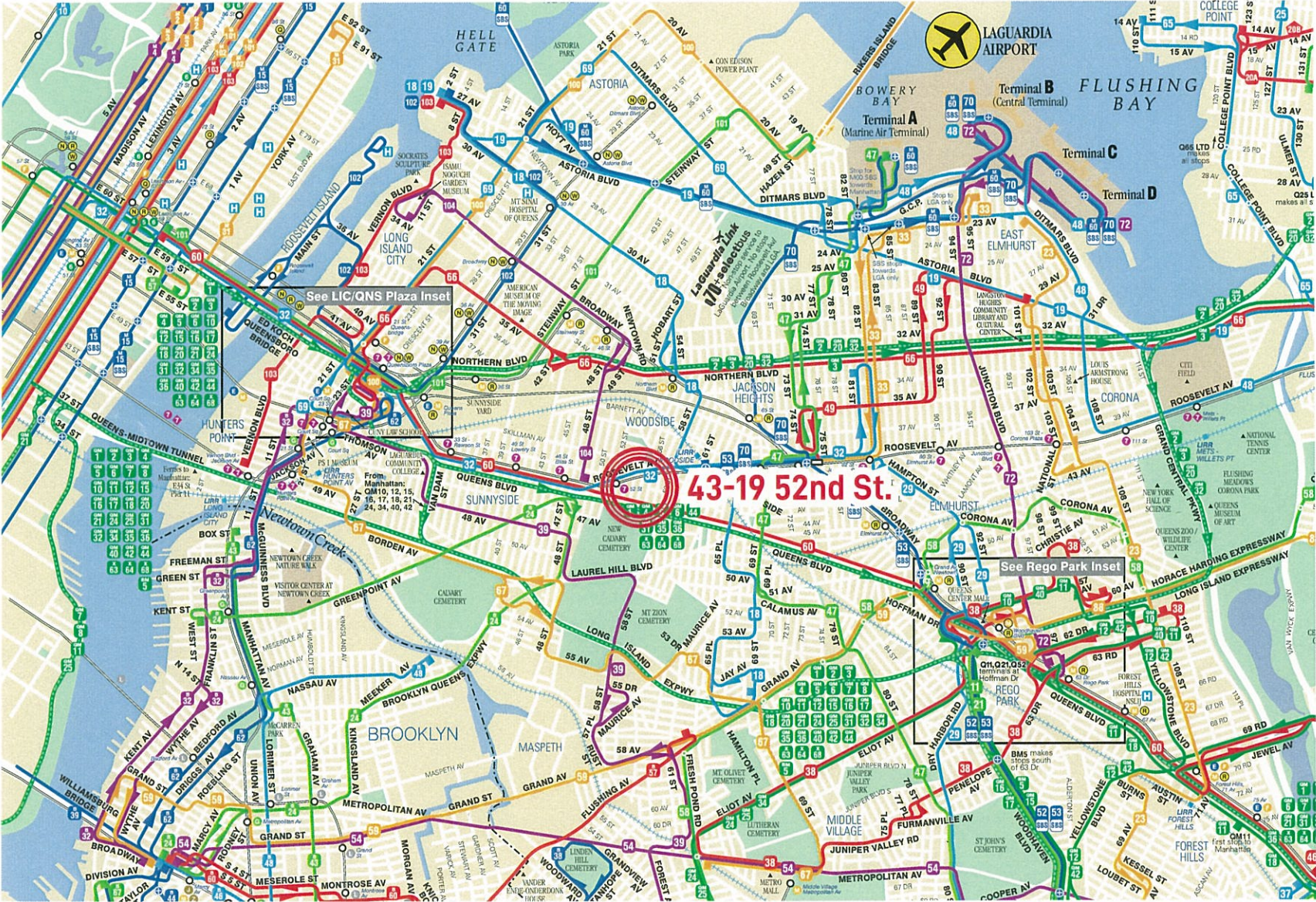




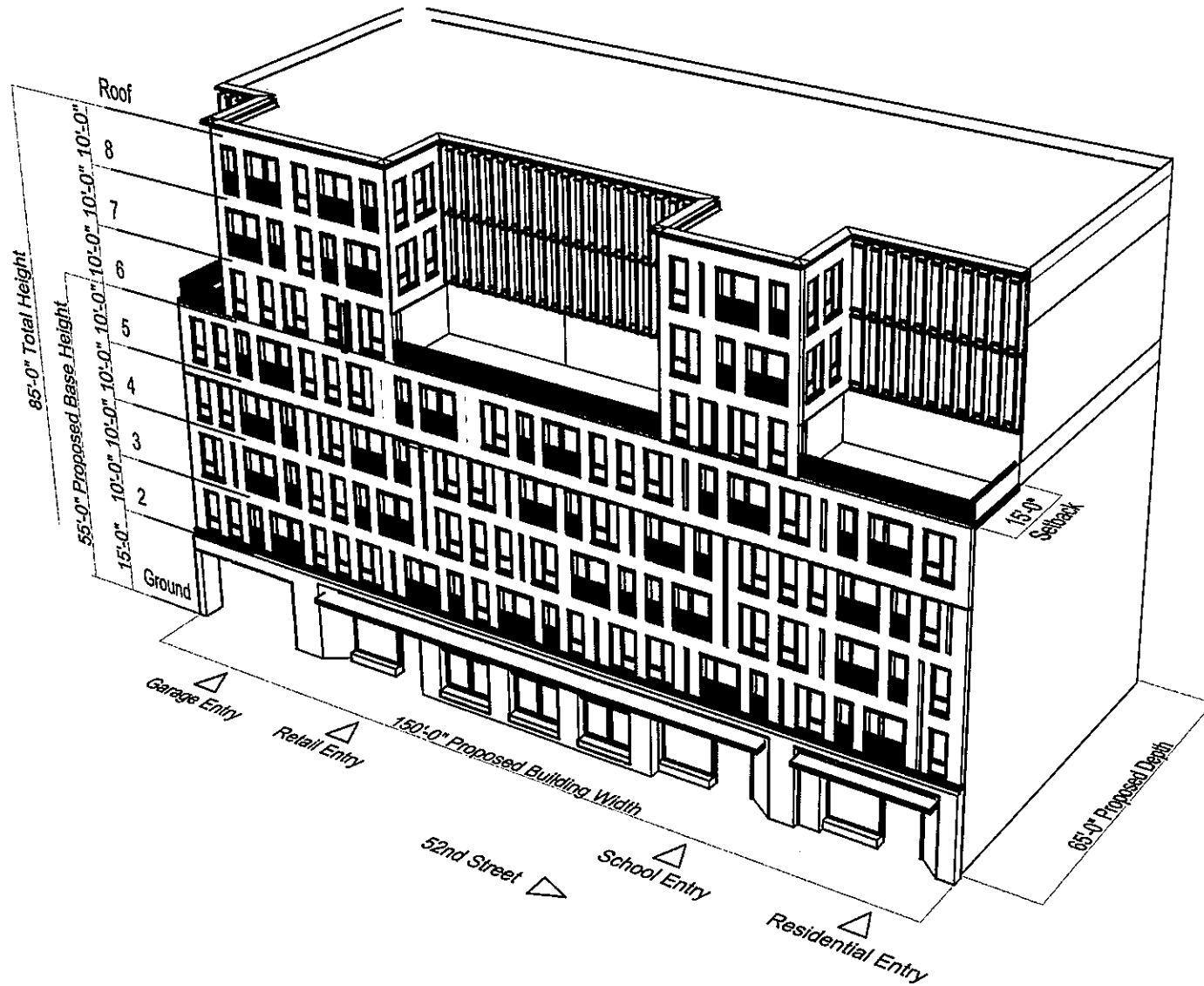


- Multi-family Walkup
- Multi-family Elevator
- Mixed-use Commercial
- Commercial
- Industrial/Manufacturing
- Transportation/Utility
- Public Institutions
- Open Space & Recreation
- Parking
- Vacant Land





03\_Axonometric Diagram



Proposed Zoning: R7A/C2-3

Max Building Height: 95'

Proposed Building Height: 85'

Max Base Height: 75'

Proposed Base Height: 55'

Max Lot Coverage: 65%

Proposed Lot Coverage: 65%

Max Dwelling Units: 89

Proposed Dwelling Units: 60

Projected Number of MIH Units:

15 to 20 units depending on method of compliance chosen

Prop. Residential FA: 60,400zsf

Prop. Comm. Facility FA: 4,600zsf

Prop. Commercial FA: 4,000zsf

Proposed Total FA: 69,000sf

Max Total FA: 69,000sf

Required Parking Spaces: 26 to 31

(Dependent on MIH Compliance Path)

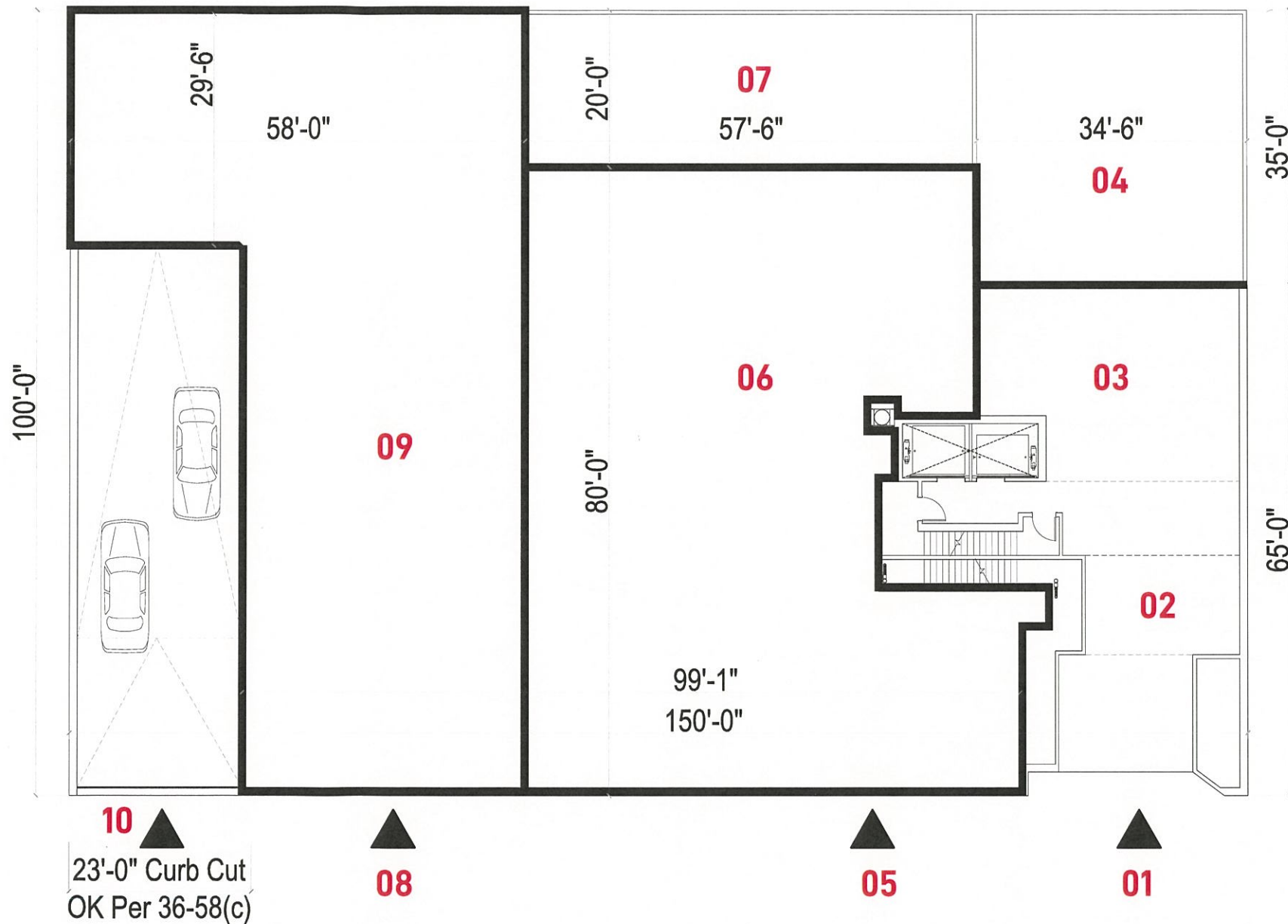
Proposed Parking Spaces: 43











- 01\_Residential Entry
- 02\_Residential Lobby
- 03\_Residential Amenity Space
- 04\_Residential Outdoor Space
- 05\_School Entry
- 06\_Children's School - 4,600sf
- 07\_Children's Outdoor Space
- 08\_Commercial Entry
- 09\_Commercial Space - 4,000sf
- 10\_Garage Ramp

Residential Floor Area:

1st Fl:	1,000zsf
2nd - 5th Fl:	36,000zsf
6th - 8th Fl:	23,400zsf

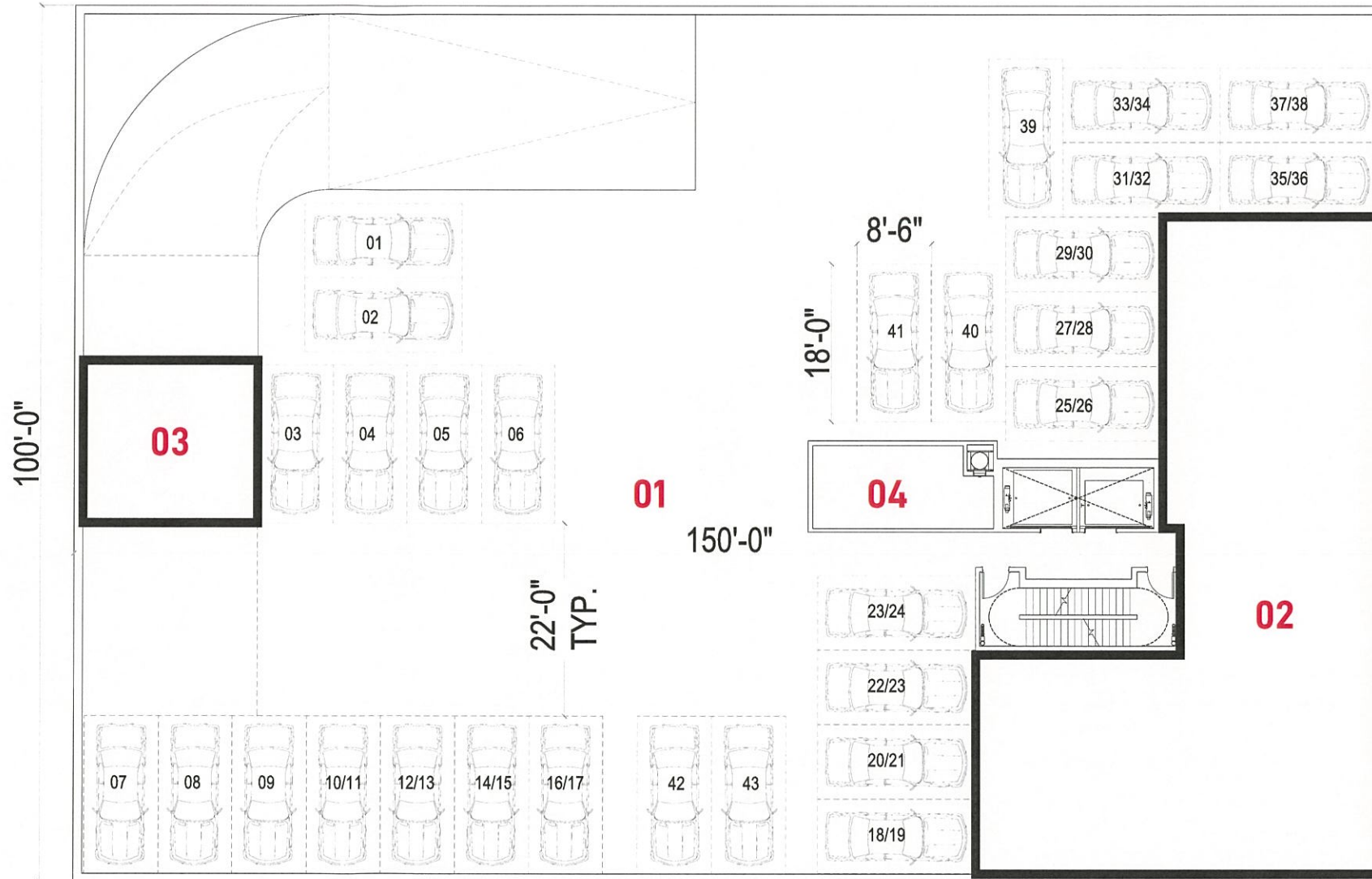
Community Facility Floor Area:

1st Floor:	4,600zsf
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Commercial Floor Area:

1st Floor:	4,000zsf
------------	----------

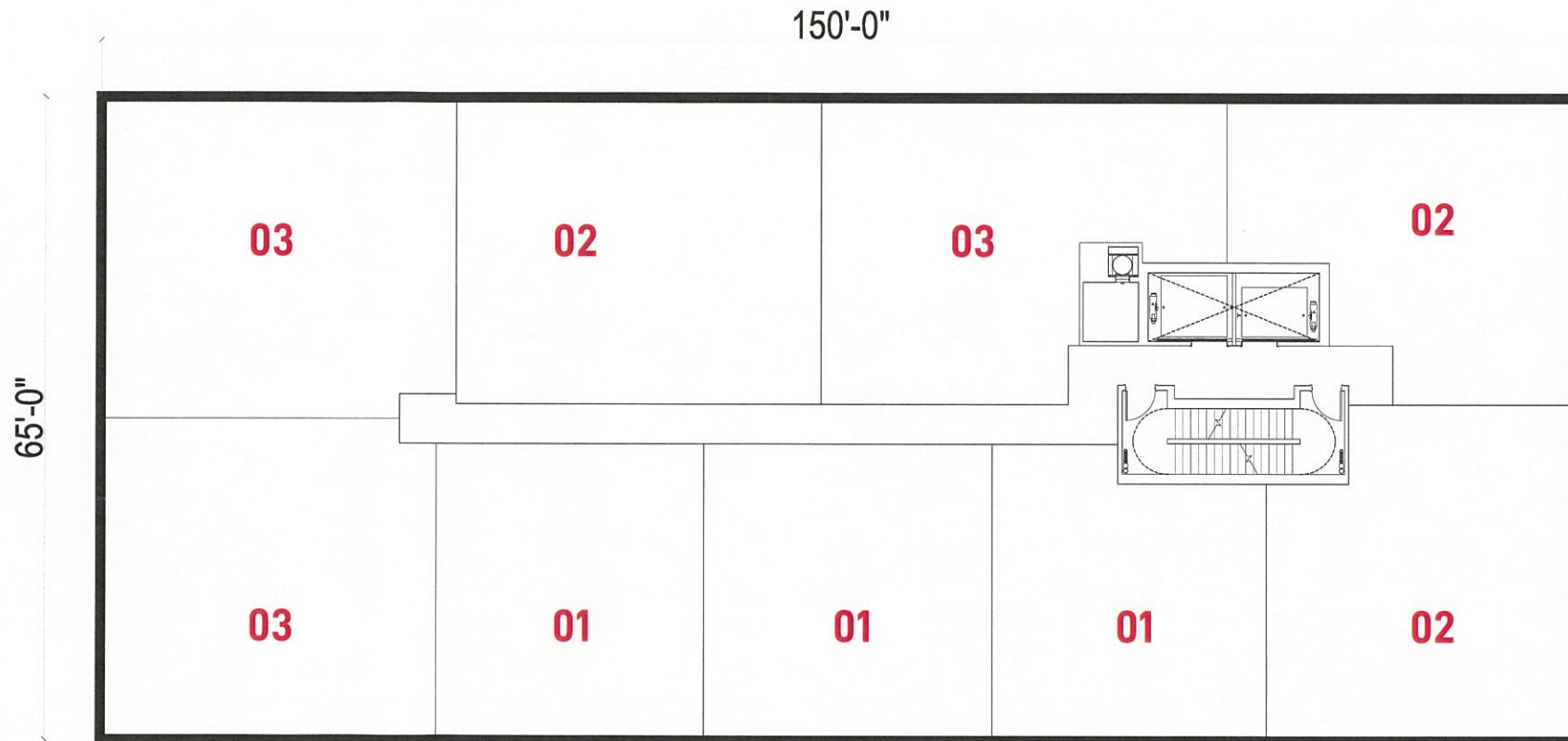
Total Floor Area: 69,000zsf



- 01\_Attended Garage - 43 Spots
- 02\_Mechanical and Storage
- 03\_Bike Storage
- 04\_Compactor/ Trash Storage

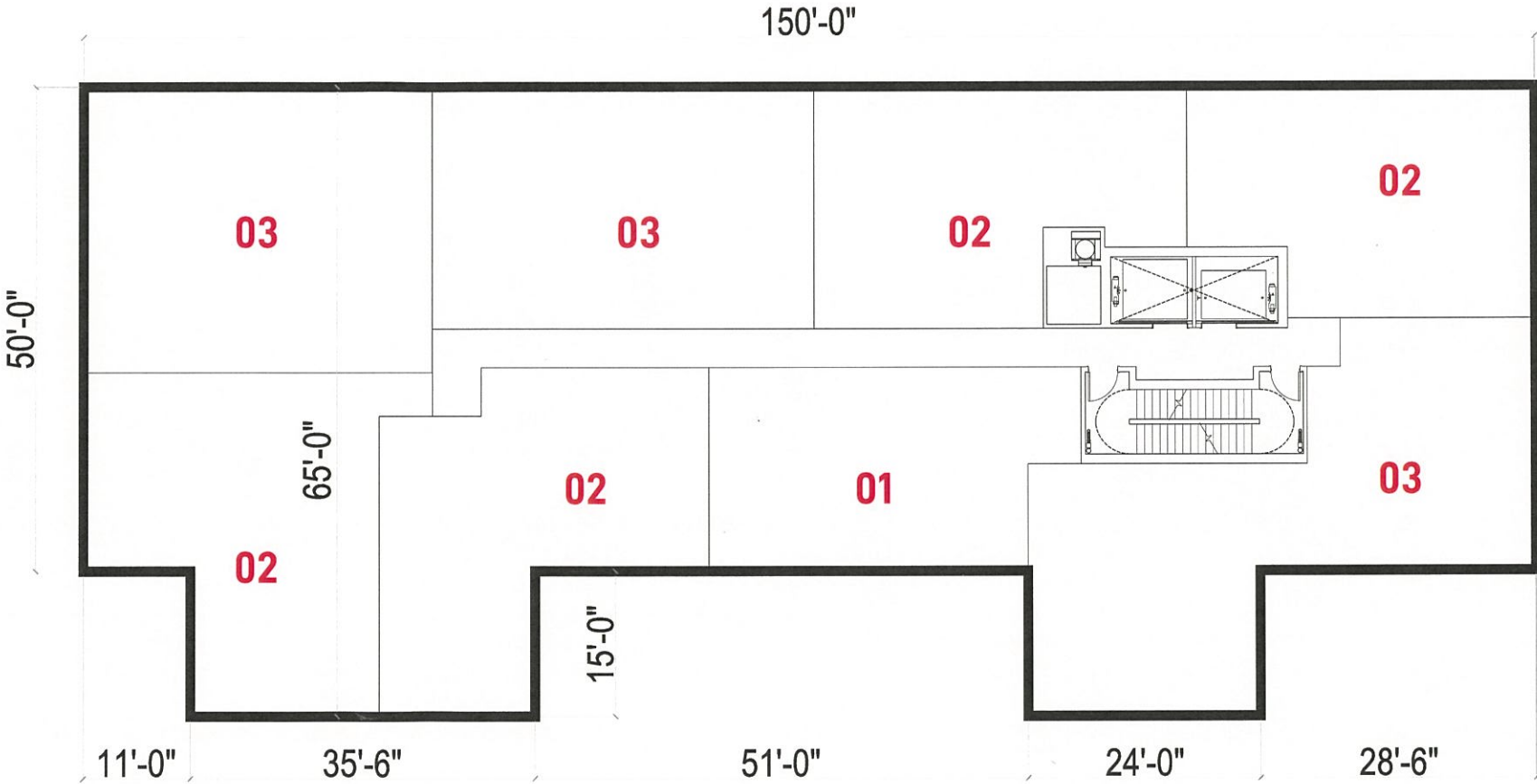
<u>Residential Floor Area:</u>	
1st Fl:	1,000zsf
2nd - 5th Fl:	36,000zsf
6th - 8th Fl:	23,400zsf
<u>Community Facility Floor Area:</u>	
1st Floor:	4,600zsf
<u>Commercial Floor Area:</u>	
1st Floor:	4,000zsf
<u>Total Floor Area:</u>	69,000zsf





- 01\_1 Bedroom Apartment
- 02\_2 Bedroom Apartment
- 03\_3 Bedroom Apartment

<u>Residential Floor Area:</u>	
1st Fl:	1,000zsf
2nd - 5th Fl:	36,000zsf
6th - 8th Fl:	23,400zsf
<u>Community Facility Floor Area:</u>	
1st Floor:	4,600zsf
<u>Commercial Floor Area:</u>	
1st Floor:	4,000zsf
<u>Total Floor Area:</u>	69,000zsf



- 01\_1 Bedroom Apartment
- 02\_2 Bedroom Apartment
- 03\_3 Bedroom Apartment

Residential Floor Area:

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------------	----------

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1st Floor:	4,000zsf
------------	----------

Total Floor Area: 69,000zsf

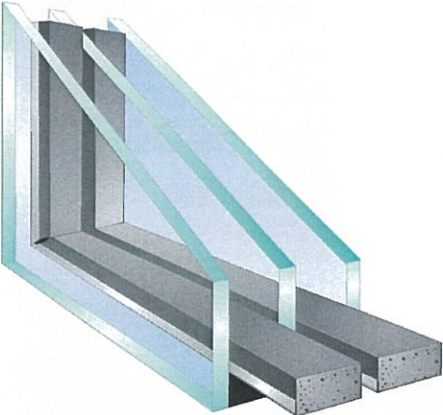
**SITE DATA**

**BLOCK(S)** 1321  
**LOT(S)** 12,15,16,17  
**STREET ADDRESS** 43-19 52 STREET  
**EXISTING ZONING** R5B  
**COMMUNITY DISTRICT** 402  
**ZONING SECTION MAP** 9B  
**ZONING LOT AREA** 15,000 SF

**LIST OF REQUIRED ACTIONS**

REZONE TO R7A/C2-3

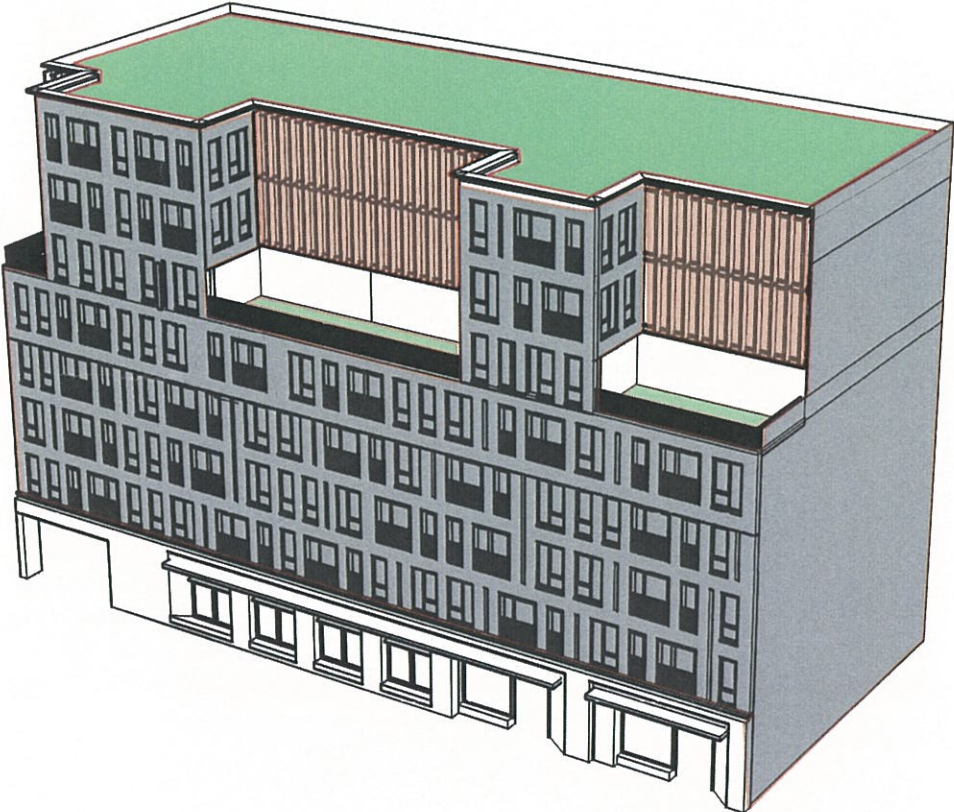
ZR SECTION		PERMITTED/REQUIRED	PROPOSED
22-12	RESIDENTIAL DISTRICT UG	USE GROUPS 2 / 3 / 4	UG 2 MULTI-FAMILY / UG 3 SCHOOL
32-00, 32-15	COMMERCIAL DISTRICT UG	USE GROUP 6	UG 6 RETAIL
23-154	MAX TOTAL FAR	4.6	4.6 FAR / 69,000 ZSF
24-11	MAX TOTAL COMM. FAC. FAR	4.6	4.6 FAR / 69,000 ZSF
23-154	MAX TOTAL RESIDENTIAL FAR	4.6	4.6 FAR / 69,000 ZSF
33-10	MAX TOTAL COMMERCIAL FAR	2	2.0 FAR / 15,000 ZSF
35-23, 23-154	MAX TOTAL FAR	4.6	4.6 FAR / 69,000 ZSF
23-22	DU FACTOR	680 SF PER UNIT DU FACTOR = 89 UNITS MAX	60 UNITS
23-154	AFFORDABLE HOUSING	TBD	TBD
23-541	REAR YARDS	20' COMMERCIAL / 30' COMM.FAC. @ 23' ABOVE B.P. 30' RESIDENTIAL @ B.P.	20' / 30'
23-664	BULK	<b>BASE: 40'/75'   MAX HT:95'   MAX NO. OF STORIES: 9</b>	<b>BASE: 65'   MAX: 85'   NO. OF STORIES: 8</b>
23-32	MINIMUM LOT SIZE	Area:1,700 SF /WIDTH:18'	15,000 SF / 150'
28-21	QH REC SPACE	3.3% RESIDENTIAL	(0.033 * 60,400) = 1,993sf
25-21, 25-23	CAR PARKING	30% OF MARKET RATE	43 SPACES (18 RESI / 13 COMM./ 12 ELECTIVE)
36-62	LOADING BERTH	NONE REQUIRED	0
36-711	BICYCLE PARKING	1 PER 2 DU / 1 PER 7,500 SF COMM. FA	18 SPOTS RESI / 2 SPOTS COMM. = 20 TOTAL



Triple Pane Glass



Shading Fins



Green Roof

Same Panel 1

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

2

I intend to appear and speak on Int. No. CA00059 ZMK Res. No. N200060 ZRK  
 in favor  in opposition

Date: 2/26/20

(PLEASE PRINT)

Name: Brenda Kosen

Address: 505 8th Avenue, NY, NY

I represent: Applicant - 90 Sands St. Housing Dev't Fund

Address: 505 8th Ave, NY, NY

Some Panel

# THE COUNCIL THE CITY OF NEW YORK

Appearance Card

1

I intend to appear and speak on Int. No. CA00059 ZMK + N200060 ZRK Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 2/26/20

(PLEASE PRINT)

Name: Judith Gallent

Address: 1290 Ave of Americas, NY, NY

I represent: Applicant - 90 Sands St. Housing Dev't Fund

Address: 505 8th Avenue NYC

# THE COUNCIL THE CITY OF NEW YORK

FOR QUESTIONS ONLY 1

Appearance Card

I intend to appear and speak on Int. No. 1 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: RONALD SCHOLMAN

Address: BEST CONSULTING

I represent: APPLICANT

Address: 52ND STREET, QUEENS

**THE COUNCIL**  
**THE CITY OF NEW YORK**

FOR QUESTIONS  
ONLY

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: STEVEN POMERANTZ (APPLICANT)

Address: WOODSIDE EQUITIES

I represent: APPLICANT

Address: 52ND STREET, QUEENS

**THE COUNCIL**  
**THE CITY OF NEW YORK**

1

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL PC.

I represent: APPLICANT

Address: 52ND STREET, QUEENS

**THE COUNCIL**  
**THE CITY OF NEW YORK**

QUESTIONS  
ONLY

Appearance Card

3

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DAVID BEEB

Address: 505 8TH AVE

I represent: BREAKING BOUND

Address: \_\_\_\_\_