



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
SUBCOMMITTEE MEETING  
FOR SEPTEMBER 15, 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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If you are a member of the public who wishes to testify, please register via the New York City Council Home Page at <https://council.nyc.gov/>, where you can also find links to livestream the hearing and recordings of past hearings.



# **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **10:00 A.M., Tuesday, September 15, 2020:**

## **L.U. NOS. 674-677 ARE RELATED**

### **L.U. No. 674 INDUSTRY CITY**

**BROOKLYN CB - 7**

**C 190296 ZMK**

Application submitted by 1-10 Bush Terminal Owner LP and 19-20 Bush Terminal Owner LP, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16b:

1. changing from an M3-1 District to an M2-4 District property bounded by:
  - a. 32nd Street and its northwesterly centerline prolongation, 3rd Avenue, 36th Street, a line 100 feet northwesterly of 3rd Avenue, 37th Street, and 2nd Avenue; and
  - b. 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline prolongation of former 40th Street\*, and a line 560 feet northwesterly of 1st Avenue; and
2. establishing a Special Industry City District (IC) bounded by:
  - a. 32nd Street and its northwesterly centerline prolongation, 3rd Avenue, a line 45 feet northeasterly of 37th Street, a line 100 feet northwesterly of 3rd Avenue, 37th Street, and 2nd Avenue; and
  - b. 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline prolongation of former 40th Street\*, and a line 560 feet northwesterly of 1st Avenue;

as shown on a diagram (for illustrative purposes only) dated October 28, 2019, and subject to the conditions of CEQR Declaration E-527.

**L.U. No. 675**  
**INDUSTRY CITY**

**BROOKLYN CB - 7**

**C 190297 ZSK**

Application submitted by 1-10 Bush Terminal Owner LP and 19-20 Bush Terminal Owner LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 129-21\* of the Zoning Resolution to modify:

- a. the use regulations of Section 42-10 (Uses Permitted As-Of-Right); and
- b. the bulk regulations of Section 43-12 (Maximum Floor Area Ratio), Section 43-20 (Yard Regulations), and Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks);

in connection with a proposed commercial use development involving one or more zoning lots, planned as a unit and comprise an area of at least 1.5 acres, on properties generally bounded by 2nd Avenue, the northwesterly centerline prolongation of 32nd Street, 3rd Avenue, and 37th Street (Block 679, Lot 1; Block 683, Lot 1; Block 687, Lot 1; Block 691, Lots 1 & 44; Block 695, Lots 1, 20, 37, 38, 39, 40, 41, 42 & 43), and 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline of former 40th Street\*\*\*, and a line 560 feet northwesterly of 1st Avenue (Block 706, Lots 1, 20, 24 & 101; Block 710, Lot 1), in M1-2 and M2-4\*\* Districts, within the Special Industry City District.\*

\*Note: a zoning text amendment is proposed to create a Special Industry City District (IC) and to create a new special permit within the special district under a concurrent related application (N 190298 ZRK).

\*\*Note: the development sites are proposed to be rezoned by changing an M3-1 District to a M2- 4 Districts, and by establishing a Special Industry City District (IC), under a concurrent related application (C 190296 ZMK) for a Zoning map change.

\*\*\* Note: 40<sup>th</sup> Street between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue is proposed to be demapped under a concurrent related application (C 160146 MMK) for a change in the City Map.

**L.U. No. 676**  
**INDUSTRY CITY**

**BROOKLYN CB - 7**

**N 190298 ZRK**

Application submitted by 1-10 Bush Terminal Owner LP and 19-10 Bush Terminal Owner LP, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Industry City District (ARTICLE XII, Chapter 9) and modifying related sections.

**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. 677**  
**INDUSTRY CITY**

**BROOKLYN CB - 7**

**C 160146 MMK**

Application submitted by 19-20 Bush Terminal Owner LP, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination, discontinuance and closing of 40<sup>th</sup> Street between First and Second Avenues;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2750 and V-2751 dated November 26, 2018 and signed by the Borough President.

**L.U. NOS. 678 AND 679 ARE RELATED**

**L.U. No. 678**  
**5914 BAY PARKWAY REZONING**

**BROOKLYN CB - 12**

**C 190377 ZMK**

Application submitted by SUW 4, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22d by:

- changing from an R5 District to an R6 District property bounded by a line midway between 59th Street and 60th Street,<sub>4</sub> Bay Parkway, 60th Street, and a line

100 feet northwesterly of Bay Parkway; and

- establishing within the proposed R6 District a C2-4 District bounded by a line midway between 59th Street and 60th Street, Bay Parkway, 60th Street, and a line 100 feet northwesterly of Bay Parkway;

as shown on a diagram (for illustrative purposes only) dated November 12, 2019.

**L.U. No. 679**

**5914 BAY PARKWAY REZONING**

**BROOKLYN CB - 12**

**N 190378 ZRK**

Application submitted by SUW 4, 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>**