



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
COMMITTEE ON LAND USE
SUBCOMMITTEE MEETINGS
FOR FEBRUARY 18 AND 23, 2021**

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

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

KEVIN RILEY, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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

For questions about accessibility or to request additional accommodations please contact swerts@council.nyc.gov or nbenjamin@council.nyc.gov or (212) 788-6936 at least three (3) business days before the hearing.

Table of Contents

<u>Item No.</u>	Page
<i>Subcommittee on Landmarks, Public Sitings and Dispositions Public Hearing/Meeting Scheduled for <u>02/18/21</u> commencing at <u>2:00 P.M.</u>, Remote Hearing</i>	
1. Sutter Avenue-East New York Partnership Homes (L.U. No. 730).....	3
2. East 25 th Street Historic District (L.U. No. 724).....	3
3. Everlasting Pine HDFC Ground Lease Amendment (L.U. No. 725).....	4
4. Harlem East Harlem URP Extension (Pre. L.U. No. 726).....	4
<i>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for <u>02/23/21</u> commencing at <u>9:45 A.M.</u>, Remote Hearing</i>	
1. 737 Fourth Avenue Rezoning (Pre. L.U.).....	5-6
2. 91-32 63 rd Drive Rezoning (Pre. L.U.).....	6-7
3. 245-01 Jamaica Avenue Rezoning (Pre. L.U.).....	7
4. Arverne East (Pre. L.U.).....	7-8
5. 42-11 9 th Street Special Permit (L.U. Nos. 714 and 715).....	9
6. 1620 Cortelyou Road Rezoning (Pre. L.U. Nos. 718 and 719).....	10
7. 16 th Avenue Rezoning (Pre. L.U. Nos. 722 and 723).....	11
8. 9114 5 th Avenue Rezoning (Pre. L.U. Nos. 727 and 728).....	12
9. 214-32 Hillside Avenue Rezoning (Pre. L.U. No. 729).....	13

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 LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a remote public hearing/meeting on the following matters, commencing at **2:00 P.M. Thursday, February 18, 2021:**

L.U. No. 730

SUTTER AVENUE-EAST NEW YORK PARTNERSHIP HOMES - UDAAP BROOKLYN CB - 5 20215015 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project, and waiver of the area designation requirement and the requirements of Sections 197-c and 197-d of the New York City Charter, for property located on Sutter Avenue between Cleveland and Elton Streets (Block 4049, p/o Lot 25), Council District 42.

L.U. No. 724

*The public hearing on this item was held on February 10, 2021
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

EAST 25TH STREET HISTORIC DISTRICT BROOKLYN CB - 17 20215012 HKK (N 210194 HKK)

The designation by the Landmarks Preservation Commission of the East 25th Street Historic District [DL 521, LP-2647], containing the property bounded by a line beginning on the eastern curblineline of East 25th Street at a point on a line extending westerly from the northern property line of 315 East 25th Street, and extending easterly along said line and the northern property line of 315 East 25th Street, southerly along the eastern property lines of 315 to 377 East 25th Street, westerly along the southern property line of 377 East 25th Street, across East 25th Street and along the southern property line of 378 East 25th Street, northerly along the western property lines of 378 to 314 East 25th Street, and easterly along the northern property line of 314 East 25th Street and across East 25th Street to the point of beginning, submitted pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York.

L.U. No. 725

*The public hearing on this item was held on February 10, 2021
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

EVERLASTING PINE HDFC GROUND LEASE AMENDMENT

MANHATTAN CB - 1

20215014 HAM

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law requesting waiver of the designation requirements of Section 693 of the General Municipal Law, waiver of the requirements of Sections 197-c and 197-d of the Charter, and approval of an Urban Development Action Area Project for property located at 96 Baxter Street (Block 198, p/o Lot 126).

PRECONSIDERED L.U. NO. 276

*The public hearing on this item was held on February 10, 2021
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

HARLEM EAST HARLEM URP EXTENSION

MANHATTAN CBs - 10 and 11

C 210067 HUM

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the sixteenth amendment to the Harlem East Harlem Urban Renewal Plan for the Harlem East Harlem Urban Renewal Area.

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **9:45 A.M., Tuesday, February 23, 2021:**

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

737 FOURTH AVENUE REZONING

BROOKLYN CB - 7

C 200029 ZMK

Application submitted by 737 Fourth Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. changing from an M1-1D District to an R8A District property bounded by 24th Street, a line 100 feet southeasterly of 4th Avenue, 25th Street, and 4th Avenue;
2. establishing within the proposed R8A District a C2-4 District bounded by 24th Street, a line 100 feet southeasterly of 4th Avenue, 25th Street, and 4th Avenue;
3. establishing a Special Enhanced Commercial District (EC-1) bounded by 24th Street, a line 100 feet southeasterly of 4th Avenue, 25th Street, and 4th Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-575.

PRECONSIDERED L.U.

737 FOURTH AVENUE REZONING

BROOKLYN CB - 7

N 200030 ZRK

Application submitted by 737 Fourth Avenue, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, extending the boundary of Special Enhanced Commercial District 1 in Article XIII, Chapter 2 (Special Enhanced Commercial District), and 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.U.S ARE RELATED

PRECONSIDERED L.U.

91-32 63RD DRIVE REZONING

QUEENS CB - 6

C 200178 ZMQ

Application submitted by 63-68 RWKOP, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R4 District a C2-2 District bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;
2. changing from an R4 District to an R7A District property bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;
3. establishing within the proposed R7A District a C2-3 District bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;

as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-568.

PRECONSIDERED L.U.

91-32 63RD DRIVE REZONING

QUEENS CB - 6

N 200179 ZRQ

Application submitted by 63-68 RWKOP, 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.U.

245-01 JAMAICA AVENUE REZONING

QUEENS CB - 13

C 200252 ZMQ

Application submitted by Marino Plaza 63-12, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15c:

1. eliminating from within an existing R4 District a C1-3 District bounded by a line 80 feet northwesterly of Jericho Turnpike, 246th Street, Jericho Turnpike, and 245th Street; and
2. establishing within an existing R4 District a C2-3 District bounded by a line 80 feet northwesterly of Jericho Turnpike, 246th Street, Jericho Turnpike, and 245th Street;

as shown on a diagram (for illustrative purposes only) dated October 5, 2020.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

ARVERNE EAST

QUEENS CB - 14

N 210069 HNQ

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 40 parcels within the Arverne Urban Renewal Area generally bounded as an Urban Development Action Area; and
 - b. Urban Development Action Area Project for such area:

to facilitate a natural area preserve and residential, commercial and community facility space in the Arverne Urban Renewal Area.

PRECONSIDERED L.U.

ARVERNE EAST

QUEENS CB - 14

C 210070 ZMQ

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 31a:

1. changing from a C4-4 District to an M1-4/R6 District property bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road; and
2. establishing a Special Mixed Use District (MX-21) bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020.

PRECONSIDERED L.U.

ARVERNE EAST

QUEENS CB - 14

N 210071 ZRQ

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) to establish Special Mixed Use District 21.

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. 714 AND 715 ARE RELATED

L.U. NO. 714

*The public hearing on this item was held on **January 26, 2021**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

42-11 9TH STREET SPECIAL PERMIT

QUEENS CB - 2

C 200303 ZSQ

Application submitted by RXR 42-11 9th Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96* (Industrial Business Incentive Areas) of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to modify the quantity and size of the loading requirements of Section 44-50, in connection with a proposed twenty-story commercial building within an Industrial Business Incentive Area specified on the maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 42-11 9th Street (Block 461, Lot 16), in an M1-4 District, Borough of Queens, Community District 2.

*Note: Section 74-96 is proposed to be changed under a concurrent related application (N 200304 ZRQ) for a zoning text change.

L.U. NO. 715

*The public hearing on this item was held on **January 26, 2021**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

42-11 9TH STREET SPECIAL PERMIT

QUEENS CB - 2

N 200304 ZRQ

Application submitted by RXR 42-11 9th Holdings, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission) and updates to Section 74-76 (Modifications of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas), Borough of Queens, Community District 2.

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.U. NOS. 718 AND 719 ARE RELATED

PRECONSIDERED L.U. NO. 718

*The public hearing on this item was held on **January 26, 2021**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1620 CORTELYOU ROAD REZONING

BROOKLYN CB - 14

C 180496 ZMK

Application submitted by 1600/20 Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by changing from an existing R6A District to an R7D District property bounded by Cortelyou Road, East 17th Street, a line 100 feet southeasterly of Cortelyou Road, and East 16th Street, as shown on a diagram (for illustrative purposes only) dated March 2, 2020, and subject to the conditions of CEQR Declaration E-564.

PRECONSIDERED L.U. NO. 719

*The public hearing on this item was held on **January 26, 2021**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1620 CORTELYOU ROAD REZONING

BROOKLYN CB - 14

N 180497 ZRK

Application submitted by 1600/20 Realty Corp., 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.U. NOS. 722 AND 723 ARE RELATED

PRECONSIDERED L.U. NO. 722

*The public hearing on this item was held on January 26, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

16TH AVENUE REZONING

BROOKLYN CB - 12

C 200062 ZMK

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

1. eliminating from within an existing R5 District a C2-2 District bounded by 58th Street, 16th Avenue, 59th Street and a line 150 feet northwesterly of 16th Avenue; and
2. changing from an existing R5 District a C4-4A District property bounded by 58th Street, 16th Avenue, 59th Street and a line 100 feet northwesterly of 16th Avenue;

as shown on a diagram (for illustrative purposes only) dated February 18, 2020, and subject to the conditions of CEQR Declaration E-565.

PRECONSIDERED L.U. NO. 723

*The public hearing on this item was held on January 26, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

16TH AVENUE REZONING

BROOKLYN CB - 12

N 200063 ZRK

Application submitted by Borough Park Realty, 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.U. NOS. 727 AND 728 ARE RELATED

PRECONSIDERED L.U. NO. 727

*The public hearing on this item was held on February 9, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

9114 5TH AVENUE REZONING

BROOKLYN CB - 10

C 190447 ZMK

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

1. changing from an existing C8-2 District to an R7A District property bounded by a line 85 feet southwesterly of 91st Street, 5th Avenue, 92nd Street, a line 185 feet northwesterly of 5th Avenue, a line 75 feet northeasterly of 92nd Street, and a line 125 feet northwesterly of 5th Avenue; and
2. establishing within a proposed R7A District a C2-4 District bounded by a line 85 feet southwesterly of 91st Street, 5th Avenue, 92nd Street, a line 185 feet northwesterly of 5th Avenue, a line 75 feet northeasterly of 92nd Street, and a line 125 feet northwesterly of 5th Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-577.

PRECONSIDERED L.U. NO. 728

*The public hearing on this item was held on February 9, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

9114 5TH AVENUE REZONING

BROOKLYN CB - 10

N 190448 ZRK

Application submitted by Bayride Realty, 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.U. NO. 729

*The public hearing on this item was held on February 9, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

214-32 HILLSIDE AVENUE REZONING

QUEENS CB - 13

C 200190 ZMQ

Application submitted by Munir M. Islam, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a, by establishing within an existing R2 District a C2-3 District bounded by Hillside Avenue, 215th Street, a line 100 feet southeasterly of Hillside Avenue, and Vanderveer Street, as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-574.

