



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
COMMITTEE ON LAND USE
SUBCOMMITTEE ON ZONING AND FRANCHISES
MEETING
FOR SEPTEMBER 10, 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>		<u>Page</u>
<i>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for <u>09/10/21</u> commencing at <u>10:00 A.M. is accessible both in person and remotely</u></i>		
1.	Elevate Transit-Zoning for Accessibility (L.U. No. __).....	3
2.	106-02 Rockaway Beach Boulevard Rezoning (L.U. No. __).....	3
3.	307 Kent Avenue Rezoning (L.U. Nos. __-__).....	4
4.	2840 Knapp Street Rezoning (L.U. Nos. 832 and 833).....	5
5.	The Windermere (L.U. No. 834).....	5-6
6.	629-639 West 142 nd Street Rezoning (L.U. Nos. 836 and 837).....	6-7
7.	840 Atlantic Avenue Rezoning (Pre. L.U. Nos. 826 and 827).....	7-8

If you are a member of the public who wishes to testify, via zoom please register via the New York City Council Home Page at <https://council.nyc.gov/land-use/>, where you can also find links to livestream the hearing and recordings of past hearings. If you wish to testify in person please be aware that in-person attendees will be required to complete a health screening before entering City Hall and must wear a face covering if they are medically able.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting, accessible both in person and remotely on the following matters in the Council Chambers, City Hall, New York City, New York 10007, commencing at **10:00 A.M., Friday, September 10, 2021:**

L.U. No. ____

ELEVATE TRANSIT – ZONING FOR ACCESSIBILITY

CITYWIDE

N 210270 ZRY

Application submitted by Metropolitan Transportation Authority and New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, creating Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations) 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. ____

106-02 ROCKAWAY BEACH BOULEVARD REZONING

QUEENS CB - 14

C 180395 ZMQ

Application submitted by RBB II, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 30a and 30b:

1. eliminating from an existing R5D District a C2-3 District bounded by Rockaway Freeway, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street; and
2. changing from an R5D District to a M1-3 District property bounded by Rockaway Freeway, the centerline of a Railroad Right-Of-Way, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street;

as shown in a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-215.

L.U. NOS. AND ARE RELATED

L.U. No. ____

307 KENT AVENUE REZONING

BROOKLYN CB - 1

C 200306 ZMK

Application submitted by 307 Kent Associates 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 M3-1 District to an M1-5 District property bounded by South 2nd Street, a line 300 feet northwesterly of Wythe Avenue, South 3rd Street, and Kent Avenue;
2. changing from an M3-1 District to an M1-4/R6A District property bounded by South 2nd Street, a line 210 feet northwesterly of Wythe Avenue, South 3rd Street, and a line 300 feet northwesterly of Wythe Street; and
3. establishing a Special Mixed Use District (MX-8) bounded by South 2nd Street, a line 210 feet northwesterly of Wythe Avenue, South 3rd Street, and a line 300 feet northwesterly of Wythe Street;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-592.

L.U. No. ____

307 KENT AVENUE REZONING

BROOKLYN CB - 1

N 200307 ZRK

Application submitted by 307 Kent 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. NOS. 832 AND 833 ARE RELATED

L.U. No. 832

2840 KNAPP STREET REZONING

BROOKLYN CB - 15

C 200203 ZMK

Application submitted by Lipkaw Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, changing from an R5 to an R6 District property bounded by the Shore Parkway (northerly portion), Knapp Street, a line 250 feet northerly of Emmons Avenue, and Brigham Street and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration of E-611.

L.U. No. 833

2840 KNAPP STREET REZONING

BROOKLYN CB - 15

N 200204 ZRK

Application submitted by Lipkaw 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>

L.U. No. 834

THE WINDERMERE

MANHATTAN CB - 4

C 210202 ZSM

Application submitted by Windermere Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

1. the use regulations of:
 - a. Section 22-10 (Uses Permitted As-of Right) to allow the conversion of residential floor area to commercial floor area; and

- b. Section 32-421 (Limitation on Floors Occupied by Commercial Uses) to allow commercial use in Use Group 6 uses to be located above the first story of a building occupied by residential use on its upper stories; and
2. the bulk regulations of:
- a. Sections 35-32 (Open Space Ratio for Residential Portions of Buildings) and 23- 15 (Open Space and Floor Area Regulations in R6 through R10 Districts) to reduce the required amount of open space;
 - b. Section 33-43 (Maximum Height of Walls and Required Setbacks) to allow the building to penetrate the permitted height and setback requirements;
 - c. Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines) to reduce the minimum required distance between legally required windows and walls; and
 - d. Section 23-87 (Permitted Obstructions in Courts) to allow portions of the building to be located within the inner court;

in connection with the proposed conversion, alteration and enlargement of an existing 8-story building, on property located at 400-406 West 57th Street (Block 1066, Lot 32), in C1-8 and R8/C1- 5 Districts, within the Special Clinton District.

L.U. NOS. 836 AND 837 ARE RELATED

L.U. No. 836

629-639 WEST 142ND STREET REZONING

MANHATTAN CB - 9

C 210261 ZMM

Application submitted by Soma 142, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an existing R6A District to an R9A District property bounded by a line midway between West 142rd Street and West 143rd Street and its westerly prolongation, a line 365 feet westerly of Broadway, West 142nd Street and its westerly prolongation, and the easterly boundary line of Riverside Park, as shown on a diagram (for illustrative purposes only) dated March 15, 2021, and subject to the conditions of CEQR Declaration E-607.

L.U. No. 837
629-639 WEST 142ND STREET REZONING
MANHATTAN CB - 9 **N 210262 ZRM**

Application submitted by Soma 142, 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. 826 AND 827 ARE RELATED

PRECONSIDERED L.U. NO. 826

The public hearing on this item was held on August 3, 2021

and closed. It was laid over by the Subcommittee on

Zoning and Franchises

840 ATLANTIC AVENUE REZONING
BROOKLYN CB - 8 **C 210249 ZMK**

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

1. changing from an R6B District to a C6-3X District property bounded by a line midway between Atlantic Avenue and Pacific Street, a line 125 feet easterly of Vanderbilt Avenue, Pacific Street, and a line 100 feet easterly of Vanderbilt Avenue; and
2. changing from an M1-1 District to a C6-3X District property bounded by the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), a line 200 feet easterly of Vanderbilt Avenue and its northerly prolongation, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet easterly of Vanderbilt Avenue, Pacific Street, and Vanderbilt Avenue and its northerly centerline prolongation;

as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-604.

PRECONSIDERED L.U. NO. 827

*The public hearing on this item was held on August 3, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

840 ATLANTIC AVENUE REZONING

BROOKLYN CB - 8

N 210250 ZRK

Application submitted by Vanderbilt Atlantic 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, modifying Article III Chapter 5 for the purpose of amending street wall location regulations 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>

