



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE ON ZONING AND FRANCHISES  
MEETING  
FOR NOVEMBER 9, 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>

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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, November 9, 2021:**

### **PRECONSIDERED L.U.S ARE RELATED**

#### **PRECONSIDERED L.U.**

Application No. **C 210408 ZMM (Starrett-Lehigh + Terminal Warehouse Rezoning)** submitted by Terminal Fee Owner LP and RXR SL Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b, changing from an M2-3 District to an M2-4 District and establishing a Special West Chelsea District (WCh), Borough of Manhattan, Community District 4, Council District 3.

#### **PRECONSIDERED L.U.**

Application No. **N 210409 ZRM (Starrett-Lehigh + Terminal Warehouse Rezoning)** submitted by Terminal Fee Owner LP and RXR SL 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 establishing Subarea K within the Special West Chelsea District (Article IX, Chapter 8), and modifying other related Sections, Borough of Manhattan, Community District 4, Council District 3.

**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.**

Application No. **C 210119 ZMK (506 Third Avenue)** submitted by PAB 3rd Avenue Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, by changing from an existing M2-1 District to a C4-4A, Borough of Brooklyn, Community District 6, Council District 39.

## **PRECONSIDERED L.U.**

Application No. **N 210120 ZRK (506 Third Avenue)** submitted by PAB 3rd Avenue 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 APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 6, Council District 39.

**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.**

Application No. **C 210422 ZMM (SoHo/NoHo Neighborhood Plan)** submitted by New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos.12a & 12c, by changing from an M1-5A District to an M1-5/R7X District, changing from an M1-5B District to an M1-5/R7X District, changing from an M1-5A District to an M1-5/R9X District, changing from an M1-5B District to an M1-5/R9X District, changing from an M1-5A District to an M1-6/R10 District, changing from an M1-5B District to an M1-6/R10 District, and establishing a Special SoHo-NoHo Mixed Use District (SNX), Borough of Manhattan, Community District 2, Council Districts 1 and 2.

### **PRECONSIDERED L.U.**

Application No. **N 210423 ZRM (SoHo/NoHo Neighborhood Plan)** submitted by 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 establishing the Special SoHo-NoHo Mixed Use District (Article XIV, Chapter 3), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area and other related Sections, Borough of Manhattan, Community District 2, Council Districts 1 and 2.

**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. 899 THROUGH 904 ARE RELATED

### **L.U. No. 899**

Application No. **C 210412 ZSM (175 Park Avenue)** submitted by Commodore Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution, in conjunction with a special permit pursuant to 81-64 (Special Floor Area Provisions for Qualifying Sites), to modify: the qualifying site definition of Section 81-613 (Definitions); the floor area requirements for an increase in floor area pursuant Row A of the table in Section 81-64 (Special Floor Area Provisions for Qualifying Sites); the street wall regulations of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements); the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation) and Section 81-66 (Special Height and Setback Requirements); the mandatory district plan elements of Section 81-42 (Retail Continuity along Designated Streets), and 81-45 (Pedestrian Circulation Space), Section 81-674 (Ground floor use provisions) & Section 37-53 (Design Standards for Pedestrian Circulation Space); the publicly accessible space requirements of Section 81-681 (Mandatory Requirements for Qualifying Sites) and Section 37-70 (Public Plazas); and the requirements of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) to extend the time for substantial construction to be completed prior to the lapse of any special permit granted for the qualifying site; in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

### **L.U. No. 900**

Application No. **C 210413 ZSM (175 Park Avenue)** submitted by Commodore Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-621 of the Zoning Resolution to allow Use Group 5 uses (transient hotel), on property located at 175 Park Avenue (Block 1280, Lot 30), in a C5-3 District, within the Special Midtown District (East Midtown Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

## **L.U. No. 901**

Application No. **C 210414 ZSM (175 Park Avenue)** submitted by Commodore Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-644 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row F of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites) where subway station and/or rail mass transit facility improvements are made in accordance with the provisions of Section 81-292 (Subway station improvements) and Section 74-634 (Subway station improvements in Downtown Brooklyn and in Commercial Districts of 10 FAR and above in Manhattan), in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict - Grand Central Transit Improvement Zone Subarea), Borough of Manhattan, Community District 5, Council District 4.

## **L.U. No. 902**

Application No. **C 210415 ZSM (175 Park Avenue)** submitted by Commodore Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row G of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites); and to modify the off-street loading berth requirements of Section 36-62 (Required Accessory Off-street Loading Berths); in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

## **L.U. No. 903**

Application No. **C 210416 ZRM (175 Park Avenue)** submitted by Commodore 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 the provisions of the East Midtown Subdistrict in Article VIII, Chapter 1 (Special

Midtown District), Borough of Manhattan, Community District 5, Council District 4.

**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. 904**

Application No. **C 210417 PPM (175 Park Avenue)** submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition pursuant to zoning of a city owned property located at 175 Park Avenue aka 109 East 42nd Street (Block 1280, Lot 30), Borough of Manhattan, Community District 5, Council District 4.

### **PRECONSIDERED L.U. NOS. 894 AND 895 ARE RELATED**

#### **PRECONSIDERED L.U. NO. 894**

*The public hearing on this item was held on October 12, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 200314 ZMK (824 Metropolitan Avenue)** submitted by 824 Metropolitan Avenue Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b: changing from an R6B District to an R7A District; changing from a C8-2 District to an R7A District; and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.

#### **PRECONSIDERED L.U. NO. 895**

*The public hearing on this item was held on October 12, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **N 200315 ZRK (824 Metropolitan Avenue)** submitted by 824 Metropolitan Avenue 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, Borough of Brooklyn, Community District 1, Council District 34.

**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. 867 AND 868 ARE RELATED**

**L.U. No. 867**

*The public hearing on this item was held on October 12, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 210369 ZSM (343 Madison Avenue – MTA/HQ)** submitted by BP 347 Madison Associates, LLC and Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for, in conjunction with the grant of a special permit pursuant to 81-633 of the Zoning Resolution (Special permit for Grand Central public realm improvements), the grant of a special permit pursuant to Section 81-634 to modify the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements); the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation); and the mandatory district plan elements of Section 81-42 (Retail Continuity Along Designated Streets), Section 81-45 (Pedestrian Circulation Space), Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), Sections 81-47 (Major Building Entrances), Section 81-674 (Ground floor use provisions), Section 81-44 (Curb Cut Restrictions), and Section 81-675 (Curb cut restrictions and loading berth requirements), in connection with a proposed commercial development, on property located at 343 Madison Avenue (Block 1279, Lots 23, 24, 25 & 48), in a C5-3 District, within the Special Midtown District (Vanderbilt Corridor Subarea), Borough of Manhattan, Community District 5, Council District 4.

**L.U. No. 868**

*The public hearing on this item was held on October 12, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 210370 ZSM (343 Madison Avenue – MTA/HQ)** submitted by BP 347 Madison Associates, LLC and Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-633 of the Zoning Resolution to allow an increase in floor area in excess of the basic maximum floor area ratio established in the Table in Section 81-63 (Special Floor Area Provisions for the Vanderbilt Corridor Subarea) up to a maximum floor area as set forth in such Table, in connection with a proposed commercial development, on property located at 343 Madison Avenue (Block 1279, Lots 23, 24, 25 & 48), in a C5-3 District, within the Special Midtown



District (Vanderbilt Corridor Subarea), Borough of Manhattan, Community District 5, Council District 4.

**L.U. NOS. 869 THROUGH 874 AND L.U. NO. 888 ARE RELATED**

**L.U. No. 869**

*The public hearing on this item was held on October 12, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. C 210177 ZMK (**Gowanus Neighborhood Plan**) submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map,, Section Nos. 16c and 16d, eliminating from within an existing R8A District a C2-4 District, eliminating a Special Enhanced Commercial District (EC-1), changing from an R6B District to an R6A District, changing from an R6 District to an R6B District, changing from an R8A District to a C4-4D District, changing from an C8-2 District to a C4-4D District, changing from an M1-2 District to a C4-4D District, changing from an C8-2 District to an M1-4 District, changing from an M1-1 District to an M1-4 District, changing from an M1-2 District to an M1-4 District, changing from an M2-1 District to an M1-4 District, changing from an M3-1 District to an M1-4 District, changing from an R6 District to an M1-4/R6A District, changing from an M1-1 District to an M1-4/R6A District, changing from an M1-2 District to a M1-4/R6A District, changing from an M2-1 District to an M1-4/R6A District, changing from an C8-2 District to an M1-4/R6B District, changing from an M1-1 District to an M1-4/R6B District, changing from an M1-2 District to an M1-4/R6B District, changing from an M2-1 District to an M1-4/R6B District, changing from an M2-1 District to an M1-4/R7-2 District, changing from an M3-1 District to an M1-4/R7-2 District, changing from an M1-2 District to an M1-4/R7A District, changing from an R6 District to an M1-4/R7X District, changing from an C8-2 District to an M1-4/R7X District, changing from an M1-2 District to an M1-4/R7X District, changing from an M2-1 District to an M1-4/R7X District, and establishing a Special Gowanus Mixed Use District (G), Borough of Brooklyn, Community Districts 2 and 6, Council Districts 33 and 39.

**The full zoning map may be viewed at the following website:**

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

## **L.U. No. 870**

*The public hearing on this item was held on October 12, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **N 210178 ZRK (Gowanus Neighborhood Plan)** submitted by 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 establishing the Special Gowanus Mixed Use District (Article XIII, Chapter 9) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections, Borough of Brooklyn, Community Districts 2 and 6, Council Districts 33 and 39.

**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. 871**

*The public hearing on this item was held on October 12, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 210179 MMK (Gowanus Neighborhood Plan)** submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving, the establishment of Hoyt Street between 5th Street and Nelson Street, the establishment of Luquer Street and Nelson Street between Smith Street and the Gowanus Canal, the elimination, of a 7th Street between Smith Street and The Gowanus Canal, the elimination of Public Place, the establishment of legal grades, 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 No. X-2754 dated December 7, 2020 and signed by the Borough President, Borough of Brooklyn, Community District 6, Council Districts 33 and 39.

## **L.U. No. 872**

*The public hearing on this item was held on October 12, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 210180 MMK (Gowanus Neighborhood Plan)** submitted by

the New York City Department of City Planning and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving, the establishment of Park within the area bounded by Huntington Street, Smith Street, Nelson Street, Hoyt Street, 4th Street, Bond Street and The Gowanus Canal; and 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-2755 and X-2756 dated December 7, 2020 and signed by the Borough President, Borough of Brooklyn, Community District 6, Council Districts 33 and 39.

### **L.U. No. 873**

*The public hearing on this item was held on October 12, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 210053 PPK (Gowanus Neighborhood Plan)** submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, located at 276 4th Avenue (Block 456, Lot 29), pursuant to zoning, Borough of Brooklyn, Community District 6, Council Districts 33 and 39.

### **L.U. No. 874**

*The public hearing on this item was held on October 12, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 210052 HAK (Gowanus Neighborhood Plan)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for 197-c of the New York City Charter for the designation of an Urban Development Action Area and an Urban Development Action Area Project for such area, and the disposition of such property to a developer to be selected by HPD, for property located at 5<sup>th</sup> Street and 431 Hoyt Street (Block 471, Lots 1 and 100), Borough of Brooklyn, Community District 6, Council Districts 33 and 39.

**L.U. No. 888**

*The public hearing on this item was held on October 12, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **20225005 HAK (Gowanus Mercy Home UDAAP Amendment)** submitted by the New York City Department of Housing Preservation and Development pursuant to Section 694 of the General Municipal Law requesting approval of an amendment to an Urban Development Action Areas Project previously approved by the Council by Resolution No. 510 for the year 2002, Borough of Brooklyn, Community District 6, Council District 39.

**L.U. No. 884**

*The public hearing on this item was held on October 12, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 180039 MMK (Gowanus Canal CSO Facility– Douglass Street Demapping)** submitted by the New York City Department of Environmental Protection, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination of Douglass Street between Nevins Street and the Gowanus Canal, 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 No. N-2752 dated July 2, 2019 and signed by the Borough President, Borough of Brooklyn, Community District 6, Council District 33.

**L.U. NOS. 885 THROUGH 887 ARE RELATED**

**L.U. No. 885**

*The public hearing on this item was held on October 12, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 200319 PCK (Gowanus Canal CSO Facility)** submitted by the New York City Department of Sanitation, the New York City Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 110 5th Street (Block 990, Lot 21), 122 5th Street (Block 990, Lot 16), 22 2nd Avenue (Block 990, Lot 1), 5th Street (Block 977, p/o

Lot 1) and 2 2nd Avenue (Block 977, p/o Lot 3) for Department of Sanitation salt and equipment storage, environmental education activities and additional space as needed for the combined sewer overflow (CSO) control facility, Borough of Brooklyn, Community District 6, Council District 39.

**L.U. No. 886**

*The public hearing on this item was held on October 12, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 200320 MMK (Gowanus Canal CSO Facility)** submitted by the New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of 5th Street between 2nd Avenue and the Gowanus Canal; 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 No. X-2758 dated May 3, 2021 and signed by the Borough President, Borough of Brooklyn, Community District 6, Council District 39.

**L.U. No. 887**

*The public hearing on this item was held on October 12, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 200321 PSK (Gowanus Canal CSO Facility)** submitted by the New York City Department of Environmental Protection, the New York City Department of Sanitation and the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2 2nd Avenue (Block 977, Lot 3) for use as a combined sewer overflow (CSO) control facility, Borough of Brooklyn, Community District 6, Council District 39.

**PRECONSIDERED L.U. No. 896**

*The public hearing on this item was held on October 20, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 210339 ZMX (624 Morris Avenue Rezoning)** submitted by 624 Morris B, 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 establishing within an



existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151<sup>st</sup> Street, Borough of the Bronx, Community District 1, Council District 17.

## **L.U. NOS. 882 AND 883 ARE RELATED**

### **L.U. No. 882**

*The public hearing on this item was held on October 20, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 210192 ZMQ (185-17 Hillside Avenue Rezoning)** submitted by 18517 Hillside LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15b: changing from an R3X District to an R7A District; changing from an R6A District to an R7A District; establishing within a proposed R7A District a C2-4 District; and establishing a Special Downtown Jamaica District (DJ) bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road, Borough of Queens, Council District 24, Community District 8.

### **L.U. No. 883**

*The public hearing on this item was held on October 20, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **N 210193 ZRQ (185-17 Hillside Avenue Rezoning)** submitted by 18517 Hillside 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 XI, Chapter 5 (Special Downtown Jamaica District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Council District 24, Community District 8.

**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. 864 THROUGH 866 ARE RELATED**

**L.U. No. 864**

*The public hearing on this item was held on October 20, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 210351 ZMM (New York Blood Center)** submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing from an R8B District to a C2-7 District and changing from a C1-9 District to a C2-8 District, for property located between East 66<sup>th</sup> Street and East 67<sup>th</sup> Street in the vicinity of Second Avenue, Borough of Manhattan, Community District 8, Council District 5.

**L.U. No. 865**

*The public hearing on this item was held on October 20, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **N 210352 ZRM (New York Blood Center)** submitted by New York Blood Center, Inc. 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 VII, Chapter 4, for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 8, Council District 5.

**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. 866**

*The public hearing on this item was held on October 20, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 210353 ZSM (New York Blood Center)** submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-48 of the Zoning Resolution to allow a scientific research and development facility as a commercial use, to allow



the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use, to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents), and to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries), to facilitate a proposed 16-story building on property located at 310 East 67th Street (Block 1441, Lot 40), Borough of Manhattan, Community District 8, Council District 5.

### **PRECONSIDERED L.U.S ARE RELATED**

#### **PRECONSIDERED L.U.**

*The public hearing on this item was held on October 25, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 210276 ZMK (1045 Atlantic Avenue)** submitted by Atlantic Brooklyn, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c & 17a, by changing from an M1-1 District to a C6-3A District, Borough of Brooklyn, Community Board 3, Council District 36.

#### **PRECONSIDERED L.U.**

*The public hearing on this item was held on October 25, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **N 210277 ZRK (1045 Atlantic Avenue)** submitted by Atlantic Brooklyn, 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, Borough of Brooklyn, Community Board 3, Council District 36.

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

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

