

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, October 3, 2019

9:30 AM

Council Chambers - City Hall

Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair
Membes: Barry S. Grodenchik, Rory I. Lancman,
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards
and Carlina Rivera*

Roll Call

Present: Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: Lancman

Other Council Members Attending: Rosenthal

LU 0529-2019

Application No. 20195715 TCM (Lola Taverna) pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Prinkipas LLC d/b/a Lola Taverna, for a revocable consent to establish maintain and operate an unenclosed sidewalk café located at 210 6th Avenue, Borough of Manhattan, Council District 3, Community District 2. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant Section 11.20(c) of the Rules of the Council and Section 20-226 of the New York City Administrative Code.

Attachments: September 12, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-12-19, Land Use Calendar - September 30, 2019 and October 4, 2019, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing Held by Committee

Attachments: September 12, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-12-19, Land Use Calendar - September 30, 2019 and October 4, 2019, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0531-2019

Application No. C 100421 ZMQ (Vernon Boulevard Broadway Rezoning) submitted by Cipico Construction Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an R6B District, changing from an R5 District to an R7X District, and establishing within the proposed R7X District a C1-3 District, Borough of Queens, Council District 26, Community District 1.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 12, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-12-19, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

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A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0532-2019

Application No. N 190151 ZRQ (Vernon Boulevard Broadway Rezoning) submitted by Cipico Construction 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Council District 26, Community District 1.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 12, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-12-19, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 12, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-12-19, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0533-2019

Application No. C 190386 ZSQ (Vernon Boulevard Broadway Rezoning) submitted by Cipico Construction Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to permit the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify the minimum base height requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) to facilitate a proposed mixed-use development, within a large-scale general development, in R6B and R7X/C1-3 Districts, on property bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street, and 33rd Road (Block 315, Lot 1), Borough of Queens, Council District 26, Community District 1.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 12, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-12-19, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

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A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0534-2019

Application No. C 190439 ZSQ (LeFrak City Parking Garage) submitted by the LSS Leasing Limited Liability Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution (as modified by concurrent application no. N 190440 ZQR) to allow: a public parking facility with a maximum capacity of 706 parking spaces including 356 self-park spaces and 350 attended parking spaces on the ground floor, 2nd floor and roof of an existing 2-story garage building; to allow up to 350 spaces to be located on the roof of such public parking facility; to allow floor space on one or more stories and up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS); and to waive the reservoir space requirements of Section 74-512(c) for a public parking garage existing before [date of adoption] that was previously granted a special permit pursuant to this Section; on property located on the northeasterly corner of Junction Boulevard and Horace Harding Expressway (Block 1918, Lots 1, 18, 25 and 114), in a C4-4 District, Borough of Queens, Council District 21, Community District 4.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 12, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-12-19, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

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A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0535-2019

Application No. N 190440 ZRQ (LeFrak City Parking Garage) submitted by the LSS Leasing Limited Liability Company, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying the provision of required reservoir spaces for existing public parking garages with special permits in C4-4 Districts, Borough of Queens, Council District 21, Community District 4.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 12, 2019 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 9-12-19, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

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A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0538-2019

Application No. C 180036 ZMQ (38th Street – 35th Avenue Rezoning) submitted by Empire MG Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9b: changing from an M1-1 District to an R6A District and establishing within the proposed R6A District a C1-3 District, Borough of Queens, Council District 26, Community District 1.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Hearing Transcript - Stated Meeting 9-25-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Hearing Transcript - Stated Meeting 9-25-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0539-2019

Application No. N 180037 ZRQ (38th Street – 35th Avenue Rezoning) submitted by Empire MG Properties, 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 Queens, Council District 26, Community District 1.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Hearing Transcript - Stated Meeting 9-25-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing Held by Committee

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A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0540-2019

Application No. C 180282 ZMQ (91-05 Beach Channel Drive) submitted by Denis S. O'Connor Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c, by establishing within an existing R4-1 District, a C2-3 District, Borough of Queens, Council District 32, Community District 14.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Hearing Transcript - Stated Meeting 9-25-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

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A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0541-2019

Application No. C 180291 ZMQ (15-33 Clintonville Street Rezoning) submitted by Enrico Scarda pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3-1 District, a C1-3 District, Borough of Queens, Council District 7, Community District 7.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Hearing Transcript - Stated Meeting 9-25-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing Held by Committee

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A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0542-2019

Application No. C 190422 ZMQ (112-06 71st Road Rezoning) submitted by Dr. T's Pediatrics PLLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R3-2 District, Borough of Queens, Council District 29, Community District 6.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Hearing Transcript - Stated Meeting 9-25-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Hearing Transcript - Stated Meeting 9-25-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0543-2019

Application No. C 190158 ZMM (Terence Cardinal Cooke) submitted by Catholic Health Care System pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6b, by changing from an R7-2 District to an R8 District property bounded by East 106th Street, Madison Avenue, East 105th Street and a line 150 feet easterly of Fifth Avenue - Museum Mile, Borough of Manhattan, Council District 8, Community District 11.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Hearing Transcript - Stated Meeting 9-25-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

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A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0544-2019

Application No. N 190156 ZRM (Terence Cardinal Cooke) submitted by Catholic Health Care System, 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Council District 8, Community District 11.

Attachments: Land Use Calendar - Week of September 16, 2019 - September 20, 2019, September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Testimony - Zoning 9-18-19, Hearing Transcript - Zoning 9-18-19, Hearing Transcript - Stated Meeting 9-25-19, Land Use Calendar - October 10, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing Held by Committee

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A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 6 - Moya, Grodenchik, Levin, Reynoso, Richards and Rivera

Absent: 1 - Lancman

LU 0550-2019

Application No. C 190325 ZMQ (Peninsula Hospital Redevelopment Plan) submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c: eliminating from within an existing R5 District, a C1-2 District; changing from an R5 District to a C4-4 District; and changing from a C8-1 District to a C4-3A District property bounded by Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, and Beach 52nd Street, Borough of Queens, Council District 31, Community District 14.

Attachments: September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Transcript - Stated Meeting 9-25-19, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Transcript - Stated Meeting 9-25-19, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Laid Over by Subcommittee

LU 0551-2019

Application No. N 190364 ZRQ (Peninsula Hospital Redevelopment Plan) submitted by Peninsula Rockaway Limited Partnership 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 use provisions of Article VII, Chapter 4 and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Council District 31, Community District 14.

Attachments: September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Transcript - Stated Meeting 9-25-19, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Transcript - Stated Meeting 9-25-19, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Laid Over by Subcommittee

LU 0552-2019

Application No. C 190366 ZSQ (Peninsula Hospital Redevelopment Plan) submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify: the rear yard requirements of Section 23-533 (Required rear yard equivalents for Quality Housing buildings) and Section 35-53 (Modification of Rear Yard Requirements); the side yard requirements of Section 35-54 (Special Provisions Applying Adjacent to R1 Through R5 Districts); and the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) and Section 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors); in connection with a proposed mixed used development, within a large-scale general development, on property located at Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7, in C4-4 and C4-3A Districts established under a concurrent related application for a Zoning Map change (C 190325 ZMQ) Borough of Queens, Council District 31, Community District 14.

Attachments: September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Transcript - Stated Meeting 9-25-19, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

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Attachments: September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Transcript - Stated Meeting 9-25-19, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Laid Over by Subcommittee

LU 0553-2019

Application No. C 190375 ZSQ (Peninsula Hospital Redevelopment Plan) submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c)(1) of the Zoning Resolution to modify the surface area requirements of Section 32-64 (Surface Area and Illumination Provisions), in connection with a proposed mixed used development, within a large-scale general development, on property bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, Beach 52nd Street, Rockaway Beach Boulevard and Beach 53rd Street (Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7), in C4-4 and C4-3A Districts established under a concurrent related application for a Zoning Map change (C 190325 ZMQ) Borough of Queens, Council District 31, Community District 14.

Attachments: September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Transcript - Stated Meeting 9-25-19, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

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This Land Use Application was Laid Over by Subcommittee

LU 0554-2019

Application No. C 190251 MMQ (Peninsula Hospital Redevelopment Plan) submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the establishment of a portion of Beach 52nd Street between Rockaway Beach Boulevard and Shorefront Parkway; 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. 5033 dated April 17, 2019 and signed by the Borough President, Borough of Queens, Council District 31, Community District 14.

Attachments: September 25, 2019 - Stated Meeting Agenda with Links to Files, Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Transcript - Stated Meeting 9-25-19, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

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This Land Use Application was Laid Over by Subcommittee

T2019-5182

Application No. C 190390 ZMM (25 Central Park West) submitted by CPW Retail South LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c by establishing within an existing R10A District a C2-5 District bounded by West 63rd Street, Central Park West, West 62nd Street, and a line 100 feet westerly of Central Park West, Borough Of Manhattan, Council District 6, Community District 7.

Attachments: Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was P-C Item Laid Over by Comm

T2019-5183

Application No. C 190124 ZMQ (Northern Boulevard Rezoning) submitted by 44-01 Northern Boulevard, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, changing from an M1-1 District to an R6B District property bounded by 44th Street, a line 100 feet southwesterly of 34th Avenue, 45th Street, and a line 200 feet southwesterly of 34th Avenue; changing from an M1-1 District to an R7X District property bounded by 44th Street, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard; establishing within the proposed R6B District a C2-4 District; and establishing within the proposed R7X District a C2-4 District, Borough of Queens, Council District 26, Community District 1.

Attachments: Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was P-C Item Laid Over by Comm

T2019-5184

Application No. N 190125 ZRQ (Northern Boulevard Rezoning) submitted by 44-01 Northern Boulevard, 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 Queens, Council District 26, Community District 1.

Attachments: Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - September 30, 2019 and October 4, 2019, Hearing Testimony - Zoning 10-3-19, Hearing Transcript - Zoning 10-3-19

This Land Use Application was P-C Item Laid Over by Comm