



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA**

**OF THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS**

**AND DISPOSITIONS**

**AND**

**LAND USE COMMITTEE**

**FOR THE MEETINGS OF MAY 8, 2024**

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

**KEVIN RILEY,** *Chair*, Subcommittee on Zoning and Franchises

**KAMILLAH HANKS,** *Chair*, Subcommittee on Landmarks, Public Sitings  
and Dispositions

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

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***The Land Use Committee meeting scheduled for 05/08/24 commencing at 12:30 P.M., Council Committee Room, 250 Broadway, 14<sup>th</sup> Floor***

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a meeting on the following matters in the **Council Committee Room, 14<sup>th</sup> Floor, 250 Broadway**, New York City, N.Y. 10007 commencing at **11:00 A.M.**, on **Wednesday, May 8, 2024**:

### **L.U. NOS. 59 AND 60 ARE RELATED**

*The public hearing on these items was **held on March 26, 2024 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

### **L.U. No. 59**

Application number **C 230323 ZMK (817 Avenue H Rezoning)** submitted by Agudist Council of Greater New York Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by eliminating from within an existing R5 District a C1-3 District, changing from an R5 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 14, Council District 45.

### **L.U. No. 60**

Application number **N 230324 ZRK (817 Avenue H Rezoning)** submitted by Agudist Council of Greater New York 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 Brooklyn, Community District 14, Council District 45.

**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. 64 THROUGH 67 ARE RELATED**

*The public hearing on these items was held on April 17, 2024 and closed. It was laid over by the Subcommittee on Zoning and Franchises.*

**L.U. NO. 64**

Application number **C 230146 ZMK (281-311 Marcus Garvey Boulevard)** submitted by Omni New York, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6A District to an R7A District, changing from an R6B District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 3, Council District 36.

**L.U. No. 65**

Application number **N 230147 ZRK (281-311 Marcus Garvey Boulevard)** submitted by Omni New York, 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 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>

**L.U. No. 66**

Application number **C 230148 ZSK (281-311 Marcus Garvey Boulevard)** submitted by Omni New York, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following Sections of the Zoning Resolution, Section 74-743(a)(1) to allow the distribution of total allowable floor area without regard for the zoning lot lines or district boundaries; and Section 74-743(a)(2) to modify the height and setback requirements of Section 23-662 (Maximum Height of Buildings and Setback Regulations), Section 23-664 (Modified Height and Setback Regulations for Certain Inclusionary Housing Buildings or Affordable Independent Residences for Seniors), and 23-693 (Special Provisions

Applying Adjacent to R1 through R6B Districts); in connection with two proposed mixed-use developments, within a large-scale general development bounded by Quincy Street, a line 120 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, Lewis Avenue, a line midway between Gates Avenue and Monroe Street, a line 80 feet easterly of Marcus Garvey Boulevard, Monroe Street, and Marcus Garvey Boulevard (Block 1629, Lot 1 and Block 1634, Lot 1), in R6A, R6B, and R7A/C2-4\* Districts, Borough of Brooklyn, Community District 3, Council District 36.

### **L.U. No. 67**

Application number **C 230152 ZSK (281-311 Marcus Garvey Boulevard)** submitted by Omni New York, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive all of the required accessory residential off-street parking spaces for the proposed new development, and to reduce from 234 spaces to 118 spaces the previously required accessory residential parking for an existing development, in connection with a proposed mixed-used development within a large-scale general development in a Transit Zone, bounded by Quincy Street, a line 120 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, Lewis Avenue, a line midway between Gates Avenue and Monroe Street, a line 80 feet easterly of Marcus Garvey Boulevard, Monroe Street, and Marcus Garvey Boulevard (Block 1629, Lot 1 and Block 1634, Lot 1), in R6A, R6B, and R7A/C2-4\* Districts, Borough of Brooklyn, Community District 3, Council District 36.

### **L.U. NOS. 68 AND 69 ARE RELATED**

*The public hearing on these items was **held on April 17, 2024** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

### **L.U. No. 68**

Application number **C 200310 ZMK (1289 Atlantic Avenue Rezoning)** submitted by AA Atlantic, LLC, pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.

17a, changing from an M1-1 District to an R6B District and changing from an M1-1 District to a C4-5X District, Borough of Brooklyn, Community District 3, Council District 36.

### **L.U. No. 69**

Application number N **200293 ZRK (1289 Atlantic Avenue Rezoning)** submitted by AA Atlantic, 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 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>

### **L.U. No. 74**

*The public hearing on this item was held on April 17, 2024 and **closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

Application number N **220434 ZRM (15-21 West 124th Street)** submitted by Harlem, 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 parking provisions of Article IX, Chapter 7 (Special 125th Street District), Borough of Manhattan, Community Districts 10 and 11, Council District 9.

The full zoning text may be viewed at the following website

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

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## **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS**

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a public hearing/meeting on the following matter in the **Council Committee**

**Room, 14<sup>th</sup> Floor, 250 Broadway, New York City, N.Y. 10007 commencing at 12:00 P.M., on Wednesday, May 8, 2024:**

**PRECONSIDERED L.U.**

Application number **G 240051 GAM (Timbale Terrace ESDC Grant Application)** submitted by the City of New York (the “City”) by and through its Department of Housing Preservation and Development requesting from the New York City Council a favorable resolution in support of the City’s application for funding from the New York State Empire State Development Corporation (“ESDC”), pursuant to Section 16-n of the ESDC Act, under the Restore New York Communities Initiative in connection with the reconstruction and redevelopment of the Timbale Terrace project (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168, 169), Borough of Manhattan, Community District 11, Council District 9.



**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 14<sup>th</sup> Floor, 250 Broadway, New York City, New York 10007**, commencing at **12:30 P.M., on Wednesday, May 8, 2024**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

**L.U. NOS. 59 AND 60 ARE RELATED**

**L.U. No. 59**

Application number **C 230323 ZMK (817 Avenue H Rezoning)** submitted by Agudist Council of Greater New York Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by eliminating from within an existing R5 District a C1-3

District, changing from an R5 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 14, Council District 45.

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Application number **N 230324 ZRK (817 Avenue H Rezoning)** submitted by Agudist Council of Greater New York 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 Brooklyn, Community District 14, Council District 45.

**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. 63**

Application number **C 240061 PPQ (97-22 Cresskill Place Disposition)** submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property, located at 97-22 Cresskill Place (10011, Lot 14) pursuant to zoning, Borough of Queens, Community District 12, Council District 27.

### **L.U. NOS. 64 THROUGH 67 ARE RELATED**

#### **L.U. NO. 64**

Application number **C 230146 ZMK (281-311 Marcus Garvey Boulevard)** submitted by Omni New York, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6A District to an R7A District, changing from an R6B District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 3, Council District 36.

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Application number **C 230152 ZSK (281-311 Marcus Garvey Boulevard)** submitted by Omni New York, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section

74-532 of the Zoning Resolution to waive all of the required accessory residential off-street parking spaces for the proposed new development, and to reduce from 234 spaces to 118 spaces the previously required accessory residential parking for an existing development, in connection with a proposed mixed-used development within a large-scale general development in a Transit Zone, bounded by Quincy Street, a line 120 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, Lewis Avenue, a line midway between Gates Avenue and Monroe Street, a line 80 feet easterly of Marcus Garvey Boulevard, Monroe Street, and Marcus Garvey Boulevard (Block 1629, Lot 1 and Block 1634, Lot 1), in R6A, R6B, and R7A/C2-4\* Districts, Borough of Brooklyn, Community District 3, Council District 36.

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#### **L.U. No. 74**

Application number **N 220434 ZRM (15-21 West 124th Street)** submitted by

Harlem, 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 parking provisions of Article IX, Chapter 7 (Special 125th Street District), Borough of Manhattan, Community Districts 10 and 11, Council District 9.

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