



COUNCIL OF THE CITY OF NEW YORK

CALENDAR AND AGENDA
OF THE
SUBCOMMITTEE MEETINGS
AND THE LAND USE COMMITTEE
FOR THE MEETINGS OF OCTOBER 6, 2022

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

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

FARAH N. LOUIS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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

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Table of Contents

<u>Item No.</u>	<u>Page</u>
<i>Subcommittee on Landmarks, Public Sitings and Dispositions public hearing/meeting scheduled for <u>10/06/22</u> commencing at <u>10:00 A.M.</u>, Committee Room, City Hall</i>	
1. Morrisania Open Door UDAAP and Article XI (L.U. Nos.119 and 120).....	4
2. Morris Heights NCP UDAAP and Article XI (L.U. Nos.121 and 122)	4-5
3. Morrisania Claremont Village Open Door UDAAP and Article XI (L.U. Nos.123 and 124).....	5-6
4. 705 10 th Avenue - DEP Site (L.U. Nos.104-107).....	6-7
5. Cambria Heights-222 nd Street Historic District (L.U. No.108).....	7
6. Cambria Heights-227 th Street Historic District (L.U. No.109).....	8
7. Gateway Site 26a and Phase 5 (L.U. Nos.113 and 114).....	8
<i>Subcommittee on Zoning and Franchises public hearing/meeting scheduled for <u>10/06/22</u> commencing at <u>11:00 A.M.</u>, Committee, City Hall</i>	
1. 2080 McDonald Avenue (Pre. L.U. Nos.100 and 101).....	9
2. Bruckner Sites Rezoning (Pre. L.U. Nos.102 and 103)	10
3. 78-46 Metropolitan Avenue Rezoning (Pre. L.U. No.115).....	10
4. 79-18 164 th Street Rezoning (Pre. L.U. No.116.).....	11
5. 40-25 Crescent Street Rezoning (Pre. L.U. No.117 and 118).....	11-12

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/>, 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.

***The Land Use Committee Meeting Scheduled for 10/06/22
Commencing at 12:00 P.M. Committee Room, City Hall***

Table of Contents

<u>Item No.</u>	<u>Page</u>
1. 2080 McDonald Avenue Rezoning (Pre L.U. Nos.100 and 101).....	12
2. Bruckner Sites Rezoning (Pre L.U. Nos.102 and 103).....	13
3. 705 Tenth Avenue – DEP Site (L.U. Nos.104-107).....	13-15
4. Cambria Heights – 222 nd Street Historic District (L.U. No.108).....	15
5. Cambria Heights – 227 th Street Historic District (L.U. No.109).....	15
6. Gateway Site 26a and Phase 5 (Pre. L.U. Nos.113 and 114).....	15-16
7. 78-46 Metropolitan Avenue Rezoning (Pre L.U. No.115).....	16
8. 79-18 164th Street Rezoning (Pre L.U. No.116).....	16
9. 40-25 Crescent Street Rezoning (L.U. Nos.).....	16-17

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a public hearing/meeting on the following matters in the **Committee Room, City Hall**, New York City, N.Y. 10007 commencing at **10:00 A.M., Thursday, October 06, 2022:**

L.U. NOS. 119 AND 120 ARE RELATED

L.U. No. 119

Application number **C 220380 HAX (Morrisania Open Door UDAAP)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16), Borough of the Bronx, Community District 3, Council District 16.

L.U. No. 120

Application number **G 220020 XAX (Morrisania Open Door Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16), Borough of the Bronx, Community Districts 3, Council Districts 16.

L.U. NOS. 121 AND 122 ARE RELATED

L.U. No. 121

Application number **C 220381 HAX (Morris Heights NCP UDAAP)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development

Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278), Borough of the Bronx, Community District 5, Council Districts 14 and 16.

L.U. No.122

Application number **G 220019 XAX (Morris Heights NCP Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at Block 2762, Lot 89, Block 2877, Lot 278, Block 3195, Lot 21, and Block 3225, Lot 77, Borough of the Bronx, Community Districts 2, 5, and 7, Council Districts 14, 16, and 17.

L.U. NOS. 123 AND 124 ARE RELATED

L.U. No. 123

Application number **G 220022 NUX (Morrisania Claremont Village Open Door)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for the approval of an urban development action area project and real property tax exemption for properties located at 3341 Third Avenue (Block 2370, Lot 143), 1325 Chisholm Street (Block 2971, Lot 35), 1319A Chisholm Street (Block 2971, Lot 38), 1319 Chisholm Street (Block 2971, Lot 39), 1234 East 223rd Street (Block 4897, Lot 63), 1316 Findlay Avenue (Block 2782, Lot 13), 294 East 164th Street (Block 2423, Lot 33), Borough of the Bronx, Community District 3, 4, and 12, Council Districts 12 and 16.

L.U. No. 124

Application number **G 220021 XAX (Morrisania Claremont Village Open Door Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for

property located at Block 2370, Lot 143, Block 2782, Lot 13, Block 2971, Lots 35, 38, and 39, Block 4897, Lot 63, Borough of the Bronx, Community Districts 3, 4, and 12, Council Districts 12 and 16.

L.U. NOS. 104 THROUGH 107 ARE RELATED

The public hearing on these items was held on September 20, 2022 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions

L.U. No. 104

Application number **C 220337 ZSM (705 10th Avenue-DEP Site)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of a railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed 8-story mixed-use building, on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 105

Application number **C 220338 ZSM (705 10th Avenue-DEP Site)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-112* of the Zoning Resolution to modify the height and setback requirements of Section 96-104* (Height and setback regulations) and the rear yard regulations of Section 23-532 (Required rear yard equivalents), on a zoning lot that has an area of greater than 40,000 square feet, occupies a frontage of a wide street, and contains existing public infrastructure, in connection with a proposed 8-story mixed-use building, on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 106

Application number **C 220340 HAM (705 10th Avenue-DEP Site)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 705 10th Avenue (Block 1077, Lot 29), Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 107

Application No. **G 220017 XAM (705 10th Avenue-DEP Site/Rialto West-UDAAP/Article XI)** submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for an amendment of a previously approved portion of the Disposition Area located at Block 1077, p/o Lot 29 for approval of a real property tax exemption, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 108

*The public hearing on this item was held on September 20, 2022
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

Application number **N 230007 HKQ (DL-527/LP-2655) (Cambria Heights-222nd Street Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Cambria Heights-222nd Street Historic District, consisting of 46 houses located in southeastern Queens adjoining the Nassau County border, Borough of Queens, Community District 13, Council District 27.

L.U. No. 109

The public hearing on this item was held on September 20, 2022 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions

Application number **N 230008 HKQ (DL-527/LP-2656) (Cambria Heights-227th Street Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Cambria Heights-227th Street Historic District, consisting of 50 houses located in southeastern Queens adjoining the Nassau County border, Borough of Queens, Community District 13, Council District 27.

L.U. NOS. 113 AND 114 ARE RELATED

The public hearing on these items was held on September 20, 2022 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions

L.U. No. 113

Application number **C 220405 HAK (Gateway Site 26a and Phase 5)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at Erskine Street (Block 4586, p/o Lot 1), Borough of Brooklyn, Community District 5, Council District 42.

L.U. No. 114

Application Number **C 220406 HUK (Gateway Site 26a and Phase 5)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the New York State General Municipal Law (Urban Renewal) and Section 197-c of the New York City Charter, for the fourth amendment to the Fresh Creek Urban Renewal Plan, Borough of Brooklyn, Community District 5, Council District 42.

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public meeting on the following matters in the **Committee Room, City Hall, New York City, N.Y. 10007** commencing at **11:00 A.M., Thursday, October 06, 2022:**

PRECONSIDERED L.U. NOS. 100 AND 101 ARE RELATED

The public hearing on these items was held on September 07, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

PRECONSIDERED L.U. NO. 100

Application number **C 210174 ZMK (2080 McDonald Avenue)** submitted by Jackson Ex 2 Avenue S, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R5B District to a C4-4L District and changing from an M1-1 District to a C4-4L District, Borough of Brooklyn, Community District 11, Council District 44.

PRECONSIDERED L.U. NO. 101

Application number **N 210175 ZRK (2080 McDonald Avenue)** submitted by Jackson Ex 2 Avenue S, 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 11, Council District 44.

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. 102 AND 103 ARE RELATED

The public hearing on these items was held on September 07, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

PRECONSIDERED L.U. NO. 102

Application number **C 220007 ZMX (Bruckner Sites Rezoning)** submitted by Throggs Neck Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b, eliminating from within an existing R4-1 District a C1-2 District, eliminating from within an existing R4A District a C1-2 District, eliminating from within an existing R4A District, a C2-2 District, changing from an R4-1 District to an R5B District, changing from an R4-1 District to an R6A District, changing from an R4A District to an R6A District, establishing within the proposed R5B District a C2-4 District, establishing within the proposed R6A District a C2-4 District, Borough of the Bronx, Community District 10, Council District 13.

PRECONSIDERED L.U. NO. 103

Application number **N 220008 ZRX (Bruckner Sites Rezoning)** submitted by Throggs Neck Associates, 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 the Bronx, Community District 10, Council District 13.

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. 115

*The public hearing on this item was **held on September 22, 2022**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises.*

Application number **C 220133 ZMQ (78-46 Metropolitan Avenue Rezoning)** submitted by Robert Thomas, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d, changing from an R5 District to an R5D and establishing within the proposed R5D District a C2-3 District, Borough of Queens, Community District 5, Council District 30.

PRECONSIDERED L.U. NO. 116

The public hearing on this item was held on September 22, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

Application number **C 220414 ZMQ (79-18 164th Street Rezoning)** submitted by Mikhail Kantius, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, eliminating from within an existing R4 District a C1-3 District, eliminating from within an existing R5D District a C1-3 District, establishing within an existing R4 District a C2-3 District, and establishing within an existing R5D District a C2-3 District, Borough of Queens, Community District 8, Council District 24.

PRECONSIDERED L.U. NOS. 117 AND 118 ARE RELATED

The public hearing on these items was held on September 22, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

PRECONSIDERED L.U. NO. 117

Application number **C 220169 ZMQ (40-25 Crescent Street Rezoning)** submitted by Crescent Street Associates, 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 M1-2/R5B District to an M1-2/R6A District and changing from an M1-2/R5D District to an M1-2/R6A District, Borough of Queens, Community District 1, Council District 26.

PRECONSIDERED L.U. NO. 118

Application number **N 220170 ZRQ (40-25 Crescent Street Rezoning)** submitted by Crescent Street Associates, 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 provisions of Article XI, Chapter 7 (Special Long Island City Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 26.

The full zoning text may be viewed at the following website:
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **12:00 P.M. on Thursday, October 06, 2022**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

PRECONSIDERED L.U. NOS. 100 AND 101 ARE RELATED

PRECONSIDERED L.U. NO. 100

Application number **C 210174 ZMK (2080 McDonald Avenue)** submitted by Jackson Ex 2 Avenue S, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R5B District to a C4-4L District and changing from an M1-1 District to a C4-4L District, Borough of Brooklyn, Community District 11, Council District 44.

PRECONSIDERED L.U. NO. 101

Application number **N 210175 ZRK (2080 McDonald Avenue)** submitted by Jackson Ex 2 Avenue S, 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 11, Council District 44.

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. 102 AND 103 ARE RELATED

PRECONSIDERED L.U. NO. 102

Application number **C 220007 ZMX (Bruckner Sites Rezoning)** submitted by Throggs Neck Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b, eliminating from within an existing R4-1 District a C1-2 District, eliminating from within an existing R4A District a C1-2 District, eliminating from within an existing R4A District, a C2-2 District, changing from an R4-1 District to an R5B District, changing from an R4-1 District to an R6A District, changing from an R4A District to an R6A District, establishing within the proposed R5B District a C2-4 District, establishing within the proposed R6A District a C2-4 District, Borough of the Bronx, Community District 10, Council District 13.

PRECONSIDERED L.U. NO. 103

Application number **N 220008 ZRX (Bruckner Sites Rezoning)** submitted by Throggs Neck Associates, 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 the Bronx, Community District 10, Council District 13.

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. 104 THROUGH 107 ARE RELATED

L.U. No. 104

Application number **C 220337 ZSM (705 10th Avenue-DEP Site)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of a railroad or transit right right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed 8-story mixed-use building, on property located at 705 10th Avenue

(Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 105

Application number **C 220338 ZSM (705 10th Avenue-DEP Site)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-112* of the Zoning Resolution to modify the height and setback requirements of Section 96-104* (Height and setback regulations) and the rear yard regulations of Section 23-532 (Required rear yard equivalents), on a zoning lot that has an area of greater than 40,000 square feet, occupies a frontage of a wide street, and contains existing public infrastructure, in connection with a proposed 8-story mixed-use building, on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 106

Application number **C 220340 HAM (705 10th Avenue-DEP Site)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 705 10th Avenue (Block 1077, Lot 29), Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 107

Application No. **G 220017 XAM (705 10th Avenue-DEP Site/Rialto West-UDAAP/Article XI)** submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for an amendment of a previously approved portion of the Disposition Area located at Block 1077, p/o

Lot 29 for approval of a real property tax exemption, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 108

Application number **N 230007 HKQ (DL-527/LP-2655) (Cambria Heights-222nd Street Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Cambria Heights-222nd Street Historic District, consisting of 46 houses located in southeastern Queens adjoining the Nassau County border, Borough of Queens, Community District 13, Council District 27.

L.U. No. 109

Application number **N 230008 HKQ (DL-527/LP-2656) (Cambria Heights-227th Street Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Cambria Heights-227th Street Historic District, consisting of 50 houses located in southeastern Queens adjoining the Nassau County border, Borough of Queens, Community District 13, Council District 27.

L.U. NOS. 113 AND 114 ARE RELATED

L.U. No. 113

Application number **C 220405 HAK (Gateway Site 26a and Phase 5)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at Erskine Street (Block 4586, p/o Lot 1), Borough of Brooklyn, Community District 5, Council District 42.

L.U. No. 114

Application Number **C 220406 HUK (Gateway Site 26a and Phase 5)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the New York State General Municipal Law (Urban Renewal) and Section 197-c of the New York City Charter, for the fourth amendment to the Fresh Creek Urban Renewal Plan, Borough of Brooklyn, Community District 5, Council District 42.

PRECONSIDERED L.U. NO. 115

Application number **C 220133 ZMQ (78-46 Metropolitan Avenue Rezoning)** submitted by Robert Thomas, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d, changing from an R5 District to an R5D and establishing within the proposed R5D District a C2-3 District, Borough of Queens, Community District 5, Council District 30.

PRECONSIDERED L.U. NO. 116

Application number **C 220414 ZMQ (79-18 164th Street Rezoning)** submitted by Mikhail Kantius, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, eliminating from within an existing R4 District a C1-3 District, eliminating from within an existing R5D District a C1-3 District, establishing within an existing R4 District a C2-3 District, and establishing within an existing R5D District a C2-3 District, Borough of Queens, Community District 8, Council District 24.

PRECONSIDERED L.U. NOS. 117 AND 118 ARE RELATED

PRECONSIDERED L.U. NO. 117

Application number **C 220169 ZMQ (40-25 Crescent Street Rezoning)** submitted by Crescent Street Associates, 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 M1-2/R5B District to an M1-2/R6A District and changing from an M1-2/R5D District to an M1-2/R6A District, Borough of Queens, Community District 1, Council District 26.

PRECONSIDERED L.U. NO. 118

Application number **N 220170 ZRQ (40-25 Crescent Street Rezoning)** submitted by Crescent Street Associates, 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 provisions of Article XI, Chapter 7 (Special Long Island City Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 26.

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

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