



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA  
OF THE  
SUBCOMMITTEE ON ZONING AND FRANCHISES  
AND THE  
COMMITTEE ON LAND USE**

**FOR THE MEETING OF FEBRUARY 12<sup>TH</sup>, 2025**

**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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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public meeting on the following matters in the **Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M.**, on **Wednesday, February 12, 2025**:

### **L.U. NOS. 212 AND 213 ARE RELATED**

*The public hearing on these items was held on January 9, 2025 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

#### **L.U. No. 212**

Application number **C 240280 ZMK (441 & 467 Prospect Avenue Rezoning)** submitted by Arrow Linen Supply Co. Inc., 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 R5B District to an R7-1 District, Borough of Brooklyn, Community District 7, Council District 39.

#### **L.U. No. 213**

Application number **N 240281 ZRK (441 & 467 Prospect Avenue Rezoning)** submitted by Arrow Linen Supply Co. 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 7, Council District 39.

### **L.U. NOS. 214-216 ARE RELATED**

*The public hearing on these items was held on January 9, 2025 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

#### **L.U. No. 214**

Application number **C 240342 ZMM (455 First Avenue)** submitted by

455 First Avenue Associates LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d, eliminating from within an existing R8 District a C2-5 District and changing from an R8 District to a C6-4 District, Borough of Manhattan, Community District 6, Council District 2.

### **L.U. No. 215**

Application number **C 240343 ZSM (455 First Avenue)** submitted by 455 First Avenue Associates LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901 to modify the height and setback requirements of Section 33-432 (In other Commercial Districts) in connection with a proposed development, on property located at 455 First Avenue (Block 932, Lot 17), in a C6-4 District, Borough of Manhattan, Community District 6, Council District 2.

### **L.U. No. 216**

Application number **N 240344 ZRM (455 First Avenue)** submitted by 455 First Avenue Associates LLC and the NYC Economic Development Corporation, 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 Manhattan, Community District 6, Council District 2.

### **L.U. NOS. 217-224 ARE RELATED**

*The public hearing on these items was held on January 9, 2025 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

### **L.U. No. 217**

Application number **C 240369 ZMM (SPARC Kips Bay)** submitted by the New York City Economic Development Corporation, pursuant to

Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 12c, changing from an R8 District to a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.

### **L.U. No. 218**

Application number **C 240370 ZSM (SPARC Kips Bay)** submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-171 of the Zoning Resolution to permit a laboratory listed under Use Group VII, not otherwise allowed by the underlying use regulations, in connection with a proposed development on property located at 425 East 25th Street (Block 962, p/o Lot 100) in a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.

### **L.U. No. 219**

Application number **N 240371 ZRM (SPARC Kips Bay)** submitted by New York City Economic Development Corporation, 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 Manhattan, Community District 6, Council District 4.

### **L.U. No. 220**

Application number **C 240372 PPM (SPARC Kips Bay)** submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 425 East 25th Street (Block 962, p/o Lot 100), pursuant to zoning, Borough of Manhattan, Community District 6, Council District 4.

### **L.U. No. 221**

Application number **C 240373 PCM (SPARC Kips Bay)** submitted by

the Office of the Chief Medical Examiner, the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 425 East 25th Street (Block 962, p/o Lot 100) for use as a forensic pathology center and medical examiner facility, Borough of Manhattan , Community District 6, Council District 4.

### **L.U. No. 222**

Application number **C 240390 ZSM (SPARC Kips Bay)** submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901 of the Zoning Resolution to modify the height and setback requirements of Section 33-422 (Alternate Front Setbacks In Other Commercial Districts) in connection with a proposed development on property located at 425 East 25th Street (Block 962, p/o Lot 100) in a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.

### **L.U. No. 223**

Application number **C 240391 PQM (SPARC Kips Bay)** submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 425 East 25th Street (Block 962, p/o Lot 100), pursuant to zoning, Borough of Manhattan, Community District 6, Council District 4.

### **L.U. No. 224**

Application number **C 240309 MMM (SPARC Pedestrian Bridge City Map Change)** submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of the pedestrian overpass over FDR Drive at East 25 Street and the adjustment of grades, block dimensions and angles necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30272 dated June 12, 2024 and signed by the Borough President, Borough of Manhattan, Community District 6, Council District 4.

### **L.U. NOS. 229 AND 230 ARE RELATED**

*The public hearing on these items was **held on January 29, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

#### **L.U. No. 229**

Application number **C 240311 ZMQ (122-03 14<sup>th</sup> Avenue Rezoning)** submitted by Northern 167 Property, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7b: eliminating from within an existing R4A District a C1-3 District, changing from an R4A District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 7, Council District 19.

#### **L.U. No. 230**

Application number **N 240312 ZRQ (122-03 14<sup>th</sup> Avenue Rezoning)** submitted by Northern 167 Property, 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, Community District 7, Council District 19.

#### **L.U. No. 231**

*The public hearing on this item was **held on January 29, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

Application number **C 220305 MMQ (49-39 Van Dam Street Demapping)** submitted by JPB Realty Co., LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance and closing of a portion

of Gale Avenue 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 No. 5041 dated April 25, 2024 and signed by the Borough President, Borough of Queens, Community District 2, Council District 26.



## **COMMITTEE ON LAND USE**

The Committee on Land Use will hold a public meeting on the following matters in the **Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, N.Y. 10007 commencing at **12:00 P.M.**, on **Wednesday, February 12, 2025**:

### **L.U. No. 207**

Application number **N 250101 HIM (Jacob Day Residence)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York, for the designation of the Jacob Day Residence, located at 50 West 13th Street (Block 576, Lot 15), as an historic landmark (DL-543/LP-2658), Borough of Manhattan, Community District 2, Council District 2.

### **L.U. NOS. 212 AND 213 ARE RELATED**

#### **L.U. No. 212**

Application number **C 240280 ZMK (441 & 467 Prospect Avenue Rezoning)** submitted by Arrow Linen Supply Co. Inc., 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 R5B District to an R7-1 District, Borough of Brooklyn, Community District 7, Council District 39.

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Application number **N 240281 ZRK (441 & 467 Prospect Avenue Rezoning)** submitted by Arrow Linen Supply Co. 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 7, Council District 39.

## **L.U. NOS. 214-216 ARE RELATED**

### **L.U. No. 214**

Application number **C 240342 ZMM (455 First Avenue)** submitted by 455 First Avenue Associates LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d, eliminating from within an existing R8 District a C2-5 District and changing from an R8 District to a C6-4 District, Borough of Manhattan, Community District 6, Council District 2.

### **L.U. No. 215**

Application number **C 240343 ZSM (455 First Avenue)** submitted by 455 First Avenue Associates LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901 to modify the height and setback requirements of Section 33-432 (In other Commercial Districts) in connection with a proposed development, on property located at 455 First Avenue (Block 932, Lot 17), in a C6-4 District, Borough of Manhattan, Community District 6, Council District 2.

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Application number **N 240344 ZRM (455 First Avenue)** submitted by 455 First Avenue Associates LLC and the NYC Economic Development Corporation, 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 Manhattan, Community District 6, Council District 2.

## **L.U. NOS. 217-224 ARE RELATED**

### **L.U. No. 217**

Application number **C 240369 ZMM (SPARC Kips Bay)** submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 12c, changing from an R8 District to a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.

### **L.U. No. 218**

Application number **C 240370 ZSM (SPARC Kips Bay)** submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-171 of the Zoning Resolution to permit a laboratory listed under Use Group VII, not otherwise allowed by the underlying use regulations, in connection with a proposed development on property located at 425 East 25th Street (Block 962, p/o Lot 100) in a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.

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Application number **N 240371 ZRM (SPARC Kips Bay)** submitted by New York City Economic Development Corporation, 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 Manhattan, Community District 6, Council District 4.

### **L.U. No. 220**

Application number **C 240372 PPM (SPARC Kips Bay)** submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 425

East 25th Street (Block 962, p/o Lot 100), pursuant to zoning, Borough of Manhattan, Community District 6, Council District 4.

### **L.U. No. 221**

Application number **C 240373 PCM (SPARC Kips Bay)** submitted by the Office of the Chief Medical Examiner, the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 425 East 25th Street (Block 962, p/o Lot 100) for use as a forensic pathology center and medical examiner facility, Borough of Manhattan, Community District 6, Council District 4.

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### **L.U. No. 224**

Application number **C 240309 MMM (SPARC Pedestrian Bridge City**

**Map Change)** submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of the pedestrian overpass over FDR Drive at East 25 Street and the adjustment of grades, block dimensions and angles necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30272 dated June 12, 2024 and signed by the Borough President, Borough of Manhattan, Community District 6, Council District 4.

### **L.U. NOS. 229 AND 230 ARE RELATED**

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Application number **C 240311 ZMQ (122-03 14<sup>th</sup> Avenue Rezoning)** submitted by Northern 167 Property, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7b: eliminating from within an existing R4A District a C1-3 District, changing from an R4A District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 7, Council District 19.

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