



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA**  
**OF THE**  
**SUBCOMMITTEE MEETINGS**  
**AND THE LAND USE COMMITTEE**  
**FOR THE MEETINGS OF MARCH 21, 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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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.



## *The Land Use Committee Meeting Scheduled for 03/21/22 Commencing at 2:30 P.M., remote meeting*

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **1:00 P.M. Monday, March 21, 2022:**

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

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

Application No. **C 220111 ZMK (3285 Fulton Street Rezoning)** submitted by MHANY Management, Inc. and Cypress Hills Local Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c, eliminating from within an existing R5 District a C2-3 District, changing from an R5 District to an R7A District, establishing within the proposed R7A District a C2-4 District, and establishing a Special Enhanced Commercial District (EC-6), Borough of Brooklyn, Community District 5, Council District 37.

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

Application No. **N 220112 ZRK (3285 Fulton Street Rezoning)** submitted by MHANY Management, Inc. and Cypress Hills Local 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 Article XIII, Chapter 2 (Special Enhanced Commercial District), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 5, Council District 37.

**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. 16 AND 17 ARE RELATED**

**L.U. No. 16**

*The public hearing on this item was held on March 3, 2022  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 210213 ZMQ (97-04 Sutphin Boulevard Rezoning)** submitted by BG Sutphin, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d, by changing from a C4-5X District to a C6-3 District, Borough of Queens, Community District 12, Council District 28.

**L.U. No. 17**

*The public hearing on this item was held on March 3, 2022  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **N 210214 ZRQ (97-04 Sutphin Boulevard Rezoning)** submitted by BG Sutphin, 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, Community District 12, Council District 28.

**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. 26 AND 27 ARE RELATED**

**L.U. No. 26**

*The public hearing on this item was held on March 3, 2022  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **C 210161 ZMQ (98-81 Queens Boulevard Rezoning)** submitted by Trylon, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an

existing R7-1 District a C1-2, changing from an R7-1 District to an R8X District, establishing within the proposed R8X District a C2-4 District, Borough of Queens, Community District 6, Council District 29.

### **L.U. No. 27**

*The public hearing on this item was **held on March 3, 2022**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

Application No. **N 210162 ZRQ (98-81 Queens Boulevard Rezoning)** submitted by Trylon, 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 an Mandatory Inclusionary Housing area, Borough of Queens, Community District 6, Council District 29.

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

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



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

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a remote public hearing on the following matter, commencing at **2:00 P.M. Monday, March 21, 2022:**

### **L.U. No. 28**

Application No. **G 220011 CCX (Belmont Cove Technical Correction)** submitted by the New York City Department of Housing Preservation and Development pursuant to Section 576-a(2) of the New York State Private Housing Finance Law requesting a technical amendment to Council Resolution 753 for the year 2019 related to the disposition of City owned property located at Block 2945, Lots 65 and 66, Borough of the Bronx, Community District 6, Council District 17.



**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **2:30 P.M. on Monday, March 21, 2022**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

**L.U. NOS. 13 AND 14 ARE RELATED**

**L.U. No. 13**

Application No. **C 220059 ZSM (Castle III 107-111 East 123<sup>rd</sup> Street)** submitted by the 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 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 15-story building on property located at 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8), in an R7-2 District, Borough of Manhattan, Community District 11, Council District 9.

**L.U. No. 14**

Application No. **C 220060 HAM (Castle III 107-111 East 123<sup>rd</sup> Street)** submitted by the 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 107-111 East 123rd Street (Block 1772, Lots 4, 7 and 8), Borough of Manhattan, Community District 11, Council District 9.

## **L.U. No. 15**

Application No. **C 220102 HUK (ENY URP 5<sup>th</sup> Amendment)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, for the fifth amendment to the East New York I Urban Renewal Plan, Borough of Brooklyn, Community District 5, Council District 42.

## **L.U. NOS. 16 AND 17 ARE RELATED**

### **L.U. No. 16**

Application No. **C 210213 ZMQ (97-04 Sutphin Boulevard Rezoning)** submitted by BG Sutphin, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d, by changing from a C4-5X District to a C6-3 District, Borough of Queens, Community District 12, Council District 28.

### **L.U. No. 17**

Application No. **N 210214 ZRQ (97-04 Sutphin Boulevard Rezoning)** submitted by BG Sutphin, 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, Community District 12, Council District 28.

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

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## **L.U. NOS. 26 AND 27 ARE RELATED**

### **L.U. No. 26**

Application No. **C 210161 ZMQ (98-81 Queens Boulevard Rezoning)** submitted by Trylon, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an

existing R7-1 District a C1-2, changing from an R7-1 District to an R8X District, establishing within the proposed R8X District a C2-4 District, Borough of Queens, Community District 6, Council District 29.

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Application No. **N 210162 ZRQ (98-81 Queens Boulevard Rezoning)** submitted by Trylon, 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 an Mandatory Inclusionary Housing area, Borough of Queens, Community District 6, Council District 29.

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