



COUNCIL OF THE CITY OF NEW YORK

**REVISED CALENDAR
OF THE
COMMITTEE ON LAND USE
SUBCOMMITTEE ON ZONING AND FRANCHISES
MEETING
FOR NOVEMBER 9, 2021**

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

FRANCISCO P. MOYA, *Chair*, Subcommittee on Zoning and Franchises

KEVIN RILEY, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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

For questions about accessibility or to request additional accommodations please contact swerts@council.nyc.gov or nbenjamin@council.nyc.gov or (212) 788-6936 at least three (3) business days before the hearing.

Table of Contents

<u>Item No.</u>		<u>Page</u>
<i>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for <u>11/09/21</u> commencing at <u>10:00 A.M., remote hearing</u></i>		
1.	Starrett-Lehigh + Terminal Warehouse Rezoning (Pre. L.U.s).....	3
2.	506 Third Avenue (Pre. L.U.s).....	3-4
3.	SoHo/NoHo Neighborhood Plan (Pre. L.U.s).....	4
4.	175 Park Avenue (L.U. Nos. 899-904).....	5-7
5.	824 Metropolitan Avenue (Pre. L.U. Nos. 894 and 895).....	7
6.	624 Morris Avenue Rezoning (Pre. L.U. No. 896).....	8
7.	185-17 Hillside Avenue Rezoning (L.U. Nos. 882 and 883).....	8-9
8.	1045 Atlantic Avenue (Pre. L.U.s).....	9
9.	Proposed Preconsidered Int.....	10

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.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **10:00 A.M., Tuesday, November 9, 2021:**

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application No. **C 210408 ZMM (Starrett-Lehigh + Terminal Warehouse Rezoning)** submitted by Terminal Fee Owner LP and RXR SL Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b, changing from an M2-3 District to an M2-4 District and establishing a Special West Chelsea District (WCh), Borough of Manhattan, Community District 4, Council District 3.

PRECONSIDERED L.U.

Application No. **N 210409 ZRM (Starrett-Lehigh + Terminal Warehouse Rezoning)** submitted by Terminal Fee Owner LP and RXR SL Owner, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing Subarea K within the Special West Chelsea District (Article IX, Chapter 8), and modifying other related Sections, Borough of Manhattan, Community District 4, Council District 3.

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.S ARE RELATED

PRECONSIDERED L.U.

Application No. **C 210119 ZMK (506 Third Avenue)** submitted by PAB 3rd Avenue Holdings, LLC, 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 existing M2-1 District to a C4-4A, Borough of Brooklyn, Community District 6, Council District 39.

PRECONSIDERED L.U.

Application No. **N 210120 ZRK (506 Third Avenue)** submitted by PAB 3rd Avenue Holdings, 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 6, Council District 39.

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.S ARE RELATED

PRECONSIDERED L.U.

Application No. **C 210422 ZMM (SoHo/NoHo Neighborhood Plan)** submitted by New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos.12a & 12c, by changing from an M1-5A District to an M1-5/R7X District, changing from an M1-5B District to an M1-5/R7X District, changing from an M1-5A District to an M1-5/R9X District, changing from an M1-5B District to an M1-5/R9X District, changing from an M1-5A District to an M1-6/R10 District, changing from an M1-5B District to an M1-6/R10 District, and establishing a Special SoHo-NoHo Mixed Use District (SNX), Borough of Manhattan, Community District 2, Council Districts 1 and 2.

PRECONSIDERED L.U.

Application No. **N 210423 ZRM (SoHo/NoHo Neighborhood Plan)** submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special SoHo-NoHo Mixed Use District (Article XIV, Chapter 3), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area and other related Sections, Borough of Manhattan, Community District 2, Council Districts 1 and 2.

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. 899 THROUGH 904 ARE RELATED

L.U. No. 899

Application No. **C 210412 ZSM (175 Park Avenue)** submitted by Commodore Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution, in conjunction with a special permit pursuant to 81-64 (Special Floor Area Provisions for Qualifying Sites), to modify: the qualifying site definition of Section 81-613 (Definitions); the floor area requirements for an increase in floor area pursuant Row A of the table in Section 81-64 (Special Floor Area Provisions for Qualifying Sites); the street wall regulations of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements); the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation) and Section 81-66 (Special Height and Setback Requirements); the mandatory district plan elements of Section 81-42 (Retail Continuity along Designated Streets), and 81-45 (Pedestrian Circulation Space), Section 81-674 (Ground floor use provisions) & Section 37-53 (Design Standards for Pedestrian Circulation Space); the publicly accessible space requirements of Section 81-681 (Mandatory Requirements for Qualifying Sites) and Section 37-70 (Public Plazas); and the requirements of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) to extend the time for substantial construction to be completed prior to the lapse of any special permit granted for the qualifying site; in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

L.U. No. 900

Application No. **C 210413 ZSM (175 Park Avenue)** submitted by Commodore Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-621 of the Zoning Resolution to allow Use Group 5 uses (transient hotel), on property located at 175 Park Avenue (Block 1280, Lot 30), in a C5-3 District, within the Special Midtown District (East Midtown Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

L.U. No. 901

Application No. **C 210414 ZSM (175 Park Avenue)** submitted by Commodore Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-644 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row F of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites) where subway station and/or rail mass transit facility improvements are made in accordance with the provisions of Section 81-292 (Subway station improvements) and Section 74-634 (Subway station improvements in Downtown Brooklyn and in Commercial Districts of 10 FAR and above in Manhattan), in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict - Grand Central Transit Improvement Zone Subarea), Borough of Manhattan, Community District 5, Council District 4.

L.U. No. 902

Application No. **C 210415 ZSM (175 Park Avenue)** submitted by Commodore Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row G of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites); and to modify the off-street loading berth requirements of Section 36-62 (Required Accessory Off-street Loading Berths); in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

L.U. No. 903

Application No. **N 210416 ZRM (175 Park Avenue)** submitted by Commodore Owner, 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 the provisions of the East Midtown Subdistrict in Article VIII, Chapter 1 (Special

Midtown District), Borough of Manhattan, Community District 5, Council District 4.

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. 904

Application No. **C 210417 PPM (175 Park Avenue)** submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition pursuant to zoning of a city owned property located at 175 Park Avenue aka 109 East 42nd Street (Block 1280, Lot 30), Borough of Manhattan, Community District 5, Council District 4.

PRECONSIDERED L.U. NOS. 894 AND 895 ARE RELATED

PRECONSIDERED L.U. NO. 894

*The public hearing on this item was held on October 12, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application No. **C 200314 ZMK (824 Metropolitan Avenue)** submitted by 824 Metropolitan Avenue Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b: changing from an R6B District to an R7A District; changing from a C8-2 District to an R7A District; and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.

PRECONSIDERED L.U. NO. 895

*The public hearing on this item was held on October 12, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

Application No. **N 200315 ZRK (824 Metropolitan Avenue)** submitted by 824 Metropolitan Avenue Owner 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 1, Council District 34.

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. 896

The public hearing on this item was held on October 20, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises

Application No. **C 210339 ZMX (624 Morris Avenue Rezoning)** submitted by 624 Morris B, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151st Street, Borough of the Bronx, Community District 1, Council District 17.

L.U. NOS. 882 AND 883 ARE RELATED

L.U. No. 882

The public hearing on this item was held on October 20, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises

Application No. **C 210192 ZMQ (185-17 Hillside Avenue Rezoning)** submitted by 18517 Hillside LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15b: changing from an R3X District to an R7A District; changing from an R6A District to an R7A District; establishing within a proposed R7A District a C2-4 District; and establishing a Special Downtown Jamaica District (DJ) bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road, Borough of Queens, Council District 24, Community District 8.

L.U. No. 883

The public hearing on this item was held on October 20, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises

Application No. **N 210193 ZRQ (185-17 Hillside Avenue Rezoning)** submitted by 18517 Hillside 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, Council District 24, Community District 8.

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.S ARE RELATED

PRECONSIDERED L.U.

The public hearing on this item was held on October 25, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises

Application No. **C 210276 ZMK (1045 Atlantic Avenue)** submitted by Atlantic Brooklyn, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c & 17a, by changing from an M1-1 District to a C6-3A District, Borough of Brooklyn, Community Board 3, Council District 36.

PRECONSIDERED L.U.

The public hearing on this item was held on October 25, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises

Application No. **N 210277 ZRK (1045 Atlantic Avenue)** submitted by Atlantic Brooklyn, 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 III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community Board 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>



In addition to the regular business of the Subcommittee on Zoning and Franchises on **November 9, 2021 at 10:00 A.M.**, the Zoning Subcommittee will hear the following legislation.

Proposed Preconsidered Int. No.

By Council Member Chin

A LOCAL LAW

A Local Law to amend the administrative code of the city of New York, in relation to increasing penalties related to using joint living work quarters for artists contrary to zoning.
