



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE ON ZONING AND FRANCHISES  
MEETING  
FOR DECEMBER 2, 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>

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## Table of Contents

<u>Item No.</u>		<u>Page</u>
<i>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for <u>12/02/21</u> commencing at <u>10:00 A.M., remote hearing</u></i>		
1.	Coney Island Amusement Park Project Plan – Third Amendment to the Special Process Agreement (Pre. L.U.) .....	3
2.	1 Wythe Avenue (Pre. L.U.) .....	3
3.	79 Quay Street Rezoning (Pre. L.U.s) .....	3-4
4.	31 <sup>st</sup> Street and Hoyt Avenue Rezoning (Pre. L.U.s) .....	4
5.	45-20 83 <sup>rd</sup> Street Rezoning (Pre. L.U.s) .....	4-5
6.	River Ring (L.U. Nos. 932-936) ( <i>Chair Call-Up items only</i> ) .....	5-7
7.	Beach 79 Self Storage Rezoning (L.U. No. 937) .....	7
8.	160-05 Archer Avenue (L.U. No. 938) .....	7
9.	Special Brooklyn Navy Yard District (Pre. L.U.s 914 and 915) .....	7-8
10.	103-16 Van Wyck Expressway Rezoning (L.U. Nos. 925 and 926) .....	8

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., Thursday,**

**December 2, 2021:**

**PRECONSIDERED L.U.**

Application No. **20225010 RSY (CONEY ISLAND AMUSEMENT PARK PROJECT PLAN - THIRD AMENDMENT TO THE SPECIAL PROCESS AGREEMENT)** Third Amendment to agreement for special process to amend Paragraph 5(b) of the Special Process Agreement to change seventeen (17) years to twenty-seven (27) years to promote the development and programming of the lands within the Coney Island Amusement Park for amusement purposes, pursuant to the Coney Island Amusement Park Project Plan “CIAPPP” described in the Special Process Agreement. The expiration date of each of the Interim Leases shall not be later than December 31, 2037.

**PRECONSIDERED L.U.**

Application No. **N 210273 ZRK (1 Wythe Avenue)** submitted by One Wythe, LLC, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission), Borough of Brooklyn, Community District 1, Council District 33.

**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 210166 ZMK (79 Quay Street Rezoning)** submitted by Quay Plaza, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c, by changing from an M1-2/R6A District to an M1-4/R7D District property bounded by a line 100 feet northerly of Quay Street, a line 100 feet westerly of Franklin Street, Quay Street, and West Street, as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-622, Borough of Brooklyn, Community District 1, Council District 33.

**PRECONSIDERED L.U.**

Application No. **N 210167 ZRK (79 Quay Street Rezoning)** submitted by Quay Plaza, 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 XII, Chapter 3

(Special Mixed Use District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

**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 210200 ZMQ (31st Street and Hoyt Avenue Rezoning)** submitted by MDM Development Group, LLC; 2441 Astoria Associates, LLC; and 31 Neptune, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5B District to a C4-4 District, changing from a C4-3 District to a C4-4 District, changing from an R5B District to a C4-5X District, and changing from a C4-3 District to a C4-5X District, Borough of Queens, Community District 1, Council District 22.

**PRECONSIDERED L.U.**

Application No. **N 210201 ZRQ (31st Street and Hoyt Avenue Rezoning)** submitted by MDM Development Group, LLC; 2441 Astoria Associates, LLC; and 31 Neptune, 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 1, Council District 22.

**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 210041 ZMQ (45-20 83rd Street Rezoning)** submitted by Sunshine Elmhurst, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District, Borough of Queens, Community District 4, Council District 25.

## **PRECONSIDERED L.U.**

Application No. **N 210042 ZRQ (45-20 83rd Street Rezoning)** submitted by Sunshine Elmhurst 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 4, Council District 25.

**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. 932 THROUGH 936 ARE RELATED** ***(CHAIR CALL-UP ITEMS ONLY)***

#### **L.U. No. 932**

Application No. **C 220061 MLK (River Ring)** submitted by River Street Partners, LLC, pursuant to Section 197-c of the New York City Charter for a landfill of approximately 6,230 square feet located in the East River, in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue and North 1st Street), in C6-2 District, Borough of Brooklyn, Community District 1, Council District 33.

#### **L.U. No. 933**

Application No. **C 220064 ZSK (River Ring)** submitted by River Street Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for, for the grant of special permits pursuant Zoning Resolution Section 74-743(a)(2) to modify the height and setback, floor area distribution, maximum residential tower size, and maximum width of building walls facing a shoreline requirements of Section 62-341 (Developments on land and platforms); and Section 74-743(a)(13) to allow existing land projecting seaward of the bulkhead line to be replaced or reconstructed with new platforms and such platform be included as part of the upland lot, to allow such new piers and platforms to be considered lot area for the purposes of determining allowable floor area, dwelling units, and other bulk regulations of Section 62-31(b) & (c) (Bulk Computations on Waterfront Zoning Lots), and to waive the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers, and Section 62-63 (Design Requirements for Public Access on Piers and Floating Structures), in connection with a proposed mixed-use development, within a

large-scale general development on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue and North 1st Street), in a C6-2 District, Borough of Brooklyn, Community District 1, Council District 33.

### **L.U. No. 934**

Application No. **N 220065 ZAK (River Ring)** submitted by River Street Partners, LLC, for the grant of an authorization pursuant to Sections 62-822(a) and 62-132 of the Zoning Resolution to modify the requirements of Section 62-332 (Rear yards and waterfront yards) and Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), in connection with a mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue and North 1st Street), in a C6-2 District, Borough of Brooklyn, Community District 1, Council District 33.

### **L.U. No. 935**

Application No. **C 220070 ZSK (River Ring)** submitted by River Street Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the number of required accessory off-street parking spaces from 40 percent to 20 percent, for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue and North 1st Street), in C6-2 District, Borough of Brooklyn, Community District 1, Council District 33.

### **L.U. No. 936**

Application No. **C 210425 MMK (River Ring)** submitted by River Street Partners, 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 Metropolitan

Avenue between River Street and the United States Pierhead Line, the elimination, discontinuance and closing of a portion of North 1st Street from a point 200 feet west of River Street and the United States Pierhead Line, and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, Borough of Brooklyn, Community District 1, Council District 33.

### **L.U. NO. 937**

Application No. **C 200299 ZMQ (Beach 79 Self Storage Rezoning)** submitted by 79 Arverne Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30c, by changing from an M1-1 District to an M1-2 District, Borough of Queens, Community District 14, Council District 31.

### **L.U. NO. 938**

Application No. **N 210232 ZRQ (160-05 Archer Avenue)** submitted by Archer 1, 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), Borough of Queens, Community District 12, Council District 27.

**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. 914 AND 915 ARE RELATED**

#### **L.U. 914**

*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 210462 ZMK (Special Brooklyn Navy Yard District)** submitted by Building 77 QALICB, Inc. and the NYC Small Business Services pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, Borough of Brooklyn, Community District 2, Council District 33.

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

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

## **L.U. 915**

*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 210463(A) ZRK (Special Brooklyn Navy Yard District)** submitted by Building 77 QALICB, Inc. and NYC Small Business Services, 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 Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying other related Sections, Borough of Brooklyn, Community District 2, Council District 33.

**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. 925 AND 926 ARE RELATED**

### **L.U. NO. 925**

*The public hearing on this item was held on November 18, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **C 210164 ZMQ (103-16 Van Wyck Expressway Rezoning)** submitted by 10316 Van Wyck Exp, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c changing from an R3A District to an R6B District and establishing within a proposed R6B District a C2-3 District, Borough of Queens, Community District 10, Council District 28.

### **L.U. NO. 926**

*The public hearing on this item was held on November 18, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

Application No. **N 210165 ZRQ (103-16 Van Wyck Expressway Rezoning)** submitted by 10316 Van Wyck Exp, 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 10, 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>



