



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF FEBRUARY 24, 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>

*The Land Use Committee Meeting Scheduled for 02/24/21
Commencing at 11:00 A.M.*

Table of Contents

<u>Item No.</u>	Page
1. 42-11 9 th Street Special Permit (L.U. Nos. 714 and 715).....	3-4
2. 16 th Avenue Rezoning (Pre. L.U. Nos. 722 and 723).....	4
3. East 25 th Street Historic District (L.U. No. 724).....	5
4. Everlasting Pine HDFC Ground Lease Amendment (L.U. No. 725).....	5
5. Harlem East Harlem URP Extension (Pre. L.U. No. 726).....	5
6. 9114 5 th Avenue Rezoning (Pre. L.U. Nos. 727 and 728).....	6
7. 214-32 Hillside Avenue Rezoning (Pre. L.U. No. 729).....	7



**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **11:00 A.M. on Wednesday, February 24, 2021**, to consider some items reported out of the Subcommittee at the meetings held February 18, 2021 and February 23, 2021 and conduct such other business as may be necessary.

L.U. NOS. 714 AND 715 ARE RELATED

L.U. No. 714

42-11 9TH STREET SPECIAL PERMIT

QUEENS CB - 2

C 200303 ZSQ

Application submitted by RXR 42-11 9th Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96* (Industrial Business Incentive Areas) of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to modify the quantity and size of the loading requirements of Section 44-50, in connection with a proposed twenty-story commercial building within an Industrial Business Incentive Area specified on the maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 42-11 9th Street (Block 461, Lot 16), in an M1-4 District, Borough of Queens, Community District 2.

*Note: Section 74-96 is proposed to be changed under a concurrent related application (N 200304 ZRQ) for a zoning text change.

L.U. No. 715

42-11 9TH STREET SPECIAL PERMIT

QUEENS CB - 2

N 200304 ZRQ

Application submitted by RXR 42-11 9th 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, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission) and updates to

Section 74-76 (Modifications of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas), Borough of Queens, Community District 2.

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. 722 AND 723 ARE RELATED

PRECONSIDERED L.U. NO. 722

16TH AVENUE REZONING

BROOKLYN CB - 12

C 200062 ZMK

Application submitted by Borough Park Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. eliminating from within an existing R5 District a C2-2 District bounded by 58th Street, 16th Avenue, 59th Street and a line 150 feet northwesterly of 16th Avenue; and
2. changing from an existing R5 District a C4-4A District property bounded by 58th Street, 16th Avenue, 59th Street and a line 100 feet northwesterly of 16th Avenue;

as shown on a diagram (for illustrative purposes only) dated February 18, 2020, and subject to the conditions of CEQR Declaration E-565.

PRECONSIDERED L.U. NO. 723

16TH AVENUE REZONING

BROOKLYN CB - 12

N 200063 ZRK

Application submitted by Borough Park Realty, 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.

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. 724

EAST 25TH STREET HISTORIC DISTRICT

BROOKLYN CB - 17

20215012 HKK (N 210194 HKK)

The designation by the Landmarks Preservation Commission of the East 25th Street Historic District [DL 521, LP-2647], containing the property bounded by a line beginning on the eastern curblineline of East 25th Street at a point on a line extending westerly from the northern property line of 315 East 25th Street, and extending easterly along said line and the northern property line of 315 East 25th Street, southerly along the eastern property lines of 315 to 377 East 25th Street, westerly along the southern property line of 377 East 25th Street, across East 25th Street and along the southern property line of 378 East 25th Street, northerly along the western property lines of 378 to 314 East 25th Street, and easterly along the northern property line of 314 East 25th Street and across East 25th Street to the point of beginning, submitted pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York.

L.U. No. 725

EVERLASTING PINE HDFC GROUND LEASE AMENDMENT

MANHATTAN CB - 1

20215014 HAM

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law requesting waiver of the designation requirements of Section 693 of the General Municipal Law, waiver of the requirements of Sections 197-c and 197-d of the Charter, and approval of an Urban Development Action Area Project for property located at 96 Baxter Street (Block 198, p/o Lot 126).

PRECONSIDERED L.U. No. 276

HARLEM EAST HARLEM URP EXTENSION

MANHATTAN CBs - 10 and 11

C 210067 HUM

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the sixteenth amendment to the Harlem East Harlem Urban Renewal Plan for the Harlem East Harlem Urban Renewal Area.

PRECONSIDERED L.U. NOS. 727 AND 728 ARE RELATED

PRECONSIDERED L.U. NO. 727

9114 5TH AVENUE REZONING

BROOKLYN CB - 10

C 190447 ZMK

Application submitted by Bayride Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b:

1. changing from an existing C8-2 District to an R7A District property bounded by a line 85 feet southwesterly of 91st Street, 5th Avenue, 92nd Street, a line 185 feet northwesterly of 5th Avenue, a line 75 feet northeasterly of 92nd Street, and a line 125 feet northwesterly of 5th Avenue; and
2. establishing within a proposed R7A District a C2-4 District bounded by a line 85 feet southwesterly of 91st Street, 5th Avenue, 92nd Street, a line 185 feet northwesterly of 5th Avenue, a line 75 feet northeasterly of 92nd Street, and a line 125 feet northwesterly of 5th Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-577.

PRECONSIDERED L.U. NO. 728

9114 5TH AVENUE REZONING

BROOKLYN CB - 10

N 190448 ZRK

Application submitted by Bayride Realty, 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.

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. 729
214-32 HILLSIDE AVENUE REZONING**

QUEENS CB - 13

C 200190 ZMQ

Application submitted by Munir M. Islam, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a, by establishing within an existing R2 District a C2-3 District bounded by Hillside Avenue, 215th Street, a line 100 feet southeasterly of Hillside Avenue, and Vanderveer Street, as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-574.

