



**COUNCIL OF THE CITY OF NEW YORK
CALENDAR - AGENDA
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
AND
THE LAND USE COMMITTEE
FOR THE MEETINGS OF AUGUST 28, 2023**

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>

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

**All items may be subject to layover*

<u>Item No.</u>	<u>Page</u>
<i>Subcommittee on Zoning and Franchises public meeting scheduled for <u>08/28/23 commencing at 1:00 P.M., 250 Broadway, 14th Floor</u></i>	

Hearing

No hearing schedule.

Vote

1. Arena Text Amendment (L.U. No. 245).....	3
2. Madison Square Garden Special Permit (L.U. No. 246).....	3-4
3. 893 Eagle Avenue Rezoning (L.U. Nos. 250, 251 & 252).....	4-5

The Land Use Committee meeting scheduled for 08/28/23 commencing at 3:30 P.M., 250 Broadway, 14th Floor

Vote

1. Arena Text Amendment (L.U. No. 245).....	6
2. Madison Square Garden Special Permit (L.U. No. 246)	6
3. 893 Eagle Avenue Rezoning (L.U. Nos. 250, 251 & 252)	7-8

If you are a member of the public who wishes to testify via Zoom, 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. If you wish to testify in person please be aware that in-person attendees will be required to complete a health screening before entering City Hall and must wear a face covering if they are medically able.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a meeting on the following matters at **250 Broadway, 14th Floor**, New York City, N.Y. 10007 commencing at **1:00 P.M.**, on **Monday, August 28, 2023:**

L.U. NO. 245

The public hearing on these items was held on July 18, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

Application number **N 230240 ZRM (Arena Text Amendment)** submitted by the 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, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission), Borough of Manhattan, Community District 5, 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>

L.U. NO. 246

The public hearing on these items was held on July 18, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

Application number **C 230238 ZSM (Madison Square Garden Special Permit)** submitted by MSG Arena, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41* of the Zoning Resolution to allow an arena with a maximum capacity of 22,000 seats within an existing 10-story building on property located at 4 Penn Plaza (Block 781, Lots 1, 2 and 10), in C6-4 and C6-6 Districts, partially within the Special Hudson Yards

District (Pennsylvania Station Subarea B4) and partially within the Special Midtown District, Borough of Manhattan, Community District 5, Council District 3.

L.U. NOS. 250, 251 AND 252 ARE RELATED

The public hearing on these items was held on August 10, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

L.U. NO. 250

Application number **C 220334 ZMX (893 Eagle Avenue Rezoning)** submitted by the Housing Options and Geriatric Association Resources, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, changing from an R6 District to a R7-2 District, Borough of the Bronx, Community District 3, Council District 17.

L.U. NO. 251

Application number **N 220335 ZRX (893 Eagle Avenue Rezoning)** submitted by Housing Options and Geriatric Association Resources, Inc. (H.O.G.A.R., 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 the Bronx, Community District 3, Council District 17.

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. 252

Application number **C 220336 ZSX (893 Eagle Avenue Rezoning)** submitted by the Housing Options and Geriatric Association Resources, Inc., 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 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 11-story building on property located at 893 Eagle Avenue (Block 2620, Lots 49, 50, 52 & 56), in an R7-2* District, Borough of the Bronx, Community District 3, Council District 17.



**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting at **250 Broadway, 14th Floor**, New York City, New York 10007, commencing at **3:30 P.M.**, on **Monday, August 28, 2023**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

L.U. NO. 245

Application number **N 230240 ZRM (Arena Text Amendment)** submitted by the 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, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission), Borough of Manhattan, Community District 5, 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>

L.U. NO. 246

Application number **C 230238 ZSM (Madison Square Garden Special Permit)** submitted by MSG Arena, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41* of the Zoning Resolution to allow an arena with a maximum capacity of 22,000 seats within an existing 10-story building on property located at 4 Penn Plaza (Block 781, Lots 1, 2 and 10), in C6-4 and C6-6 Districts, partially within the Special Hudson Yards District (Pennsylvania Station Subarea B4) and partially within the Special Midtown District, Borough of Manhattan, Community District 5, Council District 3.

L.U. NOS. 250, 251 AND 252 ARE RELATED

L.U. NO. 250

Application number **C 220334 ZMX (893 Eagle Avenue Rezoning)** submitted by the Housing Options and Geriatric Association Resources, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, changing from an R6 District to a R7-2 District, Borough of the Bronx, Community District 3, Council District 17.

L.U. NO. 251

Application number **N 220335 ZRX (893 Eagle Avenue Rezoning)** submitted by Housing Options and Geriatric Association Resources, Inc. (H.O.G.A.R., 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 the Bronx, Community District 3, Council District 17.

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. 252

Application number **C 220336 ZSX (893 Eagle Avenue Rezoning)** submitted by the Housing Options and Geriatric Association Resources, Inc., 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 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 11-story building on property located at 893 Eagle Avenue (Block 2620, Lots 49, 50, 52 & 56), in an R7-2* District, Borough of the Bronx, Community District 3, Council District 17.

