



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
COMMITTEE ON LAND USE
SUBCOMMITTEE MEETINGS
FOR SEPTEMBER 20 AND 22, 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 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 LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a public hearing/meeting on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, N.Y. 10007 commencing at **10:00 A.M., Tuesday, September 20, 2022:**

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 220405 HAK (Gateway Site 26a and Phase 5)** submitted by the New York City 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 Erskine Street (Block 4586, p/o Lot 1), Borough of Brooklyn, Community District 5, Council District 42.

PRECONSIDERED L.U.

Application Number **C 220406 HUK (Gateway Site 26a and Phase 5)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the New York State General Municipal Law (Urban Renewal) and Section 197-c of the New York City Charter, for the fourth amendment to the Fresh Creek Urban Renewal Plan, Borough of Brooklyn, Community District 5, Council District 42.

L.U. NOS. 92 AND 93 ARE RELATED

L.U. No. 92

Application number **C 220356 HAX (2017 Grand Concourse)** 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 2017 Grand Concourse (Block 2808, Lot 90), Borough of the Bronx, Community District 5, Council District 14.

L.U. No. 93

Application number **C 220357 PQX (2017 Grand Concourse)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 2017 Grand Concourse (Block 2808, Lot 90), to facilitate the development of a new nine-story affordable housing building containing approximately 33 affordable housing units, Borough of the Bronx, Community District 5, Council District 14.

L.U. NOS. 104 THROUGH 107 ARE RELATED

L.U. No. 104

Application number **C 220337 ZSM (705 10th Avenue-DEP Site)** submitted by the New York City 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 74-681 of the Zoning Resolution to allow that portion of a railroad or transit right right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed 8-story mixed-use building, on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 105

Application number **C 220338 ZSM (705 10th Avenue-DEP Site)** submitted by the New York City 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 96-112* of the Zoning Resolution to modify the height and setback requirements of Section 96-104* (Height and setback regulations) and the rear yard regulations of Section 23-532 (Required rear yard equivalents), on a zoning lot that has an area of greater than 40,000 square feet, occupies a frontage of a wide street, and contains existing public infrastructure, in connection with a

proposed 8-story mixed-use building, on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 106

Application number **C 220340 HAM (705 10th Avenue-DEP Site)** submitted by the New York City 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 705 10th Avenue (Block 1077, Lot 29), Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 107

Application No. **G 220017 XAM (705 10th Avenue-DEP Site/Rialto West-UDAAP/Article XI)** submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for an amendment of a previously approved portion of the Disposition Area located at Block 1077, p/o Lot 29 for approval of a real property tax exemption, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 108

Application number **N 230007 HKQ (DL-527/LP-2655) (Cambria Heights-222nd Street Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Cambria Heights-222nd Street Historic District, consisting of 46 houses located in southeastern Queens adjoining the Nassau County border, Borough of Queens, Community District 13, Council District 27.

L.U. No. 109

Application number **N 230008 HKQ (DL-527/LP-2656) (Cambria Heights-227th Street Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Cambria Heights-227th Street Historic District, consisting of 50 houses located in southeastern Queens adjoining the Nassau County border, Borough of Queens, Community District 13, Council District 27.

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, N.Y. 10007 commencing at **11:00 A.M., Thursday, September 22, 2022:**

PRECONSIDERED L.U.

Application number **C 220133 ZMQ (78-46 Metropolitan Avenue Rezoning)** submitted by Robert Thomas, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d, changing from an R5 District to an R5D and establishing within the proposed R5D District a C2-3 District, Borough of Queens, Community District 5, Council District 30.

PRECONSIDERED L.U.

Application number **C 220414 ZMQ (79-18 164th Street Rezoning)** submitted by Mikhail Kantius, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, eliminating from within an existing R4 District a C1-3 District, eliminating from within an existing R5D District a C1-3 District, establishing within an existing R4 District a C2-3 District, and establishing within an existing R5D District a C2-3 District, Borough of Queens, Community District 8, Council District 24.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 220169 ZMQ (40-25 Crescent Street Rezoning)** submitted by Crescent Street Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, changing from an M1-2/R5B District to an M1-2/R6A District and changing from an M1-2/R5D District to an M1-2/R6A District, Borough of Queens, Community District 1, Council District 26.

PRECONSIDERED L.U.

Application number **N 220170 ZRQ (40-25 Crescent Street Rezoning)** submitted by Crescent Street Associates, 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 provisions of Article XI, Chapter 7 (Special Long Island City Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 26.

L.U. NOS. 110 THROUGH 112 ARE RELATED

L.U. No. 110

Application number **C 210348 ZMK (Ninth Street Rezoning)** submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M2-1 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-25), Borough of Brooklyn, Community District 6, Council District 39.

L.U. No. 111

Application number **N 210349 ZRK (Ninth Street Rezoning)** submitted by Angelina Gatto Trust, 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) for the purpose of establishing a new Special Mixed Use District (MX-25) and modifying APPENDIX F for the

purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 6, Council District 39.

L.U. No. 112

Application number **C 210350 ZSK (Ninth Street Rezoning)** submitted by Angelina Gatto Trust, 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 waive all required accessory off-street parking spaces, 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, on property located at 153-157 9th Street and 124 8th Street (Block 1002, Lots 48, 49, 50 & 16), in M1-4/R7A* and M2-1 Districts, partially within a Special Mixed Use District (MX-25)*, Borough of Brooklyn, Community District 6, Council District 39.

PRECONSIDERED L.U. NOS. 100 AND 101 ARE RELATED

The public hearing on these items was held on September 7, 2022 and closed. It was laid over by the Subcommittee on Zoning and Franchises

PRECONSIDERED L.U. NO. 100

Application number **C 210174 ZMK (2080 McDonald Avenue)** submitted by Jackson Ex 2 Avenue S, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R5B District to a C4-4L District and changing from an M1-1 District to a C4-4L District, Borough of Brooklyn, Community District 11, Council District 44.

PRECONSIDERED L.U. NO. 101

Application number **N 210175 ZRK (2080 McDonald Avenue)** submitted by Jackson Ex 2 Avenue S, 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 11, Council District 44.

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

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

