



COUNCIL OF THE CITY OF NEW YORK

CALENDAR AND AGENDA
OF THE
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,
AND DISPOSITIONS
AND THE
LAND USE COMMITTEE
FOR THE PUBLIC HEARING/MEETING OF MARCH 28, 2024

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

KEVIN RILEY, *Chair*, Subcommittee on Zoning and Franchises

KAMILLAH HANKS, *Chair*, Subcommittee on Landmarks, Public
Sittings and Dispositions

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

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SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a public hearing 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.**, on **Thursday, March 28, 2024**:

L.U. NOS. 35 AND 36 ARE RELATED

L.U. No. 35

Application number **C 240099 HAX (East Tremont Cluster NCP)** 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 706 Fairmount Place (Block 2950, Lot 18), 907 East 175th Street (Block 2958, Lot 120), and 1900 Marmion Avenue (Block 2960, Lot 21), Borough of the Bronx, Community District 6, Council District 15.

L.U. No. 36

Application number **G 240046 XAX (East Tremont Cluster NCP Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 706 Fairmount Place (Block 2950, Lot 18), 907 East 175th Street (Block 2958, Lot 120), and 1900 Marmion Avenue (Block 2960, Lot 21), Borough of the Bronx, Community District 6, Council District 15.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 240174 HAX (Melrose Concourse NCP)** 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 12 Gouverneur Place (Block 2388, Lot 55), p/o 1169 Washington Avenue (Block 2389, p/o Lot 47), and 404 Claremont Parkway (Block 2896, Lot 96), Borough of the Bronx, Community District 3, Council District 16.

PRECONSIDERED L.U.

Application number **G 240047 XAX (Melrose Concourse NCP Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 12 Gouverneur Place (Block 2388, Lot 55), 1169 Washington Avenue (Block 2389, Lot 47), and 404 Claremont Parkway (Block 2896, Lot 96), Borough of the Bronx, Community District 3, Council District 16.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **G 240049 NUM (Genesis MPLP UDAAP)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for the approval of an urban development action area project and real property tax exemption for properties located at 220 Lenox Avenue

(Block 1720, Lot 35), 222 Lenox Avenue (Block 1720, Lot 36), 33 West 138th Street (Block 1736, Lot 25), 77 Lenox Avenue aka 100 West 114th Street (Block 1823, Lot 36), 205 West 115th Street (Block 1831, Lot 25), 358 West 116th Street (Block 1849, Lot 42), 170 West 130th Street (Block 1914, Lot 60), and 203 West 131st Street Block 1937, Lot 27), Borough of Manhattan, Community District 10, Council District 9.

PRECONSIDERED L.U.

Application number **G 240050 XAM (Genesis MPLP Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 220 Lenox Avenue (Block 1720, Lot 35), 222 Lenox Avenue (Block 1720, Lot 36), 33 West 138th Street (Block 1736, Lot 25), 77 Lenox Avenue aka 100 West 114th Street (Block 1823, Lot 36), 205 West 115th Street (Block 1831, Lot 25), 358 West 116th Street (Block 1849, Lot 42), 170 West 130th Street (Block 1914, Lot 60), and 203 West 131st Street Block 1937, Lot 27), Borough of Manhattan, Community District 10, Council District 9.

AGENDA OF THE LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **1:00 P.M.**, on **Thursday, March 28, 2024**, to consider items reported out of its subcommittee and conduct such other business as may be necessary.

L.U. NOS. 37 AND 38 ARE RELATED

L.U. No. 37

Application number **C 230126 ZMQ (30-11 12th Street Rezoning)** submitted by 30-11 12th Street Realty, 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 R4-1 District to an R6A District, changing from an R5B District to an R6A District, changing from an R6B District to an R6A District, and establishing within the proposed R6A District a C2-3 District, subject to the conditions of CEQR Declaration E-733, Borough of Queens, Community District 1, Council District 22.

L.U. No. 38

Application number **N 230127 ZRQ (30-11 12th Street Rezoning)** submitted by 30-11 12th Street 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, 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>

L.U. NOS. 39 AND 40 ARE RELATED

L.U. No. 39

Application number **C 230307 ZMQ (23-01 Steinway Street Rezoning)** submitted by Efraim Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c, eliminating from within an existing R5D District a C2-3 District, changing from an R5D District to an R6A District, establishing within a proposed R6A District a C2-4 District, subject to the conditions of CEQR Declaration E-744, Borough of Queens, Community District 1, Council District 22.

L.U. No. 40

Application number **N 230308 ZRQ (23-01 Steinway Street Rezoning)** submitted by Efrain 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, 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>

L.U. NOS. 44 AND 45 ARE RELATED

L.U. No. 44

Application number **C 230381 ZMK (396-400 Avenue X Rezoning)** submitted by PG Realty Investments, 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 R4 District to an R7A District and establishing within the proposed R7A District a C2-4 District, subject to the conditions of CEQR Declaration E-743, Borough of Brooklyn, Community District 15, Council District 47.

L.U. No. 45

Application number **N 230382 ZRK (396-400 Avenue X Rezoning)** submitted by PG Realty Investments, 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 15, Council District 47.

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

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