



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, David M. Carr, Kamillah Hanks,
Francisco P. Moya, Yusef Salaam and Lynn C. Schulman*

Tuesday, March 12, 2024

11:00 AM

250 Broadway - Committee Room, 14th
Floor

- LU 0018-2024** Application number M 210229 LDQ (88-08 Justice Avenue Restrictive Declaration Termination) submitted by Justice Avenue Tower, LLC, for a modification pursuant to Section 8 of the Declaration D-60 (CP-21465A) to cancel said Declaration D-60, to facilitate as-of-right uses within an existing building on property located at 88-08 Justice Avenue (Block 1842, Lots 39 & 66), within a C4-2 District, Borough of Queens, Community District 4, Council District 25.
- LU 0024-2024** Application number C 230255 ZMK (Jennings Hall Expansion) submitted by St. Nicks Alliance pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b: changing from an R6B District to an R7A District and changing from an R7A District to an R7X District, Borough of Brooklyn, Community District 1, Council District 34.
- LU 0025-2024** Application number N 230256 ZRK (Jennings Hall Expansion) submitted by St. Nicks Alliance 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 1, Council District 34.
- LU 0026-2024** Application number C 230306 ZMQ (21-17 37th Avenue Rezoning) submitted by 21-17 37th Ave LLC pursuant to

Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M1-1 District to an M1-5 District property bounded a line 90 feet northeasterly of 37th Avenue, 22nd Street, 37th Avenue, and 21st Street, Borough of Queens, Community District 1, Council District 26.

LU 0027-2024 Application number C 230241 ZMM (East 94th Street Rezoning) submitted by LM East 94 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from an M1-4 District to a C2-8 District and changing from an M1-4 District to a C4-6 District, Borough of Manhattan, Community District 8, Council District 5.

LU 0028-2024 Application number N 230242 ZRM (East 94th Street Rezoning) submitted by LM East 94 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 Manhattan, Community District 8, Council District 5.

LU 0030-2024 Application number C 240092 ZSQ (Willets Point Phase II) submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify: the required parking regulations of Sections 25-23 (Requirements Where Group Parking Facilities are Provided), 25-251 (Income-restricted housing units), 36-21 (General Provisions) and 124-50 (OFF-STREET PARKING REGULATIONS), the

sign regulations of Sections 32-60 (SIGN REGULATIONS) and 124-15 (Modification of Sign Regulations), the loading requirements of Section 36-62 (Required Accessory Off-Street Loading Berths), the retail continuity regulations of Section 124-14 (Retail Continuity), the height and setback regulations of Section 124-22 (Height and Setback Regulations), the street network requirements of Section 124-30 (Mandatory Improvements), the public open space requirements of Section 124-42 (Types and Standards of Publicly Accessible Open Space) and the curb cut requirements of Section 124-53 (Curb Cut Restrictions) in connection with a proposed mixed-use development on property generally bounded by Northern Boulevard, 27th Street, Willets Point Boulevard**, 126th Lane**, 39th Avenue**, Roosevelt Avenue, and Seaver Way (Block 1833, Lots 117, 120, 130, 135 and 140; Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150; Block 1822, Lot 17; and Block 1820, Lots 1, 6, 9, 18, 34 and 108), within a C4-4 District in the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.

LU 0031-2024

Application number C 240094 ZSQ (Willets Point Phase II) submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation 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 25,000 seats on property generally bounded by Seaver Way, 35th Avenue, 127th Street, Willet Point Boulevard**, and 38th Avenue** (Tax Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Tax Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45,

53 and 100; and Tax Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150), in a C4-4 District, within the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.

LU 0032-2024 Application number C 240095 ZSQ (Willets Point Phase II) submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-802 of the Zoning Resolution to allow a transient hotel (Use Group 5), in connection with a proposed mixed-use development, on property generally bounded by Seaver Way, 38th Avenue**, and the southeasterly centerline prolongation of Willets Point Boulevard** (Block 1833, Lot 117), in a C4-4 District, within the Special Willets Point District. Borough of Queens, Community District 7, Council District 21.

LU 0033-2024 Application number N 240093 ZRQ (Willets Point Phase II) submitted by Queens Development Group, LLC, City Football Stadium Group, LLC and the New York City Economic Development Corporation, 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 XII, Chapter 4 (Special Willets Point District), Borough of Queens, Community District 7, Council District 21.

LU 0034-2024 Application number C 240058 MMQ (Willets Point Phase II) submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, 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 establishment of 38th Avenue, 39th

Avenue, 126th Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard, the elimination, discontinuance and closing of 36th Avenue, east of Seaver Way, the elimination, discontinuance, and closing of streets within an area generally bounded by 127th Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue, the raising of grades within streets generally bounded by Northern Boulevard, 127th Street, Willets Point Boulevard, 38th Avenue, and Seaver Way, the adjustment of grades and block dimensions necessitated thereby and any acquisition or disposition of real properties related thereto, Borough of Queens, Community District 7, Council District 21.

T2024-1506

Application number C 230337 ZMK (341 10th Street Rezoning) submitted by Stellar 341, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d by changing from an existing R6A District to an R7-3 District, changing from an R6B District to an R7-3 District, and establishing within the proposed R7-3 District a C2-4 District, Borough of Brooklyn, Community District 6, Council District 38.

Preconsidered

T2024-1507

Application number N 230338 ZRK (341 10th Street Rezoning) submitted by Stellar 341, 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 II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and various other related Sections, and modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary

Housing area, Borough of Brooklyn, Community District 6, Council District 38.

Preconsidered

T2024-1508

Application number G 240045 XAK (341 10th Street Article XI) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 577 of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 341 10th Street (Block 1010, Lot 26), Borough of Brooklyn, Community District 6, Council District 38.

Preconsidered

T2024-1509

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 by changing from an R4 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 47.

Preconsidered

T2024-1510

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.

Preconsidered

T2024-1511

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 by 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, Borough of Queens, Community District 1, Council District 22.

Preconsidered

T2024-1512

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.

Preconsidered

T2024-1513

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 by eliminating from within an existing R5D District a C2-3 District, changing from an R5D District to an R6A District, and establishing within a proposed R6A District a C2-4 District, Borough of Queens, Community District 1, Council District 22.

Preconsidered

T2024-1514

Application number N 230308 ZRQ (23-01 Steinway Street Rezoning) submitted by Efraim 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.

Preconsidered