



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Inez D. Barron, Chaim M. Deutsch,
Ruben Diaz, Sr., Vanessa L. Gibson, Barry S. Grodenchik,
Andy L. King, Peter A. Koo, Rory I. Lancman, Stephen T. Levin,
I. Daneek Miller, Francisco P. Moya, Antonio Reynoso,
Donovan J. Richards, Carlina Rivera and Mark Treyger*

Thursday, October 10, 2019

11:00 AM

Committee Room - City Hall

LU 0496-2019 Application No. 20195734 HKK (N 190539 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Sunset Park South Historic District consisting of properties located between 53rd Street and 60th Street between 4th and 5th Avenues, as an historic district, Borough of Brooklyn, Community Board 7, Council District 38.

LU 0497-2019 Application No. 20195737 HKK (N 190542 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Sunset Park North Historic District consisting of properties located on 44th Street between 5th and 7th Avenues, as an historic district, Borough of Brooklyn, Community Board 7, Council District 38.

LU 0498-2019 Application No. 20195735 HKK (N 190540 HKK) pursuant to Section 3020 of the New York City Charter, concerning the designation by the Landmarks Preservation Commission of the Sunset Park 50th Street Historic District consisting of properties located on 50th Street between 4th and 5th Avenues, as an historic district, Borough of Brooklyn, Community Board 7, Council District 38.

LU 0499-2019 Application No. 20195736 HKK (N 190541 HKK) pursuant to Section 3020 of the New York City Charter, concerning the

designation by the Landmarks Preservation Commission of the Central Sunset Park Historic District as an historic district, Borough of Brooklyn, Community Board 7, Council District 38.

LU 0527-2019 Application No. C 190353 HAK (776-780 Myrtle Avenue) 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 for such area, 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 776-780 Myrtle Avenue (Block 1754, Lots 19, 20 and 22), Borough of Brooklyn, Council District 36, Community District 3.

LU 0528-2019 Application No. 20195631 HKK (N 200008 HKK) submitted by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York, concerning the designation of the Bay Ridge Parkway-Doctors' Row Historic District [DL 514/LP-2631], containing the properties bounded by a line beginning on the northern curbline of Bay Ridge Parkway at a point on a line extending southerly from the western property line of 415 Bay Ridge Parkway, and extending northerly along said line and along the western property line of 415 Bay Ridge Parkway, easterly along the northern property lines of 415 to 473 Bay Ridge Parkway, southerly along the eastern property line of 473 Bay Ridge Parkway, easterly along the northern property line of 475 Bay Ridge Parkway, southerly along the eastern property line of 475 Bay Ridge Parkway, and across Bay Ridge Parkway to the southern curbline of Bay Ridge Parkway, easterly along said

curbline to a point on a line extending northerly from the eastern property line of 478 Bay Ridge Parkway, southerly along said line and along the eastern property line of 478 Bay Ridge Parkway, westerly along the southern property lines of 478 to 416 Bay Ridge Parkway, northerly along the western property line of 416 Bay Ridge Parkway and across Bay Ridge Parkway to the northern curbline of Bay Ridge Parkway and westerly along said curbline to the point of beginning, Borough of Brooklyn, Council District 43, Community District 10.

- LU 0529-2019** Application No. 20195715 TCM (Lola Taverna) pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Prinkipas LLC d/b/a Lola Taverna, for a revocable consent to establish maintain and operate an unenclosed sidewalk café located at 210 6th Avenue, Borough of Manhattan, Council District 3, Community District 2. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant Section 11.20(c) of the Rules of the Council and Section 20-226 of the New York City Administrative Code.
- LU 0531-2019** Application No. C 100421 ZMQ (Vernon Boulevard Broadway Rezoning) submitted by Cipico Construction Inc. 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 R5 District to an R6B District, changing from an R5 District to an R7X District, and establishing within the proposed R7X District a C1-3 District, Borough of Queens, Council District 26, Community District 1.
- LU 0532-2019** Application No. N 190151 ZRQ (Vernon Boulevard Broadway Rezoning) submitted by Cipico Construction 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 Queens, Council District 26, Community District 1.

LU 0533-2019 Application No. C 190386 ZSQ (Vernon Boulevard Broadway Rezoning) submitted by Cipico Construction Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to permit the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify the minimum base height requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) to facilitate a proposed mixed-use development, within a large-scale general development, in R6B and R7X/C1-3 Districts, on property bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street, and 33rd Road (Block 315, Lot 1), Borough of Queens, Council District 26, Community District 1.

LU 0534-2019 Application No. C 190439 ZSQ (LeFrak City Parking Garage) submitted by the LSS Leasing Limited Liability Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution (as modified by concurrent application no. N 190440 ZQR) to allow: a public parking facility with a maximum capacity of 706 parking spaces including 356 self-park spaces and 350 attended parking spaces on the ground floor, 2nd floor and roof of an existing 2-story garage building; to allow up to 350 spaces to be located on the roof of such public parking facility; to allow floor space on one or more stories and up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS); and to waive the reservoir

space requirements of Section 74-512(c) for a public parking garage existing before [date of adoption] that was previously granted a special permit pursuant to this Section; on property located on the northeasterly corner of Junction Boulevard and Horace Harding Expressway (Block 1918, Lots 1, 18, 25 and 114), in a C4-4 District, Borough of Queens, Council District 21, Community District 4.

LU 0535-2019 Application No. N 190440 ZRQ (LeFrak City Parking Garage) submitted by the LSS Leasing Limited Liability Company, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying the provision of required reservoir spaces for existing public parking garages with special permits in C4-4 Districts, Borough of Queens, Council District 21, Community District 4.

LU 0538-2019 Application No. C 180036 ZMQ (38th Street – 35th Avenue Rezoning) submitted by Empire MG Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9b: changing from an M1-1 District to an R6A District and establishing within the proposed R6A District a C1-3 District, Borough of Queens, Council District 26, Community District 1.

LU 0539-2019 Application No. N 180037 ZRQ (38th Street – 35th Avenue Rezoning) submitted by Empire MG Properties, 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, Council District 26, Community District 1.

- LU 0540-2019** Application No. C 180282 ZMQ (91-05 Beach Channel Drive) submitted by Denis S. O'Connor Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c, by establishing within an existing R4-1 District, a C2-3 District, Borough of Queens, Council District 32, Community District 14.
- LU 0541-2019** Application No. C 180291 ZMQ (15-33 Clintonville Street Rezoning) submitted by Enrico Scarda pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3-1 District, a C1-3 District, Borough of Queens, Council District 7, Community District 7.
- LU 0542-2019** Application No. C 190422 ZMQ (112-06 71st Road Rezoning) submitted by Dr. T's Pediatrics PLLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R3-2 District, Borough of Queens, Council District 29, Community District 6.
- LU 0543-2019** Application No. C 190158 ZMM (Terence Cardinal Cooke) submitted by Catholic Health Care System pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6b, by changing from an R7-2 District to an R8 District property bounded by East 106th Street, Madison Avenue, East 105th Street and a line 150 feet easterly of Fifth Avenue - Museum Mile, Borough of Manhattan, Council District 8, Community District 11.
- LU 0544-2019** Application No. N 190156 ZRM (Terence Cardinal Cooke) submitted by Catholic Health Care System, 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Council District 8, Community District 11.

T2019-5228

Resolution authorizing the filing of a land use application amending the City Map so as to establish a public place, with a use restriction, on the entirety of Rikers Island.

Preconsidered