



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA**

**OF THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,  
AND DISPOSITIONS,**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**AND**

**LAND USE COMMITTEE**

**FOR THE MEETINGS OF SEPTEMBER 10<sup>TH</sup>, 2024**

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

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

**KAMILLAH HANKS,** *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](mailto:swerts@council.nyc.gov) or [nbenjamin@council.nyc.gov](mailto: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*

<b><u>Item No.</u></b>	<b><u>Page</u></b>
<b>Subcommittee on Landmarks, Public Sitings, and Dispositions public hearing/meeting scheduled for <u>09/10/24</u> commencing at <u>11:00 A.M., Council Committee Room, 250 Broadway, 14<sup>th</sup> Floor</u></b>	

**Hearing(s)**

- 1. Willoughby-Hart Historic District (Pre L.U.).....3
- 2. Brooklyn Edison Building (L.U. No. 130).....3

**Vote(s)**

- 1. Heckscher Building (L.U. No. 108).....4
- 2. Temple Court (now Beekman Hotel) Atrium (L.U. No. 129).....4
- 3. Frederick Douglass Memorial Park (L.U. No. 131)..... 4-5

<b>The Subcommittee on Zoning and Franchises public hearing scheduled for <u>09/10/24</u> commencing at <u>12:00 P.M., Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor</u></b>	
--	--

**Hearing(s)**

- 1. Marcus Garvey Article XI (Pre L.U.).....5
- 2. 21<sup>st</sup> Street Rezoning (Pre L.U.s) ..... 5-6
- 3. MSK Pavilion (L.U. Nos. 132-136) ..... 6-8

**Vote(s)**

None

<b>Committee on Land Use Committee meeting scheduled for <u>09/10/24</u> commencing at <u>2:00 P.M., Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor</u></b>	
--	--

**Vote(s)**

- 1. Heckscher Building (L.U. No. 108).....9
- 2. Temple Court (now Beekman Hotel) Atrium (L.U. No. 129).....9
- 3. Frederick Douglass Memorial Park (L.U. No. 131).....10

## **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, 250 Broadway 14<sup>th</sup> Floor**, New York City, N.Y. 10007, commencing at **11:00 A.M.**, on **Tuesday, September 10, 2024**:

### **PRE-CONSIDERED L.U.**

Application number **N 250006 HKK (Willoughby-Hart Historic District)** 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, for the designation of the Willoughby Hart Historic District (DL-542/LP-2683), consisting of 33 properties located on Willoughby Avenue and Hart Street between Marcy Avenue and Nostrand Avenue in the Bedford-Stuyvesant neighborhood, Borough of Brooklyn, Community District 3, Council District 36.

### **L.U. No. 130**

Application number **N 240409 HIK (Brooklyn Edison Building)** 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, for the designation of the Brooklyn Edison Building, located at 345 Adams Street (aka 372-392 Pearl Street and 11-17 Willoughby Street), Block 140, Lot 7503 (formerly Lot 123), as an historic landmark (DL-541/LP-2680), Borough of Brooklyn, Community District 2, Council District 33.

## **L.U. No. 108**

*The public hearing on this item was **held on August 27, 2024**  
**and closed**. It was laid over by the Subcommittee on  
Landmarks, Public Sitings, and Dispositions*

Application number N **240374 HIM (Heckscher Building (now the Crown Building))** 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, for the designation of the Heckscher Building (now the Crown Building), located at 730 Fifth Avenue (Block 1272, Lot 7503) as an historic landmark (DL-539/LP- 2678), Borough of Manhattan, Community District 5, Council District 4.

## **L.U. No. 129**

*The public hearing on this item was **held on August 27, 2024**  
**and closed**. It was laid over by the Subcommittee on  
Landmarks, Public Sitings, and Dispositions*

Application number N **240396 HIM (Temple Court (now the Beekman Hotel) Atrium)** 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, for the designation of the Temple Court Building (now the Beekman Hotel) Atrium, located at 5 Beekman Street (Block 90, Lot 7503), as an historic landmark (DL-540/LP-2681), Borough of Manhattan, Community District 1, Council District 1.

## **L.U. No. 131**

*The public hearing on this item was **held on August 27, 2024**  
**and closed**. It was laid over by the Subcommittee on  
Landmarks, Public Sitings, and Dispositions*

Application number **N 240410 HIR (Frederick Douglass Memorial Park)** 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, for the designation of the Frederick Douglass Memorial Park, located at 3201 Amboy Road (Block 4475, Lot 300), as an historic landmark (DL-541/LP-2682), Borough of Staten Island, Community District 3, Council District 50.

---

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 250 Broadway 16<sup>th</sup> Floor**, New York City, N.Y. 10007, commencing at **12:00 P.M.**, on **Tuesday, September 10, 2024**:

### **PRE-CONSIDERED L.U.**

Application number **G 240057 XAK (281-311 Marcus Garvey Boulevard Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article XI of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 281 Marcus Garvey Boulevard (Block 1629, p/o Lot 1 (Tentative Lot 5)) and 311 Marcus Garvey Boulevard (Block 1634, p/o Lot 1 (Tentative Lot 80)), Borough of Brooklyn, Community District 3, Council District 36.

### **PRE-CONSIDERED (21<sup>ST</sup> STREET) ITEMS BELOW ARE RELATED**

### **PRE-CONSIDERED L.U.**

Application number **C 230250 ZMQ (21<sup>st</sup> Street Rezoning)** submitted by Astoria Park Warehouse, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.

9a, eliminating from within an existing R5D District a C1-3 District, changing from an R5B District to an R6A District, changing from an R5D District to an R6A District, and establishing within the proposed R6A District a C1-4 District, Borough of Queens, Community District 1, Council District 22.

**PRE-CONSIDERED L.U.**

Application number **N 230251 ZRQ (21<sup>st</sup> Street Rezoning)** submitted by Astoria Park Warehouse, 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.

**L.U. NOS. 132-136 ARE RELATED**

**L.U. No. 132**

Application number **C 240237 ZMM (MSK Pavilion)** submitted by Memorial Sloan Kettering Cancer Center, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing from an R8 District to an R9 District, Borough of Manhattan, Community District 8, Council District 5.

**L.U. No. 133**

Application number **N 240238 ZRM (MSK Pavilion)** submitted by Memorial Sloan Kettering Cancer Center, 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 9 (Special Regulations Applying to Large-Scale Community Facility Developments), Borough of Manhattan, Community District 8, Council District 5.

### **L.U. No. 134**

Application number **C 240235 ZSM (MSK Pavilion)** submitted by Memorial Sloan Kettering Cancer Center, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 79-43 of the Zoning Resolution (as proposed to be amended) to modify: the height and setback requirements of Section 24-522 (Front setbacks in districts where front yards are not required) on the periphery of a large scale community facility development; the lot coverage requirements of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage); and the sign regulations of Section 22-231 (Nameplates or identification signs) and Section 22-342 (Height of signs) to facilitate a proposed 31-story inpatient medical facility on the South Block Zoning Lot (Block 1461, Lots 13 & 21), in R9(as proposed to be amended) and R10 Districts, within an existing Large-Scale Community Facility Development generally bounded by East 69<sup>th</sup> Street, a line 338 feet easterly of First Avenue, a line midway between East 69<sup>th</sup> Street and East 68<sup>th</sup> Street, a line 463 feet easterly of First Avenue, East 68<sup>th</sup> Street, York Avenue, East 66<sup>th</sup> Street, a line 300 feet westerly of York Avenue, East 67<sup>th</sup> Street, First Avenue, East 68<sup>th</sup> Street, and a line 100 feet easterly of First Avenue (Block 1461, Lots 13 & 21, Block 1462, Lots 1 & 5, and Block 1463, Lots 5 and 7501 (condo lot 1001)) in R8, R9(as proposed to be amended), and R10 Districts, Borough of Manhattan, Community District 8, Council District 5.

### **L.U. No. 135**

Application number **M 240240 LDM (MSK Pavilion)** submitted by Memorial Sloan Kettering Cancer Center for cancellation of a restrictive declaration associated with the approved applications 010547 ZMM, 010145 ZSM and 010549 ZAM which was recorded on December 20, 2001 in Reel 3413, Page 1860 in the Office of the New York County Register, Borough of Manhattan, Community District 8, Council District 5.

**L.U. No. 136**

Application number **C 240236 GFM (MSK Pavilion)** submitted by Memorial Sloan Kettering Cancer Center, pursuant to Sections 197-c of the New York City Charter for a revocable consent to construct, maintain and use a 24 foot-wide pedestrian bridge over East 67<sup>th</sup> Street approximately 67 feet westerly of First Avenue, Borough of Manhattan, Community District 8, Council District 5.





## **AGENDA OF THE LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 250 Broadway 16<sup>th</sup> Floor**, New York City, New York 10007, commencing at **2:00 P.M.**, on **Tuesday, September 10, 2024**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

### **L.U. No. 108**

Application number **N 240374 HIM (Heckscher Building (now the Crown Building))** 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, for the designation of the Heckscher Building (now the Crown Building), located at 730 Fifth Avenue (Block 1272, Lot 7503) as an historic landmark (DL-539/LP-2678), Borough of Manhattan, Community District 5, Council District 4.

### **L.U. No. 129**

Application number **N 240396 HIM (Temple Court (now the Beekman Hotel) Atrium)** 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, for the designation of the Temple Court Building (now the Beekman Hotel) Atrium, located at 5 Beekman Street (Block 90, Lot 7503), as an historic landmark (DL-540/LP-2681), Borough of Manhattan, Community District 1, Council District 1.

## **L.U. No. 131**

Application number **N 240410 HIR (Frederick Douglass Memorial Park)** 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, for the designation of the Frederick Douglass Memorial Park, located at 3201 Amboy Road (Block 4475, Lot 300), as an historic landmark (DL-541/LP-2682), Borough of Staten Island, Community District 3, Council District 50.