



COUNCIL OF THE CITY OF NEW YORK

REVISED AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF NOVEMBER 22, 2021

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

FRANCISCO P. MOYA, *Chair*, Subcommittee on Zoning and Franchises

KEVIN RILEY, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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

*The Land Use Committee Meeting Scheduled for 11/22/21
Commencing at 2:30 P.M., (remote meeting)*

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AGENDA OF THE LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the Council Chambers, City Hall, New York City, New York 10007, commencing at **2:30 P.M. on Monday, November 22, 2021**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

L.U. No. 881

Application No. **C 210428 PPM (Las Raices)** submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the disposition of a city owned property located at 303 East 102nd Street (Block 1674, Lot 104), 338 East 117th Street (Block 1688, Lot 34), 505-507 East 118th Street (Block 1815, Lots 5 and 6), 1761-1763 Park Avenue (Block 1771, Lots 1 and 2), Borough of Manhattan, Council Districts 8 and 9, Community District 11.

L.U. NOS. 897 AND 898 ARE RELATED

L.U. 897

Application No. **C 210398 ZSX (WIN Powers)** submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with the development of two community facility buildings, on property located at 346 Powers Avenue (Block 2572, Lot 6) in an R6 District. submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with

sleeping accommodations, in connection with the development of two community facility buildings, on property located in an R6 District at 346 Powers Avenue (Block 2572, Lot 6), Borough of the Bronx, Community District 1, Council District 8.

L.U. 898

Application No. **C 210399 HAX (WIN Powers)** submitted by the NYC 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, 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 346 Powers Avenue (Block 2572, Lot 6), Borough of the Bronx, Community District 1, Council District 8.

PRECONSIDERED L.U. NO. 911

Application No. **N 210406 ZRY (Citywide Hotels Text Amendment)** submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article III, Chapter 2 (Use Regulations), Article IV, Chapter 2 (Use Regulations) and related Sections, to create a special permit for new hotels, motels, tourist cabins, and boatels in Commercial Districts and in M1 Districts paired with Residence Districts, Citywide.

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

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

PRECONSIDERED L.U.S 916 AND 917 ARE RELATED

PRECONSIDERED L.U. 916

Application No. **C 210119 ZMK (506 Third Avenue)** submitted by PAB 3rd Avenue Holdings, 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 M2-1 District to a C4-4A, Borough of Brooklyn, Community District 6, Council District 39.

PRECONSIDERED L.U. 917

Application No. **N 210120 ZRK (506 Third Avenue)** submitted by PAB 3rd Avenue Holdings, 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 6, Council District 39.

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

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

PRECONSIDERED L.U.S 920 AND 921 ARE RELATED

PRECONSIDERED L.U. 920

Application No. **C 210408 ZMM (Starrett-Lehigh + Terminal Warehouse Rezoning)** submitted by Terminal Fee Owner LP and RXR SL Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b, changing from an M2-3 District to an M2-4 District and establishing a Special West Chelsea District (WCh), Borough of Manhattan, Community District 4, Council District 3.

PRECONSIDERED L.U. 921

Application No. **N 210409 ZRM (Starrett-Lehigh + Terminal Warehouse Rezoning)** submitted by Terminal Fee Owner LP and RXR SL Owner, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing Subarea K within the Special West Chelsea District (Article IX, Chapter 8), and modifying other related Sections, Borough of Manhattan, Community District 4, Council District 3.

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

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



LAND USE COMMITTEE

In addition to the regular business of the Land Use committee, on **November 22, 2021 at 2:30 P.M.**, the Committee on Land Use will consider the following legislation.

Proposed Int. No. 1487-A

By Council Members Moya, Gjonaj, Chin, Salamanca, Kallos, Reynoso, Powers, Adams, Rosenthal, Ayala, Cumbo, Rose, Cornegy, Grodenchik, Barron, Gibson, Miller, Rivera, Levin, Koo, Louis, Riley, Ampry-Samuel, Menchaca and D. Diaz

A LOCAL LAW

A Local Law to amend the New York city charter, in relation to studying population and housing changes in areas that have been the subject of neighborhood rezonings