



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA**  
**OF THE**  
**SUBCOMMITTEE MEETINGS**  
**AND THE LAND USE COMMITTEE**  
**FOR THE MEETINGS OF JULY 27 THROUGH 28, 2022**

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

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

**FARAH N. LOUIS,** *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.

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If you are a member of the public who wishes to testify via Zoom, please register via the New York City Council Home Page at <https://council.nyc.gov/>, where you can also find links to livestream the hearing and recordings of past hearings. If you wish to testify in person please be aware that in-person attendees will be required to complete a health screening before entering City Hall and must wear a face covering if they are medically able.



*The Land Use Committee Meeting Scheduled for 07/28/22  
Commencing at 11:00 A.M.  
(Accessible both in person and remotely)*

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

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a public hearing/meeting, accessible both in person and remotely on the following matters in the Committee Room, City Hall, New York, N.Y. 10007 commencing at **1:00 P.M., Wednesday, July 27, 2022:**

### **PRECONSIDERED L.U. NOS. 73 AND 74 ARE RELATED** **(MANDATORY ITEMS)**

*The public hearing on the mandatory items was **held on June 14, 2022 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

#### **PRECONSIDERED L.U. No. 73**

Application number **N 220219 ZRM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying a special permit provision of Article IX, Chapter 6 (Special Clinton District), Borough of Manhattan, Community District 4, Council District 3.

#### **PRECONSIDERED L.U. No. 74**

Application number **C 220220 ZMM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, eliminating from within an existing R8 District a C1-5 District and changing from an R8 District to a C6-2 District, 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>**

**L.U. NOS. 75 THROUGH 77 ARE RELATED**  
**(DISCRETIONARY ITEMS)**

**L.U. No. 75**

Application number **C 220221A ZSM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Housing Preservation & Development to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 96-112 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on property located at 806 Ninth Avenue (Block 1044, Lot 3), in a C6-2\* District, within the Special Clinton District (Preservation Area), Borough of Manhattan, Community District 4, Council District 3.

**\*Note:** The site is proposed to be rezoned by changing existing R8 and R8/C1-5 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 220220 ZMM).

**L.U. No. 76**

Application number **C 220223 PQM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 806 9th Avenue (Block 1044, Lot 3) to facilitate the expansion of Metropolitan Transportation Authority's New York City Transit operations. Borough of Manhattan, Community District 4, Council District 3.

**L.U. No. 77**

Application number **C 220222 PPM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Housing Preservation & Development, pursuant to Section 197-c of

the New York City Charter, for the disposition of city owned property located at 806 9th Avenue (Block 1044, Lot 3), to facilitate a building containing approximately 111 affordable and supportive housing units, and community facility and retail space. Borough of Manhattan, Community District 4, Council District 3.

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public meeting, accessible both in person and remotely on the following matter in the Committee Room, City Hall, New York, N.Y. 10007 commencing at **11:00 A.M., Thursday, July 28, 2022:**

### **PRECONSIDERED L.U.**

Application number **N 220204 ZRX (1810 Randall Avenue Rezoning)** submitted by Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. eliminating from within an existing R4A District a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, a line 150 feet southerly of Randall Avenue, and Beach Avenue;
2. eliminating from within an existing R5 District to a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, Taylor Avenue, a line 150 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;
3. changing from an R4A District to an R6 District property bounded by Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, line 100 feet southerly of Randall Avenue, and Beach Avenue; and
4. changing from an R5 District to an R6 District property bounded by Randall Avenue, Taylor Avenue, a line 100 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;

as shown on a diagram (for illustrative purposes only) dated February 28, 2022, and subject to the conditions of CEQR Declaration E-660, Borough of Bronx, Community District 9, Council District 18.

### **PRECONSIDERED L.U.**

Application number **N 220204 ZRX (1810 Randall Avenue Rezoning)** submitted by the Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Bronx, Community District 9, Council District 18.

**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.**

Application number **C 220171 ZMX (1959 Strang Avenue – Commercial Overlay)** submitted by 1959 Strang Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2b, by establishing within an existing R4 District a C2-3 District bounded by a line 100 feet northerly of Strang Avenue, Baychester Avenue, Strang Avenue, and a line midway between Edson Avenue and Baychester Avenue as shown on a diagram (for illustrative purposes only) dated March 14, 2022, and subject to the conditions of CEQR Declaration E-666, Borough of Bronx, Community District 12, Council District 12.

### **PRECONSIDERED L.U.**

Application number **C 210394 ZMQ (231-06 Northern Boulevard – Commercial Overlay)** submitted by Kenfa Madison LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.11a, establishing within an existing R1-2 District a C2-2 District bounded by Northern Boulevard, 234th Street, a northwesterly boundary line of a Park (Alley Park) and its northeasterly prolongation, a northeasterly boundary line of a Park (Alley Park), a northwesterly boundary line of a Park (Alley Park), and the northwesterly prolongation of a former Park boundary line, as shown on a diagram (for illustrative purposes only)

dated March 14, 2022, Borough of Queens, Community District 11, Council District 19.

### **PRECONSIDERED L.U**

Application number **C 220196 ZMQ (Halletts North)** submitted by Astoria Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an M1-1 District to an R7-3 District property bounded by the northwesterly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 280 feet southeasterly of former 3rd Street, and 26th Avenue; and
2. establishing within the proposed R7-3 District a C2-4 District bounded by the northwesterly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 280 feet southeasterly of former 3rd Street, and 26th Avenue;

as shown on a diagram (for illustrative purposes only) dated March 28, 2022 and subject to the conditions of CEQR Declaration E-671, Borough of Queens, Community District 1, Council District 22.

### **PRECONSIDERED L.U**

Application number **C 220197 ZRQ (Halletts North)** submitted by Astoria Owners LLC pursuant to Section 201 of the New York City Charter for an amendment to 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:**

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**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a public meeting, accessible both in person and remotely in the Committee Room, City Hall, New York City, New York 10007, commencing at **11:00 A.M. on Thursday, July 28, 2022**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

**PRECONSIDERED L.U. NOS. 73 AND 74 ARE RELATED**  
**(MANDATORY ITEMS)**

*The public hearing on the mandatory items was held on June 14, 2022  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**PRECONSIDERED L.U. No. 73**

Application number **N 220219 ZRM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying a special permit provision of Article IX, Chapter 6 (Special Clinton District), Borough of Manhattan, Community District 4, Council District 3.

**PRECONSIDERED L.U. No. 74**

Application number **C 220220 ZMM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, eliminating from within an existing R8 District a C1-5 District and changing from an R8 District to a C6-2 District, Borough of Manhattan, Community District 4, Council District 3.

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**L.U. NOS. 75 THROUGH 77 ARE RELATED**  
**(DISCRETIONARY ITEMS)**

**L.U. No. 75**

Application number **C 220221A ZSM (The Lirio – 806 9<sup>th</sup> Avenue)** submitted by the Department of Housing Preservation & Development to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 96-112 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on property located at 806 Ninth Avenue (Block 1044, Lot 3), in a C6-2\* District, within the Special Clinton District (Preservation Area), Borough of Manhattan, Community District 4, Council District 3.

**\*Note:** The site is proposed to be rezoned by changing existing R8 and R8/C1-5 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 220220 ZMM).

**L.U. No. 76**

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111 affordable and supportive housing units, and community facility and retail space.  
Borough of Manhattan, Community District 4, Council District 3.

