



**COUNCIL OF THE CITY OF NEW YORK
CALENDAR
OF THE
SUBCOMMITTEES
FOR THE HEARINGS/MEETINGS OF
SEPTEMBER 19, 2023**

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 or 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*

Item No. **Page**
Subcommittee on Landmarks, Public Sitings and Dispositions public hearing/meeting scheduled for 09/19/23 commencing at 10:00 A.M., 250 Broadway, 14th Floor

Hearing

1. 244 East 106 th Street-Share NYC – Art. XI Disposition Approval (L.U. NO. 266)	3
2. Bronx Opera House (L.U. NO. 268).....	3-4
3. Fire Alarm Telegraph Bureau, Bronx Central Office (L.U. NO. 267).....	4
4. Firehouse, Engine Company 88/Ladder Company 38 (L.U. No. 269)	4
5. 935 St. Nicholas Avenue Building (L.U. NO. 270).....	4
6. Hotel Cecil & Minton’s Playhouse Building (L.U. NO. 271).....	4-5
7. John Birks “Dizzy” Gillespie Residence (L.U. NO. 272).....	5

Vote

1. 244 East 106 th Street-Share NYC – Art. XI Disposition Approval (L.U. NO. 266)	
----------------------------------------------------------------------------------------------	--

Subcommittee on Zoning and Franchises public meeting scheduled for 09/19/23 commencing at 12:00 P.M., 250 Broadway, 14th Floor

Hearing

1. 703 Myrtle Avenue Rezoning (Pre L.U.).....	6
-----------------------------------------------	---

Vote

1. 2761 Plumb 2 nd Street Rezoning (L.U. NO. 259).....	7
2. 42-18 31 st Avenue Rezoning (L.U. NOs. 260 and 261).....	7
3. 125 Greaves Lane (L.U. NO. 262).....	8
4. 1460-1480 Sheridan Boulevard (L.U. NOs. 264 and 265).....	8-9

If you are a member of the public who wishes to testify via Zoom, please register via the New York City Council Planning and Land Use page at <https://council.nyc.gov/land-use/>. You can also find links to livestream the hearing and recordings of past hearings at <https://council.nyc.gov/>. 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.



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a public hearing/meeting on the following matter at **250 Broadway, 14th Floor**, New York City, N.Y. 10007 commencing at **10:00 A.M.**, on **Tuesday, September 19, 2023**:

L.U. NO. 266

Application No. **G 230032 XIM (ShareNYC-244 East 106th Street Article XI Disposition)** submitted by the New York City Department of Housing Preservation and Development for approval of the disposition of city-owned property pursuant to Article XI of the Private Housing Finance Law for property located at 244 East 106th Street (Block 1655, p/o Lot 29) (Tentatively New Lot 129), Borough of Manhattan, Community District 11, Council District 8.

L.U. NO. 268

Application number **N 230385 HIX (Bronx Opera House, DL-533/LP-2667)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Bronx Opera House, located at 436-442 East 149th Street (Tax Map Block 2293, p/o Lot 46), Borough of the Bronx, Community District 1, Council District 8.

L.U. NO. 267

Application number **N 230383 HIX (Fire Alarm Telegraph Bureau, Bronx Central Office, DL- 533/LP-2668)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of

Title 25 of the Administrative Code of the City of New York, for the designation of the Fire Alarm Telegraph Bureau, Bronx Central Office, located at 1129 East 180th Street (Tax Map Block 4333, p/o Lot 1), Borough of the Bronx, Community District 27, Council District 15.

L.U. NO. 269

Application number **N 230386 HIX (Firehouse, Engine Company 88/Ladder Company 38, DL-533/LP-2669)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Firehouse, Engine Company 88/Ladder Company 38, located at 2225 Belmont Avenue (Tax Map Block 3086, Lot 38), Borough of the Bronx, Community District 6, Council District 15.

L.U. NO. 270

Application number **N 240022 HIM (935 St. Nicholas Avenue Building, DL-534/LP-2670)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the 935 St. Nicholas Avenue Building, located at 929-939 St. Nicholas Avenue (aka 462-466 West 157th Street) (Tax Map Block 2107, Lot 72), Borough of Manhattan, Community District 12, Council District 7.

L.U. NO. 271

Application number **N 240020 HIM (Hotel Cecil & Minton's Playhouse Building, DL-534/LP-2671)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Hotel Cecil & Minton's Playhouse Building, located at 206 West

118th Street (aka 150-158 St. Nicholas Avenue and 206-212 West 118th Street) (Tax Map Block 1923, Lot 38), Borough of Manhattan, Community District 10, Council District 9.

L.U. NO. 272

Application number **N 240021 HIQ (John Birks “Dizzy” Gillespie Residence, DL-534/LP-2657)** submitted by the Landmarks Preservation Commission, pursuant to the provisions Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the John Birks “Dizzy” Gillespie Residence located at 105-19 37th Avenue (aka 34-68 106th Street) (Tax Map Block 1747, Lot 51), Borough of Queens, Community District 3, Council District 21.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a meeting on the following matters at **250 Broadway, 14th Floor**, New York City, N.Y. 10007 commencing at **12:00 P.M.**, on **Tuesday, September 19, 2023**:

PRECONSIDERED L.U.

Application number **C 220453 ZMK (703 Myrtle Avenue Rezoning)** submitted by Ranco Capital, LLC 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 M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 3, Council District 33.

PRECONSIDERED L.U.

Application number **N 220454 ZRK (703 Myrtle Avenue Rezoning)** submitted by Ranco Capital, 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 3, Council District 33.

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. NO. 259

The public hearing on these items was held on September 06, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises

Application number **C 200101 ZMK (2761 Plumb 2nd Street Rezoning)** submitted by Zaliv, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, changing from a C3 District to an R3-2 District and establishing within the proposed R3-2 District a C2-3 District, Borough of Brooklyn, Community District 15, Council District 48.

L.U. NOS. 260 AND 261 ARE RELATED

The public hearing on these items was held on September 06, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises

L.U. NO. 260

Application number **C 230012 ZMQ (42-18 31st Avenue Rezoning)** submitted by 42-18 Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9a & 9b, eliminating from within an existing R5 District a C1-2 District, changing from an R5 District to an R6A District, and establishing within the proposed R6A District a C1-3 District, Borough of Queens, Community District 1, Council District 26.

L.U. NO. 261

Application number **N 230013 ZRQ (42-18 31st Avenue Rezoning)** submitted by 42-18 Development, 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 26.

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. NO. 262

The public hearing on these items was held on September 06, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises

Application number **C 220456 ZMR (125 Greaves Lane)** submitted by 125 Greaves Lane, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33c, establishing within an existing R3-2 District a C2-1 District, Borough of Staten Island, Community District 3, Council District 51

L.U. NOS. 264 AND 265 ARE RELATED

The public hearing on these items was held on September 06, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises

L.U. NO. 264

Application number **C 230291 ZMX (1460-1480 Sheridan Boulevard)** submitted by Simone Companies, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-1 District to an R7-3 District and establishing within the proposed R7-3 District a C2-4 District, Borough of the Bronx, Community District 9, Council District 17.

L.U. NO. 265

Application number **N 230292 ZRX (1460-1480 Sheridan Boulevard)** submitted by Simone Companies, 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 the Bronx, Community District 9, Council District 17.

The full zoning text may be viewed at the following website
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

