



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF OCTOBER 10, 2019**

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

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

**ADRIENNE ADAMS**, *Chair*, Subcommittee on Landmarks, Public Sitings  
and Dispositions

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

# LAND USE COMMITTEE

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# LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M. on Thursday, October 10, 2019**, to consider some items reported out of the Subcommittees at the meetings held October 3, 2019, and conduct such other business as may be necessary.

## L.U. No. 496

### SUNSET PARK SOUTH HISTORIC DISTRICT

**BROOKLYN CB - 7**

**20195734 HKK (N 190539 HKK)**

The proposed designation by the Landmarks Preservation Commission [DL-513/LP-2622] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Sunset Park South Historic District.

#### **SUNSET PARK SOUTH HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:**

The proposed Sunset Park South Historic District consists of the properties bounded by a line beginning on the southern curblineline of 54th Street at a point on a line extending southerly from the western property line of 417 54th Street, and extending northerly along said line and along the western property line of 417 54th Street, easterly along the northern property lines of 417 to 469 54th Street, southerly along the eastern property line of 469 54th Street and across 54th Street to its southern curblineline, easterly along said curblineline to a point on a line extending northerly from the eastern property line of 472 54th Street, southerly along said line and along the eastern property line of 472 54th Street, easterly along the northern property line and southerly along the eastern property line of 471 55th Street to the northern curblineline of 55th Street, westerly along said curblineline to a point on a line extending northerly from the eastern property line of 470 55th Street, southerly along said line and along the eastern property lines of 470 55th Street and 471 56<sup>th</sup> Street, across 56th Street and along the eastern property lines of 468 56th Street and 471 57<sup>th</sup> Street, across 57th Street and along the eastern property lines of 472 57th Street and 471 58th Street to the northern curblineline of 58th Street, westerly along said curblineline to a point on a line extending northerly from the eastern property line of 470 58<sup>th</sup> Street, southerly along said line and along the eastern property line of 470 58th Street, easterly along the northern property line and southerly along the eastern property line of 471 59th

Street, southerly across 59th Street and along the eastern property line of 468 59th Street, westerly along the southern property lines of 468 to 414 59th Street, northerly along the western property line of 414 59th Street and across 59th Street to the northern curbline of said street, westerly along the northern curbline of 59th Street to a point on a line extending southerly from the western property line of 411 59<sup>th</sup> Street, northerly along said line and along the western property lines of 411 59th Street and 412 58th Street to the southern curbline of 58th Street, easterly along said curbline to a point on a line extending southerly from the western property line of 413 58th Street, northerly along said line and along the western property line of 413 58th Street, westerly along the southern property line and northerly along the western property line of 412 57th Street to the southern curbline of 57th Street, easterly along the southern curbline of 57th Street to a point on a line extending southerly from the western property line of 453 57th Street, northerly along said line and along the western property line of 453 57th Street, westerly along the southern property lines of 454 to 422 56th Street, northerly along the western property line of 422 56th Street and across 56th Street to its northern curbline, westerly along the northern curbline of 56th Street to a point on a line extending southerly from the western property line of 413 56th Street, northerly along said line and along the western property line of 413 56th Street, easterly along the northern property line of 413 56th Street, northerly along the western property line of 414 55th Street and across 55th Street to its northern curbline, westerly along said curbline to a point on a line extending southerly from the western property line of 413 55th Street, northerly along said line and along the western property lines of 413 55th Street and 412 54th Street to the southern curbline of 54th Street, and easterly along said curbline to the place of beginning.

### **L.U. No. 497**

#### **SUNSET PARK NORTH HISTORIC DISTRICT**

**BROOKLYN CB - 7**

**20195737 HKK (N 190542 HKK)**

The proposed designation by the Landmarks Preservation Commission [DL-513/LP-2625] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Sunset Park North Historic District.

#### **SUNSET PARK NORTH HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:**

The proposed Sunset Park North Historic District consists of the properties bounded by a line beginning on the southern curbline of 44th Street at a point on a line

extending northerly from the western property line of 514 44th Street, extending easterly along the southern curblines of 44th Street across Sixth Avenue and continuing along the southern curblines of 44th Street to a point on a line extending northerly from the eastern property line of 682 44<sup>th</sup> Street, southerly along said line and the eastern property line of 682 44th Street, westerly along the southern property lines of 682 through 602 44<sup>th</sup> Street and a line extending westerly across Sixth Avenue to the southern property line of 4404 Sixth Avenue (aka 4402-4412 Sixth Avenue, 580 44<sup>th</sup> Street), westerly along the southern property lines of 4404 Sixth Avenue (aka 4402-4412 Sixth Avenue, 580 44th Street) and 574 through 514 44th Street, and northerly along the western property line of 514 44th Street to the place of beginning.

**L.U. No. 498**

**SUNSET PARK 50TH STREET HISTORIC DISTRICT**

**BROOKLYN CB - 7**

**20195735 HKK (N 190540 HKK)**

The proposed designation by the Landmarks Preservation Commission [DL-513/LP-2623] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Sunset Park 50<sup>th</sup> Street Historic District.

**SUNSET PARK 50<sup>TH</sup> STREET HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:**

The proposed Sunset Park 50th Street Historic District consists of the properties bounded by a line beginning on the northern curblines of 50th Street at a point on a line extending southerly from the western property line of 413 50th Street, and extending northerly along said line and along the western property line of 413 50th Street, easterly along the northern property lines of 413 to 471 50<sup>th</sup> Street, southerly along the eastern property line of 471 50th Street, across 50th Street, and along the eastern property line of 472 50th Street, westerly along the southern property lines of 472 to 414 50<sup>th</sup> Street, and northerly along the western property line of 414 50th Street and across 50th Street to the place of beginning.

**L.U. No. 499**  
**CENTRAL SUNSET PARK HISTORIC DISTRICT**  
**BROOKLYN CB - 7** **20195736 HKK (N 190541 HKK)**

The proposed designation by the Landmarks Preservation Commission [DL-513/LP-2624] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Central Sunset Park Historic District.

**CENTRAL SUNSET PARK HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:**

The proposed Central Sunset Park Historic District consists of the properties bounded by a line beginning at the southwest corner of Sixth Avenue and 47th Street and extending easterly across Sixth Avenue and along the southern curbline of 47th Street to a line extending northerly from the eastern property line of 4701 Sixth Avenue (aka 602 47th Street), southerly along said line and the eastern property lines of 4701 Sixth Avenue (aka 602 47th Street) to 4721 Sixth Avenue (aka 601 48th Street) to the northern curbline of 48th Street, westerly along the northern curbline of 48th Street to a line extending northerly from the eastern property line of 4801 Sixth Avenue (aka 602 48th Street), southerly along said line and the eastern property lines of 4801 Sixth Avenue (aka 602 48th Street) to 4807 Sixth Avenue, easterly along part of the northern property line of 4809 Sixth Avenue, southerly along the eastern property lines of 4809 to 4817 Sixth Avenue; westerly along the southern property line of 4817 Sixth Avenue to the eastern curbline of Sixth Avenue; northerly along the eastern curbline of Sixth Avenue to a point on a line extending easterly from the southern property line of 4818 Sixth Avenue, westerly across Sixth Avenue along said line and the southern property line of 4818 Sixth Avenue, northerly along the western property lines of 4818 to 4814 Sixth Avenue, westerly along part of the southern property line of 4812 Sixth Avenue and the southern property lines of 572 to 512 48th Street, northerly along the western property line of 512 48th Street continuing across 48th Street and along the western property line of 511 48th Street, easterly along the northern property line of 511 48th Street, northerly along part of the western property line of 513 48th Street and the western property line of 514 47th Street continuing across 47th Street and along the western property line of 515 47th Street, easterly along the northern property lines of 515 to 551 47th Street, southerly along part of the eastern property line of 551 47<sup>th</sup> Street, easterly along the northern property lines of 553 to 571 47th Street and 4614 Sixth Avenue to the western curbline of Sixth Avenue, and southerly along the western curbline of Sixth Avenue and across 47th Street to the place of beginning.

**L.U. No. 527**  
**776-780 MYRTLE AVENUE**

**BROOKLYN CB - 3**

**C 190353 HAK**

Application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 776-780 Myrtle Avenue (Block 1754, Lots 19, 20 and 22) as an Urban Development Action Area; and
  - b) as an Urban Development Action Area Project for such area; and
2. 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;

to facilitate an affordable housing development containing approximately 59 units, Borough of Brooklyn, Community District 3.

**L.U. No. 528**

**BAY RIDGE PARKWAY-DOCTORS' ROW HISTORIC DISTRICT**  
**BROOKLYN CB - 10** **20195631 HKK (N 200008 HKK)**

The proposed designation by the Landmarks Preservation Commission [DL-514/LP-

2631] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Central Sunset Park Historic District.

**BAY RIDGE PARKWAY-DOCTORS' ROW HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:**

The Bay Ridge Parkway - Doctors' Row Historic District consists of the properties bounded by a line beginning on the northern curblineline 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 curblineline of Bay Ridge Parkway, easterly along said curblineline 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 curblineline of Bay Ridge Parkway and westerly along said curblineline to the point of beginning.

**L.U. No. 529**  
**LOLA TAVERNA**

**MANHATTAN CB - 2**

**20195715 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Prinkipas LLC, for a new consent to operate, maintain and use an unenclosed sidewalk café located at 210 6<sup>th</sup> Avenue.

**L.U. NOS. 531 THROUGH 533 ARE RELATED**

**L.U. No. 531**

**VERNON BOULEVARD BROADWAY REZONING**

**QUEENS CB - 1**

**C 100421 ZMQ**

Application 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:

1. changing from an R5 District to an R6B District property bounded by 10<sup>th</sup> Street, a line 100 northeasterly of 33<sup>rd</sup> Road, 11<sup>th</sup> Street, and 33<sup>rd</sup> Road;
2. changing from an R5 District to an R7X District property bounded by 10<sup>th</sup> Street, Vernon Boulevard, Broadway, 11<sup>th</sup> Street and line 100 feet northeasterly of 33<sup>rd</sup> Road; and
3. establishing within the proposed R7X District a C1-3 District bounded by 10<sup>th</sup> Street, Vernon Boulevard, Broadway, 11<sup>th</sup> Street and line 100 feet northeasterly of 33<sup>rd</sup> Road;



as shown on a diagram (for illustrative purposes only) dated April 22, 2019, and subject to the conditions of CEQR Declaration.

**L.U. No. 532**

**VERNON BOULEVARD BROADWAY REZONING**

**QUEENS CB - 1**

**N 190151 ZRQ**

Application 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.

**L.U. No. 533**

**VERNON BOULEVARD BROADWAY REZONING**

**QUEENS CB - 1**

**C 190386 ZSQ**

Application 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 mixeduse development, within a large-scale general development, on property bounded by 10<sup>th</sup> Street, Vernon Boulevard, Broadway, 11<sup>th</sup> Street, and 33<sup>rd</sup> Road (Block 315, Lot 1), in R6B\* and R7X/C1-3\* Districts.

\* Note: The site is proposed to be rezoned by changing an existing R5 District to R6B and R7X/C1-3 Districts under a concurrent related application for a Zoning Map change (C 100421 ZMQ).

**L.U. NOS. 534 AND 535 ARE RELATED**

**L.U. No. 534**

**LEFRAK CITY PARKING GARAGE**

**QUEENS CB - 4**

**C 190439 ZSQ**

Application 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 to allow:

1. 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;
2. to allow up to 350 spaces to be located on the roof of such public parking facility;
3. 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
4. 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, Community District 4.

\* Note: Section 74-512 is proposed to be modified under a concurrent related application for an amendment of the Zoning Resolution (N 190440 ZRQ).

**L.U. No. 535**

**LEFRAK CITY PARKING GARAGE**

**QUEENS CB - 4**

**N 190440 ZRQ**

Application submitted by 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.

**PRECONSIDERED L.U. NOS. 538 AND 539 ARE RELATED**

**PRECONSIDERED L.U. NO. 538**

**38<sup>TH</sup> STREET – 35<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**C 180036 ZMQ**

Application 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:

1. changing from an M1-1 District to an R6A District property bounded by 34<sup>th</sup> Avenue, 38<sup>th</sup> Street, a line 240 feet northeasterly of 35<sup>th</sup> Avenue, and 37<sup>th</sup> Street; and
2. establishing within the proposed R6A District a C1-3 District bounded by 34<sup>th</sup> Avenue, 38<sup>th</sup> Street, a line 240 feet northeasterly of 35<sup>th</sup> Avenue, and a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019 and subject to the CEQR declaration of E-533.

**PRECONSIDERED L.U. NO. 539**

**38<sup>TH</sup> STREET – 35<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**N 180037 ZRQ**

Application 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.

**PRECONSIDERED L.U. NO. 540**

**91-05 BEACH CHANNEL DRIVE**

**QUEENS CB - 14**

**C 180282 ZMQ**

Application 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 R4-101 District, a C2-3 District bounded by

Beach Channel Drive, Beach 91<sup>st</sup> Street, a line 100 feet southeasterly of Beach Channel Drive, a line 100 feet northeasterly of Beach 92<sup>nd</sup> Street, a line 75 feet southeasterly of Beach Channel Drive, and Beach 92<sup>nd</sup> Street, as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-534.

**PRECONSIDERED L.U. NO. 541**  
**15-33 CLINTONVILLE STREET REZONING**

**QUEENS CB - 7**

**C 180291 ZMQ**

Application 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 bounded by Cross Island Parkway Service Road South, a line perpendicular to the northeasterly street line of Clintonville Street distant 85 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clintonville Street and the southerly street line of Cross Island Parkway, and Clintonville Street, as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-535.

**PRECONSIDERED L.U. NO. 542**  
**112-06 71ST ROAD REZONING**

**QUEENS CB - 6**

**C 190422 ZMQ**

Application 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 property bounded by 71<sup>st</sup> Road, a line 100 feet northeasterly of 112<sup>th</sup> Street, 72<sup>nd</sup> Avenue and 112<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

**PRECONSIDERED L.U. NOS. 543 AND 544 ARE RELATED**

**PRECONSIDERED L.U. NO. 543**

**TERENCE CARDINAL COOKE**

**MANHATTAN CB - 11**

**C 190158 ZMM**

Application 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 106<sup>th</sup> Street, Madison Avenue, East 105<sup>th</sup> Street and a line 150 feet easterly of Fifth Avenue - Museum Mile, as shown on a diagram (for illustrative purposes only) dated April 8, 2019, and subject to the conditions of CEQR Declaration E-531.

**PRECONSIDERED L.U. NO. 544**

**TERENCE CARDINAL COOKE**

**MANHATTAN CB - 11**

**N 190156 ZRM**

Application 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.

