



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
COMMITTEE ON LAND USE
SUBCOMMITTEE MEETINGS
FOR THE OF WEEKS OF DECEMBER 2 AND 7, 2020**

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>

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

<u>Item No.</u>		<u>Page</u>
<i>Subcommittee on Landmarks, Public Sitings and Dispositions Public Hearing/Meeting Scheduled for <u>12/2/20</u> commencing at <u>2:00 P.M.</u>, Remote Hearing</i>		
1.	P.S. 48 (now P75Q at P.S. 48, The Robert E. Peary School) (Pre. L.U.).....	2
2.	NYC Health & Hospitals/WoodHull II (Pre. L.U.).....	2
<i>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for <u>12/7/20</u> commencing at <u>10:00 A.M.</u>, Remote Hearing</i>		
1.	1501-1555 60 th Street Rezoning (Pre. L.U.s.).....	3
2.	265 Front Street Rezoning (Pre. L.U.s.).....	4
3.	312 Coney Island Avenue Rezoning (L.U. No. 698 & Pre. L.U. Nos. 696, 697)	5-6
4.	Special Flushing Waterfront District (Pre. L.U. Nos. 694, 695).....	6-7
5.	Bedford Avenue Overlay Extension (Pre. L.U. No. 699).....	7-8
6.	803 Rockaway Avenue Rezoning (Pre. L.U. Nos. 700, 701).....	8-9
7.	Mansion Restaurant Sidewalk Café (Pre. L.U. No. 702).....	9

If you are a member of the public who wishes to testify, 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.

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a remote public hearing/meeting on the following matters, commencing at **2:00 P.M. Wednesday, December 2, 2020:**

PRECONSIDERED L.U.

PUBLIC SCHOOL 48

(NOW P75Q AT P.S. 48, THE ROBERT E. PEARY SCHOOL)

QUEENS CB-12

20215007 HIQ (N 210188 HIQ)

The designation by the Landmarks Preservation Commission of the Public School 48 (now P75Q at P.S. 48, The Robert E. Peary School) (Tax Map Block 10144, Lot 42), as an historic landmark (DL-519/LP-2646), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

PRECONSIDERED L.U.

NYC HEALTH & HOSPITALS/WOODHULL II

BROOKLYN CB- 3

20215010 HHK

Application submitted by the New York City Health and Hospitals Corporation, pursuant to Section 7385(6) of the HHC Enabling Act, for approval to lease a parcel of land on the campus of NYC Health and Hospitals/Woodhull in Brooklyn to Comunilife, Inc., to be used for the development of an eight story multifamily residential building, Borough of Brooklyn, Council District 36, Community District 3.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **10:00 A.M., Monday, December 7, 2020:**

PRECONSIDERED L.US. ARE RELATED

PRECONSIDERED L.U.

1501-1555 60TH STREET REZONING

BROOKLYN CB - 12

C 200086 ZMK

Application submitted by 1529-33 60th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. changing from an M1-1 District to an R7A District property bounded by 15th Avenue, a line midway between and 59th Street and 60th Street, a line 460 feet southeasterly of 15th Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division);
2. establishing within the proposed R7A District a C2-4 District bounded by 15th Avenue, a line midway between and 59th Street and 60th Street, a line 460 feet southeasterly of 15th Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division);

as shown on a diagram (for illustrative purposes only) dated January 6, 2020, and subject to the conditions of CEQR Declaration E-556.

PRECONSIDERED L.U.

1501-1555 60TH STREET REZONING

BROOKLYN CB - 12

N 200087 ZRK

Application submitted by 1529-33 60th Street 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.

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.US. ARE RELATED

PRECONSIDERED L.U.

265 FRONT STREET REZONING

BROOKLYN CB - 2

C 150178 ZMK

Application submitted by Michael Spinard pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-2 District to an R6A District property bounded by a line midway between Water Street and Front Street, a line 70 feet easterly of Gold Street, Front Street, and Gold Street; and
2. establishing within the proposed R6A District a C2-4 District bounded by a line midway between Water Street and Front Street, a line 70 feet easterly of Gold Street, Front Street, and Gold Street;

as shown on a diagram (for illustrative purposes only) dated January 21, 2020, and subject to the conditions of CEQR Declaration E-560.

PRECONSIDERED L.U.

265 FRONT STREET REZONING

BROOKLYN CB - 2

N 180178 ZRK

Application submitted by Michael Spinard 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.

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. 698 AND PRECONSIDERED L.U. NOS. 696, 697 ARE RELATED

L.U. No. 698

312 CONEY ISLAND AVENUE REZONING

BROOKLYN CB - 7

C 200094 ZSK

Application submitted by 312 Coney Island Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 312 Coney Island Avenue (Block 5322, Lots 10 and 20), in an R8A/C2-4* District, within the Special Ocean Parkway District.

* Note: The site is proposed to be rezoned by changing an existing C8-2 District to an R8A District, and establishing within the proposed R8A District a C2-4 District, under a concurrent related application for a Zoning Map change (C 200092 ZMK).

PRECONSIDERED L.U. NO. 696

*The public hearing on this item was held on November 18, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

312 CONEY ISLAND AVENUE REZONING

BROOKLYN CB - 7

C 200092 ZMK

Application submitted by 312 Coney Island Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. changing from a C8-2 District to an R8A District property bounded by Ocean Parkway, Park Circle-Machate Circle, Coney Island Avenue, Caton Place, and a line 150 feet easterly of East 8th Street; and
2. establishing within the proposed R8A District a C2-4 District bounded by Ocean Parkway, Park Circle-Machate Circle, Coney Island Avenue, Caton Place, and a line 150 feet easterly of East 8th Street;

as shown on a diagram (for illustrative purposes only) dated December 16, 2019, and subject to the conditions of CEQR Declaration E-555.

PRECONSIDERED L.U. NO. 697

The public hearing on this item was held on November 18, 2020 and closed. It was laid over by the Subcommittee on Zoning and Franchises

312 CONEY ISLAND AVENUE REZONING

BROOKLYN CB - 7

N 200093 ZRK

Application submitted by 312 Coney Island Avenue 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 bulk regulations for a portion of the Special Ocean Parkway District and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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. NOS. 694 AND 695 ARE RELATED

PRECONSIDERED L.U. NO. 694

The public hearing on this item was held on November 9, 2020 and closed. It was laid over by the Subcommittee on Zoning and Franchises

SPECIAL FLUSHING WATERFRONT DISTRICT

QUEENS CB - 7

C 200033 ZMQ

Application submitted by FWRA LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 10a and 10b:

1. changing from a C4-2 District to an M1-2/R7-1 District property bounded by a line 425 feet southerly of Northern Boulevard, College Point Boulevard, a line perpendicular to the westerly street line of College Point Boulevard distant 845 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of College Point Boulevard and the southerly street line of Northern Boulevard, a line passing through a point distant 200 feet westerly of College Point Boulevard on the last named course and proceeding northwesterly at an angle of 125 degrees to said named course, and the U.S. Pierhead and Bulkhead line;

2. changing from an M3-1 District to an M1-2/R7-1 District property bounded

by the westerly prolongation of the northerly street line of 36th Avenue, College Point Boulevard, a line 425 feet southerly of Northern Boulevard, and the U.S. Pierhead and Bulkhead line; and

3. establishing a Special Flushing Waterfront District (FW) bounded by the westerly prolongation of the northerly street line of 36th Avenue, College Point Boulevard, 39th Avenue, Janet Place, Roosevelt Avenue, College Point Boulevard, the northerly street line of 40th Road and its northeasterly and south westerly prolongations, a line passing through a point distant 891.29 feet southwesterly of College Point Boulevard on the last named course and proceeding northwesterly at an angle of 127 degrees 12 minutes and 20 seconds to said named course, the easterly boundary line of a park, and the U.S. Pierhead and Bulkhead line.

PRECONSIDERED L.U. NO. 695

*The public hearing on this item was held on November 9, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

SPECIAL FLUSHING WATERFRONT DISTRICT

QUEENS CB - 7

N 200034 ZRQ

Application submitted by FWRA 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 the Special Flushing Waterfront District (creating Article XII, Chapter 7) and modifying related Sections, including APPENDIX F (Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas).

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. NO. 699

*The public hearing on this item was held on November 18, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

BEDFORD AVENUE OVERLAY EXTENSION

BROOKLYN CB - 1

C 200158 ZMK

Application submitted by 223 Troutman, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No.

12d, by establishing within an existing R6B District a C2-4 District bounded by North 1st Street, Bedford Avenue, a line 100 feet northeasterly of Grand Street, and a line 100 feet northwesterly of Bedford Avenue, Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated January 21, 2020, and subject to the conditions of CEQR Declaration E-559.

PRECONSIDERED L.U. NOS. 700 AND 701 ARE RELATED

PRECONSIDERED L.U. NO. 700

The public hearing on this item was held on November 18, 2020 and closed. It was laid over by the Subcommittee on Zoning and Franchises

803 ROCKAWAY AVENUE REZONING

BROOKLYN CB - 16

N 200057 ZRK

Application submitted by Bridge Rockaway Housing Development Fund Company, 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 Article XII Chapter 3 (Special Mixed Use District) for the purpose of amending restrictions for certain uses in MX-19 and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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. NO. 701

The public hearing on this item was held on November 18, 2020 and closed. It was laid over by the Subcommittee on Zoning and Franchises

803 ROCKAWAY AVENUE REZONING

BROOKLYN CB - 16

C 200056 ZMK

Application submitted by Bridge Rockaway Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d:

1. changing from an M1-1 District to an M1-4/R6A District property bounded by a line 100 feet southerly of Riverdale Avenue, Thatford Avenue, Newport Street, and a line 100 westerly of Thatford Avenue;

2. changing from an M1-1 District to an M1-4/R7A District property bounded by a line 100 feet southerly of Riverdale Avenue, a line 100 feet westerly of Thatford Avenue, Newport Street, Rockaway Avenue and its southerly and northerly centerline prolongations; and
3. establishing a Special Mixed Use District (MX-19) bounded by a line 100 feet southerly of Riverdale Avenue, Thatford Avenue, Newport Street, Rockaway Avenue and its southerly and northerly centerline prolongations;

as shown on a diagram (for illustrative purposes only) dated February 3, 2020, and subject to the conditions of the CEQR Declaration E-561.

PRECONSIDERED L.U. NO. 702

*The public hearing on this item was held on November 18, 2020
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

MANSION RESTAURANT SIDEWALK CAFÉ

MANHATTAN CB - 8

N 200078 ZRM

Application submitted by Mansion Restaurant 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 Article I, Chapter 4 (Sidewalk Cafe Regulations).

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

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

