



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF FEBRUARY 11, 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 02/11/21
Commencing at 10:00 A.M.*

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**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **10:00 A.M. on Thursday, February 11, 2021**, to consider some items reported out of the Subcommittee at the meetings held February 9, 2021 and February 10, 2021 and conduct such other business as may be necessary.

L.U. 711

**110 LENOX AVENUE CLUSTER-UDAAP/ARTICLE XI
MANHATTAN CB-10 20215013 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and a real property tax exemption for property located at 110 Lenox Avenue (Block 1599, Lot 70), 128 West 116 Street (Block 1825, Lot 49), 1971 7th Avenue (Block 1903, Lot 64), and 102 West 119 Street (Block 1903, Lot 38) the approval of real property tax exemption, Council District 9.

L.U. NOS. 712 AND 713 ARE RELATED

L.U. No. 712

CORT THEATRE

MANHATTAN CB - 5 C 200123 ZSM

Application submitted by Cort Theatre, LLC, and Clarity 47, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-745* of the Zoning Resolution to allow a floor area bonus for the substantial rehabilitation or restoration of a listed theater, as set forth in Section 81-742 (Listed theatres), and to allow the bonus floor area to be utilized anywhere on the zoning lot, on property located at 138 West 48th Street a.k.a. 145 West 47th Street (Block 1000, Lots 7, 11, 49, 55, 56, 57, 58, and 59), in C6-5.5 and C6-7T Districts, within the Special Midtown District (Theater Subdistrict).

*Note: Section 81-745 is proposed to be amended under a concurrent related application for a Zoning Text Amendment (N 200124 ZRM).

**L.U. No. 713
CORT THEATRE**

MANHATTAN CB - 5

N 200124 ZRM

Application submitted by Cort Theatre, LLC, and Clarity 47, 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 Article VIII Chapter 1 (Special Midtown District) for the purpose of amending the provisions of a special permit regulating theater rehabilitation bonuses.

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. 717
ANGEL GUARDIAN HOME**

BROOKLY CB - 10

20215011 HIK (N 210176 HIK)

The designation by the Landmarks Preservation Commission of the Angel Guardian Home located at 6301 12th Avenue (aka 6301-6323 12th Avenue, 1202-1216 63rd Street, and 1201-1215 64th Street) Tax Map Block 5739, p/o Lot 1, as an historic landmark (DL-520/LP-2613), 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. NOS. 720 AND 721 ARE RELATED

**PRECONSIDERED L.U. NO. 720
42-01 28TH AVENUE REZONING**

QUEENS CB - 1

C 190517 ZMQ

Application submitted by Vlacich, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 9a and 9c by:

- establishing within an R5 District a C1-2 District bounded by 42nd Street, a line 150 feet northeasterly of 28th avenue, 43rd Street, a line 100 feet northeasterly of 28th Avenue, a line midway between 42nd Street and 43rd Street, and a line 125 feet northeasterly of 28th Avenue;

- changing from an R5 District to an R6A District property bounded by 41st Street, a line 100 feet northeasterly of 28th Avenue, 42nd Street, a line 125 feet northeasterly of 28th Avenue, a line midway between 42nd Street and 43rd Street, a line 100 feet northeasterly of 28th Avenue, 43rd Street; and 28th Avenue;
- establishing within the proposed R6A District a C1-2 District bounded by 42nd Street, a line 125 feet northeasterly of 28th Avenue, a line midway between 42nd Street and 43rd Street, a line 100 feet northeasterly of 28th Avenue, 43rd Street; and 28th Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020.

**PRECONSIDERED L.U. NO. 721
42-01 28TH AVENUE REZONING**

QUEENS CB - 1

N 190518 ZRQ

Application submitted by Vlacich, 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>