



The New York City Council

City Hall
New York, NY 10007

Meeting Minutes Subcommittee on Zoning and Franchises

Francisco P. Moya, Chair

*Membes: Costa G. Constantinides, Barry S. Grodenchik, Rory I. Lancman,
Stephen T. Levin, Antonio Reynoso, Donovan J. Richards,
Carlina Rivera and Ritchie J. Torres*

Monday, October 22, 2018

9:30 AM

Committee Room - City Hall

Roll Call

Present: Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: Moya

Other Council Members Attending: Cohen, Menchaca and Holden

LU 0209-2018

Application No. C 180386 PPQ (26-32 Jackson Avenue) submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing, Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition pursuant to zoning of city-owned property located on the south side of Jackson Avenue between Purvis Street and Dutch Kills Street (Block 267, Lot 25), Borough of Queens, Community District 2, Council District 26.

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Laid Over by Subcommittee

LU 0210-2018

Application No. C 180384 ZSQ (26-32 Jackson Avenue) submitted by 2632 Jackson LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 49-story mixed-use development on property located at 26-32 and 26-46 Jackson Avenue (Block 267, Lots 21 & 25), in an M1-5/R9 District, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Area B), Borough of Queens, Community District 2, Council District 26).

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0211-2018

Application No. C 180385 PPQ (27-01 Jackson Avenue) submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition pursuant to zoning of city-owned property located on the north side of Jackson Avenue between 43rd Avenue and 42nd Road (Block 432, Lots 18 and 29), Borough of Queens, Community District 2, Council District 26.

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Laid Over by Subcommittee

LU 0212-2018

Application No. C 180382 ZSQ (27-01 Jackson Avenue) submitted by 2701 Jackson 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 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C), Borough of Queens, Community District 2, Council District 26.

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Laid Over by Subcommittee

LU 0213-2018

Application No. C 180383 ZSQ (27-01 Jackson Avenue) submitted by 2701 Jackson Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 16-352 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 91 spaces on portions of the ground floor, 2nd floor, and 3rd floor and 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), of a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C). Borough of Queens, Community District 2, Council District 26.

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Laid Over by Subcommittee

LU 0214-2018 **Application No. C 180263 ZSM (110 East 16th Street) submitted by East 16th Street Owner LLC and Trinity Christian Center of Santa Ana, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height and setback regulations of Section 23-662 (Maximum height of buildings and setback regulations), side yard regulations of Section 23-462 (Side yards for all other buildings containing residences), and distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings) to facilitate the development of a 21-story mixed-use building, on property located at 110 East 16th Street (Block 871, Lot 74) on a zoning lot in a C6-2A District containing a landmark designated by the Landmarks Preservation Commission at 109-115 East 15th Street (Block 871, Lots 10 and 12), Borough of Manhattan, Community District 5, Council District 2.**

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0215-2018 **Application No. C 180264 ZSM (110 East 16th Street) submitted by East 16th Street Owner LLC and Trinity Christian Center of Santa Ana, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory off-street parking facility with a maximum capacity of 23 spaces on property located in a C6-2A District.at 109-115 East 15th Street a.k.a. 110-112 East 16th Street (Block 871, Lots 10, 12, and 74), Borough of Manhattan, Community District 5, Council District 2.**

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: September 12, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of September 17, 2018 - September 21, 2018, Hearing Testimony - Zoning 9-17-18, Hearing Transcript - Zoning 9-17-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0235-2018

**Application No. C 180265 ZMQ (69-02 Queens Boulevard)
submitted by 69-02 Queens Boulevard Woodside, LLC pursuant
to Sections 197-c and 201 of the New York City Charter for the
amendment of the Zoning Map, Section No. 9d, Borough of
Queens, Community District 2, Council District 30.**

Attachments: September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0236-2018

**Application No. N 180266 ZRQ (69-02 Queens Boulevard)
submitted by 69-02 Queens Boulevard Woodside, 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 2, Council District 30.**

Attachments: September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0237-2018

Application No. C 180267 ZSQ (69-02 Queens Boulevard) submitted by 69-02 Queens Boulevard Woodside, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to facilitate a proposed mixed-use development, within a large scale general development, on property located at 69-02 Queens Boulevard (Block 2432, Lots 9, 21, 41, 44, and 50), Borough of Queens, Community District 2, Council District 30. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20(b) of the Council and Section 197-d(b)(3) of the New York City Charter.

Attachments: September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0244-2018

Application No. C 180085 ZMQ (Variety Boys and Girls Club Rezoning) submitted by Variety Boys and Girls Club of Queens pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R6B District to an R7X District and changing from an R7A District to an R7X District property located at 21-12 30th Road, 21-01 30th Drive, 21-23 30th Drive and 21-22 30th Road (Block 550, Lots 7, 10, p/o 5 and p/o 27), Borough of Queens, Community District 1, Council District 22.

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

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Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0245-2018

Application No. N 180086 ZRQ (Variety Boys and Girls Club Rezoning) submitted by Variety Boys and Girls Club of Queens, 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 on property located at Block 550, Lots 7, 10, p/o 5 and p/o 27, Borough of Queens, Community District 1, Council District 22.

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0246-2018

Application No. C 180211 ZMQ (11-14 35th Avenue Rezoning) submitted by Ravi Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 9a, changing from an R5 District to an R6A District Borough of Queens, Community District 1, Council District 26.

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

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A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0247-2018

Application No. N 180212 ZRQ (11-14 35th Avenue Rezoning) submitted by Ravi Management, 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.

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

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A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0248-2018

Application No. C 180186 ZMK (3901 9th Avenue Rezoning) submitted by 39 Group Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 22c, changing from an M1-2 District to an R7A District and establishing within the proposed R7A District a C2-4 District , for property located at Block 5583, Lots 6, 12, and 13 and p/o Lots 15, 16, and 17, Borough of Brooklyn, Community District 12, Council District 38.

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

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A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0249-2018

Application No. N 180187 ZRK (3901 9th Avenue Rezoning) submitted by 39 Group 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, Borough of Brooklyn, Community District 12, Council District 38.

Attachments: Land Use Calendar - Week of October 1, 2018 - October 5, 2018, Hearing Testimony - Zoning 10-03-18, October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Land Use Calendar - October 24, 2018, Hearing Transcript - Zoning 10-3-18, Hearing Testimony - Zoning 10-22-18, City Planning Commission Approval Letter, October 31, 2018 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

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A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 8 - Constantinides, Grodenchik, Lancman, Levin, Reynoso, Richards, Rivera and Torres

Absent: 1 - Moya

LU 0250-2018

Application No. 20195149 CCQ (St. Michael's Cemetery Land Acquisition) submitted by St. Michael's Cemetery pursuant to Section 1506 of the New York State Not-for-Profit Corporation Law for approval to to acquire from the New York City Department of Parks and Recreation and to use for cemetery purposes certain real property known as St. Michael's Park (the "Property"), located at Block 1016, Lot 225, Borough of Queens. Community District 1, Council District 22.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Laid Over by Subcommittee

LU 0251-2018

Application No. C 180174 ZMQ (St. Michael's Park Rezoning) submitted by NYC Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 9c and 9d, by establishing within a former park (St. Michael's Park) an R4 District bounded by the northwesterly boundary lines of a former park (St. Michael's Park), the southerly street line of Astoria Boulevard South, the northwesterly street line of Brooklyn Queens Expressway, and the northerly street line of 30th Avenue, Borough of Queens. Community District 1, Council District 22.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Laid Over by Subcommittee

LU 0252-2018

Application No. C 180175 MMQ (St. Michael's Park Demapping) submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of parkland within the area bounded by the Grand Central Parkway, 49th Street, 30th Avenue and the Brooklyn Queens Expressway; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5027 dated June 7, 2018 and signed by the Borough President, Borough of Queens. Community District 1, Council District 22.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Laid Over by Subcommittee

LU 0253-2018

Application No. C 180321 ZSX (Hebrew Homes) submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901(a) of the Zoning Resolution to modify the use regulations of Section 22-13, to allow a long-term care facility (Use Group 3) in an R1-1 District (Block 5933, Lot 55), on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), in R1-1 and R4 Districts, within the Special Natural Area District (NA-2), Borough of the Bronx, Council District 11, Community District 8.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Laid Over by Subcommittee

LU 0254-2018

Application No. 20195153 RSY submitted by the Department of Parks and Recreation and the New York City Economic Development Corporation pursuant to the Special Process Agreement approved by the City Council on August 20, 2009, as modified by (first) Amendment to Agreement for Special Process Agreement dated as of the 25th day of April, 2013 (as amended, the “Special Process Agreement”), between the Mayor of the City of New York and the Council of the City of New York, Chapter 281 of the 2011 New York State Session Laws, and Resolution No. 2138 for the year 2009, for the approval of a Second Amendment to Special Process Agreement and disposition of real property located in the Coney Island Amusement Park identified as portions of West 12th Street (Block 8695 Lot 500), Stillwell Avenue (Block 7074 Lot 450) and West 15th Street (Block 7074 Lot 370), all lying south of Wonder Wheel Way, as well as a portion of land identified as Block 7074, Lot 2, formerly p/o Lots 20, 23 and 105, Borough of Brooklyn, Council District 47, Community District 13.

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Transmittal Letter, Memorandum - Second Amendment to Coney Island Amusement Park Special Process, Second Amendment to Coney Island Amusement Park Special Process Agreement, Coney Island Amusement Park Special Process Agreement, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Hearing Held by Committee

Attachments: October 17, 2018 - Stated Meeting Agenda with Links to Files, Land Use Calendar - Week of October 22, 2018 - October 26, 2018, Transmittal Letter, Memorandum - Second Amendment to Coney Island Amusement Park Special Process, Second Amendment to Coney Island Amusement Park Special Process Agreement, Coney Island Amusement Park Special Process Agreement, Hearing Testimony - Zoning 10-22-18, Land Use Calendar - November 5, 2018, Hearing Transcript - Zoning 10-22-18

This Land Use Application was Laid Over by Subcommittee