



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE WEEK OF AUGUST 8, 2016 - AUGUST 12, 2016**

**DAVID G. GREENFIELD**, *Chair*, Land Use Committee

**DONOVAN J. RICHARDS**, *Chair*, Subcommittee on Zoning and Franchises

**PETER KOO**, *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

**INEZ DICKENS**, *Chair*, Subcommittee on Planning, Dispositions  
and Concessions

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

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **9:30 A.M., Tuesday, August 9, 2016:**

### **L.U. No. 425 BLACK TREE BK**

**BROOKLYN - CB 1**

**20165568 TCK**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of BK BT Venture LLC, d/b/a Black Tree BK, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 261 Metropolitan Avenue.

### **L.U. No. 426 ALI BABAS TERRACE**

**MANHATTAN - CB 6**

**20165591 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Ali Baba's Terrace Inc., d/b/a Ali Babas Terrace, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 862 2<sup>nd</sup> Avenue.

### **PRECONSIDERED L.U. No. EAST HOUSTON STREET REZONING**

**MANHATTAN - CB 3**

**C 160137 ZMM**

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

1. eliminating from an existing R8A District, a C1-5 District bounded by East Houston Street, a line midway between Clinton Street and Attorney Street, a line 100 feet southerly of East Houston Street, and a line midway between Suffolk Street and Clinton Street; and

2. establishing within an existing R8A District, a C2-5 District bounded by East Houston Street, a line midway between Clinton Street and Attorney Street, a line 100 feet southerly of East Houston Street, and Norfolk Street.

**L.U. NOS. 422 AND 423 ARE RELATED**

*The public hearing on these items was held on July 12, 2016 and closed. These items were laid over by the Subcommittee on Zoning and Franchises*

**L.U. No. 422**

**BROADWAY/SHERMAN AVENUE**

**MANHATTAN - CB 12**

**C 150438 ZMM**

Application submitted by Acadia Sherman Avenue LLC, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3a:

1. changing from an R7-2 District to an R8X District property bounded by a line perpendicular to the easterly street line of Broadway distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Broadway and the southerly street line of Dongan Place, a line 270 feet southwesterly of Arden Street, Sherman Avenue, and a line 100 feet easterly of Broadway;
2. changing from an R7-2 District to an R9A District property bounded by a line perpendicular to the easterly street line of Broadway distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Broadway and the southerly street line of Dongan Place, a line 100 feet easterly of Broadway, Sherman Avenue, and Broadway;
3. establishing within the proposed R8X District a C2-4 District bounded a line perpendicular to the easterly street line of Broadway distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Broadway and the southerly street line of Dongan Place, a line 270 feet southwesterly of Arden Street, a line 100 feet northwesterly of Sherman Avenue, and a line 100 feet easterly of Broadway; and

4. establishing within the proposed R9A District a C2-4 District bounded by a line perpendicular to the easterly street line of Broadway distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Broadway and the southerly street line of Dongan Place, a line 100 feet easterly of Broadway, Sherman Avenue, and Broadway.

**L.U. 423**

**BROADWAY/SHERMAN AVENUE**

**MANHATTAN - CB 12**

**N 160164 ZRM**

Application submitted by Acadia Sherman 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, to establish a Mandatory Inclusionary Housing area in Community District, Borough of Manhattan.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

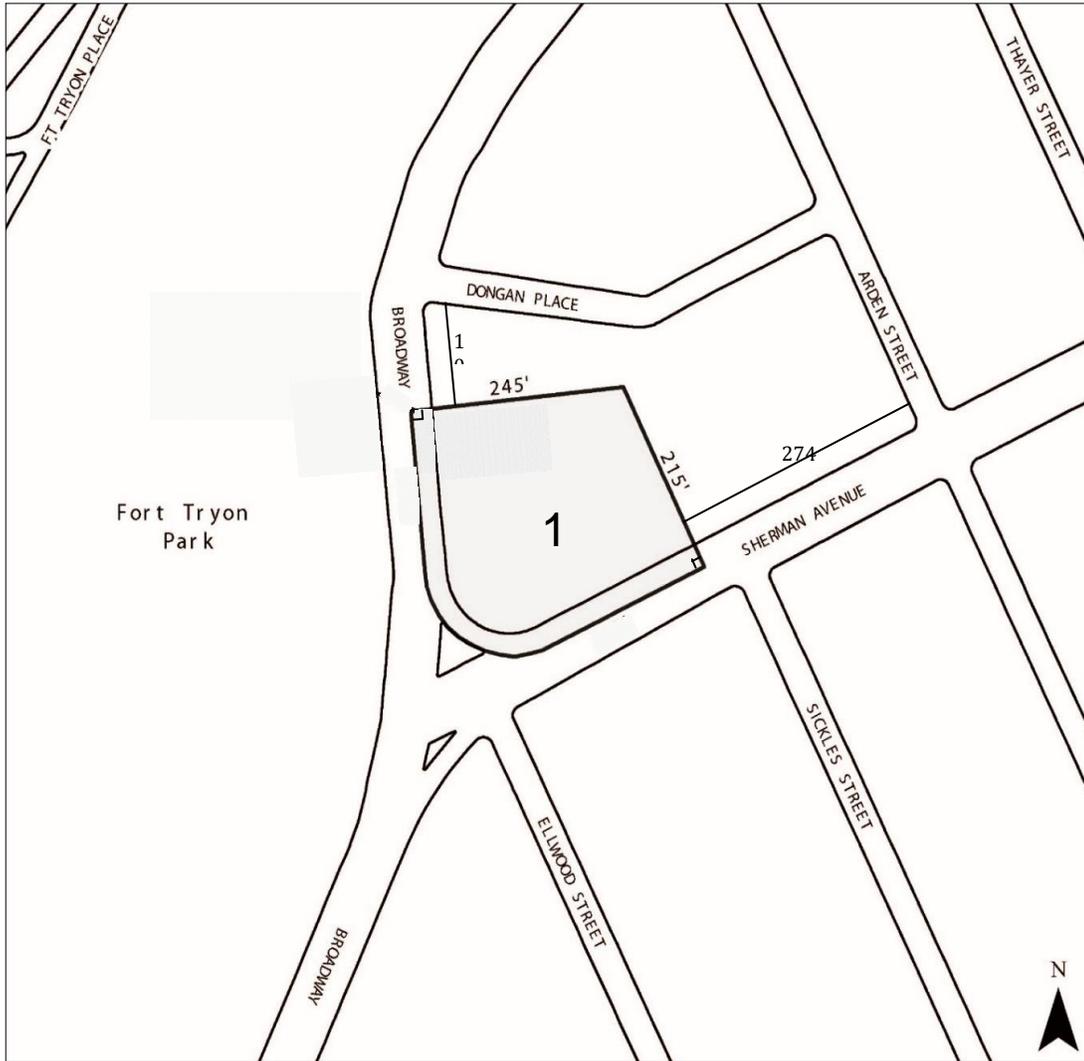
**MANHATTAN**

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**Manhattan Community District 12**

In the R9A and R8X Districts within the area shown on the following Map 1:

Map 1 – [date of adoption]



Mandatory Inclusionary Housing Area (MIHA)

1 [date of adoption] MIH Program Option 2 [Section 23-d)(3)]

Portion of Community District 12, Manhattan

\* \* \*



Mandatory Inclusionary Housing area see Section 23-154(d)(3)  
Area 1 [date of adoption] – MIH Program Option 2 and Deep  
Affordability Option

Portion of Community District 12, Manhattan

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## **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M., Tuesday, August 9, 2016:**

### **PRECONSIDERED L.U. NO. 476-SEAT PRIMARY SCHOOL**

**MANHATTAN - CB 01**

**20165444 SCM**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 476-Seat Primary School facility to be located at Block 19, Lots 11 and 13, Borough of Manhattan, in Community School District No. 2.

### **PRECONSIDERED L.U. NO. DRAPER HALL APARTMENTS PHASE II**

**MANHATTAN CB -11**

**20175\_\_HBM**

Application pursuant to Section 7385(6) of the Health and Hospitals Corporation Enabling Act, concerning the construction of a 16 story apartment building including approximately 153 apartments for low income individuals or families at Draper Hall, on the Metropolitan Hospital Center campus located at 1918 First Avenue (Block 1691, Lot 1).

### **L.U. No. 418**

*The public hearing on this item was held on July 11, 2016 and **closed**. This item was laid over by the Subcommittee on Landmarks, Public Siting & Maritime Uses*

### **JOHN WILLIAM AND LYDIA ANN BELL AHLES HOUSE**

**QUEENS - CB 11**

**20165540 HKQ (N 160295 HKQ)**

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2541] pursuant to Section 3020 of the New York City Charter of the landmark designation of John William and Lydia Ann Bell Ahles House located at 39-24 – 39-26 213<sup>th</sup> Street (Block 6236, Lot 18), as an historic landmark.

## **SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions public hearing scheduled for **Tuesday, August 9, 2016, in the Committee Room, City Hall, New York City, New York 10007, commencing at 1:00 P.M. has been DEFERRED.**



## **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 11:30 A.M. on Tuesday, August 9, 2016, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, August 9, 2016, and conduct such other business as may be necessary.**