



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE**

**LAND USE COMMITTEE**

**FOR THE WEEK OF SEPTEMBER 5, 2016 - SEPTEMBER 9, 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 **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M., Wednesday, September 7, 2016:**

### **L.U. No. 435**

#### **WINE 34**

#### **MANHATTAN - CB 6**

**20165639 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of VER34 LLC, d/b/a Wine 34, for a new revocable consent to establish, maintain and operate a small unenclosed sidewalk café located at 127 East 34<sup>th</sup> Street.

### **L.U. No. 436**

#### **DUKE OF MONTROSE**

#### **BROOKLYN - CB 6**

**20165477 TCK**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Duke of Montrose, Inc., d/b/a Duke of Montrose, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 47 5<sup>th</sup> Avenue.

### **L.U. No. 458**

#### **ALTUS CAFÉ**

#### **MANHATTAN - CB 12**

**20165640 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Carnival Latin Bistro Corp., d/b/a Altus Café, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 4325 Broadway.

**L.U. No. 459**

**LA PINTA MEXICAN CUISINE**

**MANHATTAN - CB 12**

**20165602 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of La Fiesta 95, Inc., d/b/a/ La Pinta Mexican Cuisine, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 711 West 181<sup>st</sup> Street.

**L.U. No. 460**

**POLPETTE**

**MANHATTAN - CB 7**

**20175006 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Nicky Meatballs, Inc., d/b/a Polpette, for the renewal of a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 483 Amsterdam Avenue.

**L.U. No. 461**

**HARU**

**MANHATTAN - CB 4**

**20165652 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Haru Chelsea Corp., d/b/a Haru, for a new revocable consent to establish, maintain and operate a small unenclosed sidewalk café located at 176 8<sup>th</sup> Avenue.

**L.U. No. 462**

**BENVA BAKERY**

**MANHATTAN - CB 7**

**20165487 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Benva Bakery, LLC, d/b/a Benva Bakery, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 440 Amsterdam Avenue.

**L.U. No. 463**  
**BILLS BAR & BURGER**

**MANHATTAN - CB 2**

**20165650 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Bill's 22 Ninth Avenue, LLC, d/b/a Bills Bar & Burger, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 22 9<sup>th</sup> Avenue.

**L.U. No. 437**  
**625 WEST 57TH STREET**

**MANHATTAN - CB 4**

**N 160069 ZRM**

Application submitted by Durst Pyramid 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 the provisions of Article IX, Chapter 6 (Special Clinton 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

**Article IX: Special Purpose District**  
**Chapter 6: Special Clinton District**

\* \* \*

**96-34**  
**Special Regulations in Northern Subarea C1**

~~In Area C1-1, within~~ Within Northern Subarea C1, Special Use Regulations Areas C1-1 and C1-2, as shown on the map in Appendix A, ~~the following~~ of this Chapter, are subject to the special #use# regulations of this Section. In addition, the special Inclusionary Housing regulations, #use# and special permit regulations set forth in this Section shall apply: in Area C1-1.

**(a) Inclusionary Housing Program**

The boundaries of the #Inclusionary Housing designated area# within the #Special Clinton District# are shown on Map 2 in Manhattan Community District 4, in APPENDIX F of this Resolution. Such area shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

Within such #Inclusionary Housing designated area# the following special regulations shall apply. The #residential floor area# of the #zoning lot# may be increased by 1.25 square feet for each square foot of #low income floor area# provided, or by 0.625 square feet for each one square foot of #middle income floor area# provided, up to the maximum #floor area# set forth in Section 23-952 (Floor area compensation in Inclusionary Housing designated areas). However, the amount of #low income floor area# plus half the amount of #middle income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area# on the #compensated zoning lot#, provided that no more than 8,000 square feet of #middle income floor area# may be included within this calculation.

**(b) Special #use# regulations**

- (1) In Special Use Regulations Areas C1-1 and C1-2, the following #uses# shall be permitted below the level of the lowest floor occupied by #dwelling units#:
  - (i) automobile showrooms or sales with preparation of automobiles for delivery; and
  - (ii) automobile repairs.
- (2) #Transient hotels# shall not be permitted within the portion of Area C1-1 that is located between Eleventh Avenue and a line 250 feet west of Eleventh Avenue, and in the portion located between West 57th Street and a line 100 feet south of West 57th Street, except by special permit of the City Planning Commission, pursuant to the provisions of this paragraph (b)(2).

The City Planning Commission may permit #transient hotels#, resulting from a #development#, #enlargement#, #extension# or change of #use#, provided that the Commission shall find that such #transient hotel# is so located as to not impair the essential character of, or the future use or development of the surrounding area.

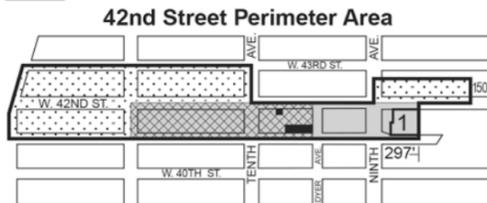
The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

\* \* \*

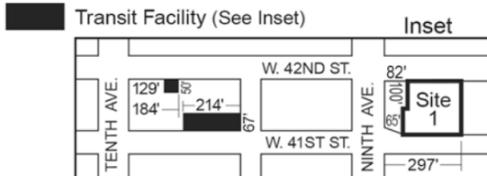
# Appendix A - Special Clinton District Map



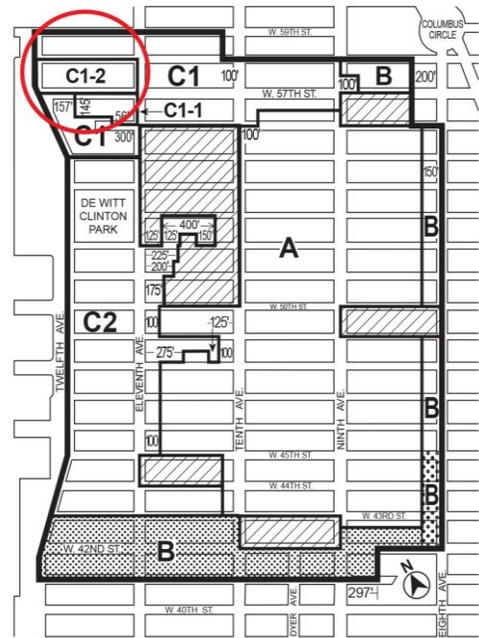
- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
  - Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
  - Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)
- C** Other Areas
  - C1 Northern Subarea
  - C1-1 Special Use Regulations Area
  - C2 Western Subarea
- Excluded Area



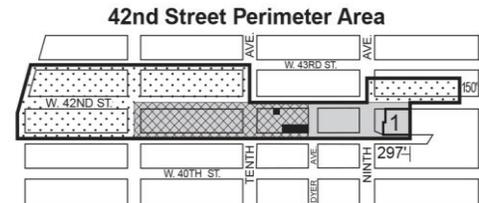
- Subarea 1 of 42nd Street Perimeter Area
- Subarea 2 of 42nd Street Perimeter Area
- Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies
- Site 1 Where Special Parking Regulations apply (See Inset)



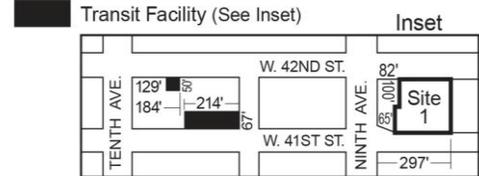
**EXISTING MAP**



- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
  - Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
  - Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)
- C** Other Areas
  - C1 Northern Subarea
  - C1-1 Special Use Regulations Area
  - C1-2 Special Use Regulations Area
  - C2 Western Subarea
- Excluded Area



- Subarea 1 of 42nd Street Perimeter Area
- Subarea 2 of 42nd Street Perimeter Area
- Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies
- Site 1 Where Special Parking Regulations apply (See Inset)



**PROPOSED MAP**

\* \* \*

**L.U. No. 438**

**ADORAMA**

**MANHATTAN - CB 5**

**C 160082 ZSM**

Application submitted by 42 West 18<sup>th</sup> Realty Corp. pursuant to Section 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-711 (Landmark Preservation In all Districts) of the Zoning Resolution to modify height and setback requirements, rear yard requirements, and minimum distance between buildings requirements, to facilitate a mixed-use development on property located at 38-42 West 18th Street (Block 819, Lots 14, 15 and 66), in a C6-4A District, within the Ladies Mile Historic District.

**L.U. No. 439**

**38<sup>TH</sup> STREET AND 31<sup>ST</sup> AVENUE REZONING**

**QUEENS - CB 1**

**C 150135 ZMQ**

Application submitted by 30-70 Astoria, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing from an R5B District to an R6B District property bounded by a line 140 feet northwesterly of 38<sup>th</sup> Street, a line 420 feet northeasterly of 31<sup>st</sup> Avenue, a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street, and a line 100 feet northeasterly of 31<sup>st</sup> Avenue.

**PRECONSIDERED L.U.**

**1775 GRAND CONCOURSE TEXT AMENDMENT**

**BRONX - CB 5**

**N 160179 ZRX**

Application submitted by 1775 Grand Concourse, 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 XII, Chapter 2 (Special Grand Concourse Preservation District) and Appendix A to permit indirectly illuminated signs on the Grand Concourse street frontage of specified Commercial Infill Sites in the Borough of the Bronx, Community District 5.

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

**Article XII**  
**SPECIAL PURPOSE DISTRICTS**

**Chapter 2**  
**Special Grand Concourse Preservation District**

**122-20**  
**SPECIAL SIGN REGULATIONS**

In order to enhance the visual quality of the Special District, the applicable #sign# regulations of the underlying districts are modified, as follows:

- (a) Within the Limited Commercial Areas, only one #sign#, other than an #advertising sign#, with a surface area not exceeding 12 square feet, shall be permitted per #commercial use#. Such #signs# shall be located in a #sign band#, on the flap of a canopy, or as allowed under paragraph (d) of this Section. The height of such #signs# shall be not more than 24 inches and the letter sizes shall be restricted to a height of 12 inches. Except as provided in paragraph (d), all such #signs# may not project from the vertical surface of a #building# more than 18 inches.
- (b) Within the Commercial Extension Areas, no #signs# and no #display windows# shall be permitted on a #building or other structure# within 50 feet of the Grand Concourse. #Commercial uses# which are located on a cross-street beyond a distance of 50 feet from the Grand Concourse #street line#, shall comply with the #sign# regulations applicable to the underlying #Commercial District#.
- (c) On Commercial Infill Sites, the maximum surface area to be occupied by a #sign#, other than an #advertising sign#, shall be three square feet for every five feet of store frontage or 12 square feet, whichever is greater. Such #signs# shall be located in a #sign band# or on the flap of a canopy, or as allowed under paragraph (d). On portions of Commercial Infill Sites more than 50 feet from the Grand Concourse, the signage regulations of a C1 District shall apply.

- (d) Except in C1 Districts, no #sign# may be located so as to obscure any decorative lintel, cornice or other architectural detail. In the event that compliance with this requirement does not provide adequate surface area for the allowable #sign#, as defined in paragraph (a) of this Section, a projecting #sign# may be permitted by the Commissioner of Buildings provided that no such #sign# shall project from the vertical surface of a #building# more than 18 inches.
- (e) Except in C1 Districts, no banners, pennants, #flashing# or #illuminated signs# shall be permitted anywhere within the Special District. In addition, within Commercial Infill Sites north of the Cross Bronx Expressway, as shown on the map in Appendix A of this Chapter, #signs with indirect illumination# shall be permitted on the Grand Concourse #street# frontage of a #building#.
- (f) Within the Limited Commercial Areas, Commercial Infill Sites, and Commercial Extension Areas within 50 feet of the Grand Concourse, window graphics shall occupy not more than 20 percent of a window. Display lettering more than three inches high shall be considered as a #sign#.
- (g) All lawfully existing #non-conforming signs# located within the Special District shall be terminated one year after September 28, 1989.

\* \* \*

**PRECONSIDERED L.U.  
BARNETT AVENUE REZONING**

**QUEENS - CB 2**

**C 160103 ZMQ**

Application submitted by Sunnyside-Barnett Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d as follows:

1. changing from an M1-1 District to an M1-1/R6 district property bounded by the southerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), the northerly centerline prolongation of 52nd Street, Barnett Avenue, and the northerly prolongation of the westerly streetline of 50th Street; and

2. establishing a Special Mixed Use District (MX-17) bounded by the southerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), the northerly centerline prolongation of 52nd Street, Barnett Avenue, and the northerly prolongation of the westerly streetline of 50th Street.

**PRECONSIDERED L.U.  
BARNETT AVENUE REZONING**

**QUEENS - CB 2**

**N 160101 ZRQ**

Application submitted by Sunnyside-Barnett Associates 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.

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**

\* \* \*

**Queens**

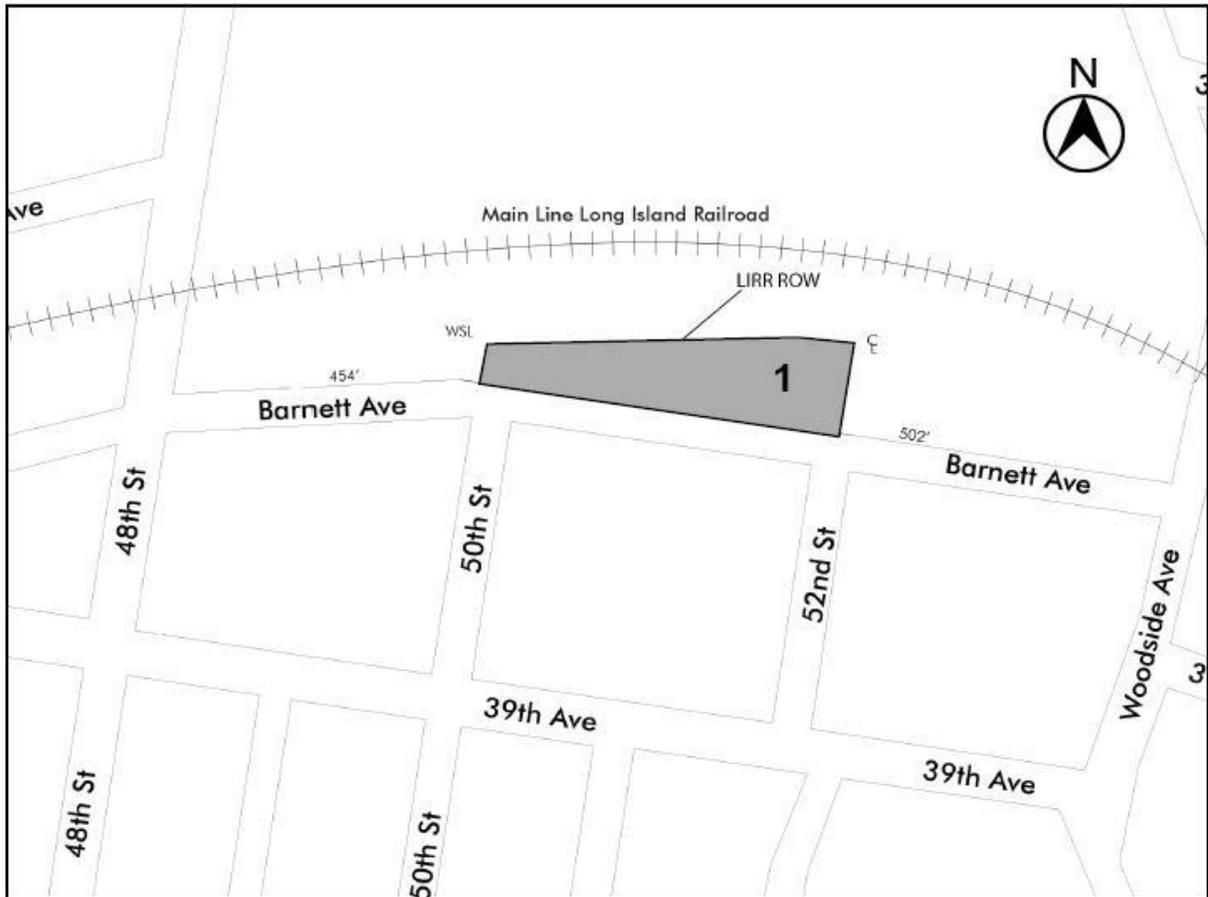
\* \* \*

**Queens Community District 2**

In the R6, R7A and R7X Districts within the areas shown on the following Maps 1, ~~and 2~~ and 4:

\* \* \*

[Proposed Map]



 Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 (date of adoption) – MIH Program Option 2

Portion of Community District 2, Queens

\* \* \*

**PRECONSIDERED L.U.  
BARNETT AVENUE REZONING**

**QUEENS - CB 2**

**N 160102 ZRQ**

Application submitted by Sunnyside-Barnett Associates 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 that R6 districts in Mandatory Inclusionary Housing areas area allowed a maximum FAR of 3.6, to establish Mixed-Use District MX-17 (M1-1/R6) and to modify height and setback regulations in MX-17 (M1-1/R6), Borough of Queens, Community District 2.

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

\* \* \*

**Article II  
RESIDENCE DISTRICT REGULATIONS**

**Chapter 3  
Bulk Regulations for Residential Buildings in Residence Districts**

\* \* \*

**23-10  
OPEN SPACE AND FLOOR AREA REGULATIONS  
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10**

\* \* \*

**23-15  
Open Space and Floor Area Regulations in R6 through R10 Districts  
R6 R7 R8 R9 R10**

\* \* \*

## 23-154

### Inclusionary Housing

For #developments# or #enlargements# providing #affordable housing# pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on [date of adoption] shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

\* \* \*

#### (b) #Inclusionary Housing designated areas#

The #residential floor area# of a #zoning lot# may not exceed the base #floor area ratio# set forth in the Table in this paragraph (b), except that such #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up to the maximum #floor area ratio# specified in the Table, as applicable. However, the amount of #low income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, or any #floor area# increase for the provision of a #FRESH food store#, on the #compensated zoning lot#.

Maximum #Residential Floor Area Ratio#

District	Base #floor area ratio#	Maximum #floor area ratio#
R6B	2.00	2.20
R6 <sup>1</sup>	2.20	2.42
R6 <sup>2,3</sup> R6A R7-2 <sup>1</sup>	2.70	3.60
R7A R7-2 <sup>2</sup>	3.45	4.60
R7-3	3.75	5.0
R7D	4.20	5.60
R7X	3.75	5.00
R8	5.40	7.20
R9	6.00	8.00
R9A	6.50	8.50
R9D	7.5	10.0
R9X	7.3	9.70
R10	9.00	12.00

<sup>1</sup>for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

<sup>2</sup>for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

<sup>3</sup>for #zoning lots# in #Mandatory Inclusionary Housing areas#

\* \* \*

**Article XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 3  
Special Mixed Use District**

\* \* \*

**123-60  
SPECIAL BULK REGULATIONS**

\* \* \*

**123-63  
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots  
Containing Only Residential Buildings in R6, R7, R8 and R9 Districts**

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Section 23-151 (Basic regulations for R6 through R9 Districts), shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Section 23-153 (For Quality Housing buildings), or Section 23-155 (Affordable independent residences for seniors), as applicable.

\* \* \*

However, in #Inclusionary Housing designated areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-154 (Inclusionary Housing). The locations of such districts are specified in APPENDIX F of this Resolution.

<u>#Special Mixed Use District#</u>	Designated #Residence District#
-------------------------------------	------------------------------------

MX 2 - Community District 2, Brooklyn	R7A R8A
MX 8 - Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 - Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 - Community District 6, The Bronx	R7A R7X
<u>MX 17 - Community District 2, Queens</u>	<u>R6</u>

\* \* \*

**123-66**  
**Height and Setback Regulations**

\* \* \*

**123-662**  
**All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10**  
**District designations**

In #Special Mixed Use Districts# where the designated #Residence District# is an R6, R7, R8, R9 or R10 District, the height and setback regulations of Sections 23-60 and 43-40 shall not apply. In lieu thereof, all #buildings or other structures# shall comply with the height and setback regulations of this Section.

(a) Medium and high density non-contextual districts

(1) In #Special Mixed Use<sub>16</sub> Districts# where the

designated #Residence District# is an R6, R7, R8, R9 or R10 District without a letter suffix, the height of a #building or other structure#, or portion thereof, located within 10 feet of a #wide street# or 15 feet of a #narrow street#, may not exceed the maximum base height specified in Table A of this Section, except for dormers permitted in accordance with paragraph (c) of this Section. Beyond 10 feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed the maximum #building# height specified in Table A. However, a #building or other structure# may exceed such maximum #building# height by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above the maximum #building# height does not exceed 80 percent of the gross area of that #story# directly below it.

Table A  
 HEIGHT AND SETBACK FOR ALL BUILDINGS  
 IN MEDIUM AND HIGH DENSITY  
 NON-CONTEXTUAL DISTRICTS  
 (in feet)

District	Maximum Base Height	Maximum #Building# Height
R6	60	110
R7-1 R7-2	60	135
R7-3	85	185
R8	85	210
R9	85	225
R9-1	85	280
R10	110	350

(2) In #Special Mixed Use District# 15 in the Borough of Manhattan, where the designated #Residence District# is an R7-2 District, the height and setback regulations of paragraph (a)(1) of this Section shall not apply. In lieu thereof, the height and setback regulations of this paragraph, (a)(2), shall apply.

(i) A #building or other structure#, or portion thereof, located within ten feet of a #wide street# or 15 feet of a #narrow street#, shall rise to a minimum height of 60<sub>17</sub>feet, and may rise to a maximum height of

85 feet, except for dormers permitted in accordance with paragraph (c) of this Section.

- (ii) At least 70 percent of the #aggregate width of street walls# shall be located on the #street line# and shall extend to the minimum base height of 60 feet or the height of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line#.
- (iii) Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet without regard to the #street wall# location provisions of this paragraph, (a)(2). Beyond ten feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed a maximum #building# height of 135 feet. However, a #building or other structure# may exceed a height of 135 feet by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above 135 feet does not exceed 80 percent of the gross area of that #story# directly below it.

(3) In #Special Mixed Use District# 17 in the Borough of Queens, where the designated #Residence District# is an R6 District, the height and setback regulations of paragraph (a)(1) of this Section shall be modified such that a #building or other structure#, or portion thereof, located within ten feet of a #wide street# or 15 feet of a #narrow street#, may rise to a maximum base height of 85 feet provided that such #building or other structure# contains #affordable housing# pursuant to Section 23-90 (INCLUSIONARY HOUSING).

\* \* \*

## **123-90**

### **SPECIAL MIXED USE DISTRICTS SPECIFIED**

The #Special Mixed Use District# is mapped in the following areas:

\* \* \*

#Special Mixed Use District# - 17: ([date of adoption])  
Sunnyside, Queens

The #Special Mixed Use District# - 17 is established in Sunnyside in Queens  
as indicated on the #zoning maps#.

\* \* \*

**L.U. No. 432**

*The public hearing on this item was held on August 9, 2016  
and **closed**. This item was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST HOUSTON STREET REZONING**

**MANHATTAN - CD 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 Avenue 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 Avenue and Attorney Street, a line 100 feet southerly of East Houston Street, and Norfolk Street.



The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the **Council Committee Room, 14<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M., Wednesday, September 7, 2016:**

**L.U. No. 440**

**CHURCH OF ST. JOSEPH OF THE HOLY FAMILY**

**MANHATTAN - CB 9**

**20175028 HKM (N 170007 HKM)**

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-0303] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Church of St. Joseph of the Holy Family located at 401-403 West 125<sup>th</sup> Street (aka 401-403 Dr. Martin Luther King Jr. Boulevard, 140-148 Morningside Avenue) (Block 1966, Lot 67 in part), as an historic landmark.

**L.U. No. 441**

**ST. PAUL ROMAN CATHOLIC CHURCH**

**MANHATTAN - CB 11**

**20175029 HKM (N 170008 HKM)**

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-0291] pursuant to Section 3020 of the New York City Charter of the landmark designation of St. Paul Roman Catholic Church located at Block 1645, Lot 7 in part, as an historic landmark.

**L.U. No. 442**

**(FORMER) FIREHOUSE, ENGINE COMPANY 29**

**MANHATTAN - CB 1**

**20175034 HKM (N 170009 HKM)**

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-2564] pursuant to Section 3020 of the New York City Charter of the landmark designation of the (Former) Firehouse, Engine Company 29, located at 160 Chambers Street (Block 137, Lot 25), as an historic landmark.

**L.U. No. 443**

**315 BROADWAY BUILDING**

**MANHATTAN - CB 1**

**20175027 HKM (N 170010 HKM)**

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-1756] pursuant to Section 3020 of the New York City Charter of the landmark designation of the 315 Broadway Building, located at 315 Broadway (Block 151, Lot 29), as an historic landmark.

**L.U. No. 444**

**GEORGE WILLIAM AND ANNA CURTIS HOUSE**

**STATEN ISLAND - CB 1**

**20175030 HKR (N 170011 HKR)**

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-0339] pursuant to Section 3020 of the New York City Charter of the landmark designation of George William and Anna Curtis House, located at 234 Bard Avenue (Block 138, Lot 166), as an historic landmark.

**L.U. No. 445**

**ST. JOHN'S PROTESTANT EPISCOPAL CHURCH RECTORY**

**STATEN ISLAND - CB 1**

**20175031 HKR (N 170012 HKR)**

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-0375] pursuant to Section 3020 of the New York City Charter of the landmark designation of St. John's Protestant Episcopal Church Rectory, located at 1333 Bay Street (aka 1333-1337 Bay Street) (Block 2832, Lot 12), as an historic landmark.

**L.U. No. 446**

**92 HARRISON STREET HOUSE**

**STATEN ISLAND - CB 1**

**20175032 HKR (N 170013 HKR)**

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-1218] pursuant to Section 3020 of the New York City Charter of the landmark designation of the 92 Harrison Street House, located at 92 Harrison Street (Block 531, Lot 1), as an historic landmark.

**L.U. No. 447**

**PRINCE'S BAY LIGHTHOUSE COMPLEX**

**STATEN ISLAND - CB 3**

**20175033 HKR (N 170014 HKR)**

The proposed designation by the Landmarks Preservation Commission

[DL-488/LP-0392] pursuant to Section 3020 of the New York City Charter of the landmark designation of Prince's Bay Lighthouse Complex, located at 6204 Hylan Boulevard (Block 7644, Lot 100 in part), as an historic landmark.



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

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M., Wednesday, September 7, 2016:**

### **L.U. NOS. 448, 449, 450, 451, AND 452 ARE RELATED**

**L.U. NO. 448**

**LA CENTRAL**

**BRONX - CB 1**

**C 160267 ZMX**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing from an M1-1 District to a C6-2 District property bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue, the centerline of a Rail Road Right-Of-Way, and the northwesterly prolongation of the northerly street line of former 150<sup>th</sup> Street; and
2. changing from a C4-4 District to a C6-2 District property bounded by Bergen Avenue, the northwesterly prolongation of the northerly street line of former 150<sup>th</sup> Street, the centerline of a Rail Road Right-Of-Way, and a line 90 feet northeasterly of East 149<sup>th</sup> Street.

**L.U. No. 449  
LA CENTRAL**

**BRONX - CB 1**

**N 160269 ZRX**

Application submitted by the NYC Department of Housing Preservation and Development 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, Borough of the Bronx.

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**

\* \* \*

**THE BRONX**

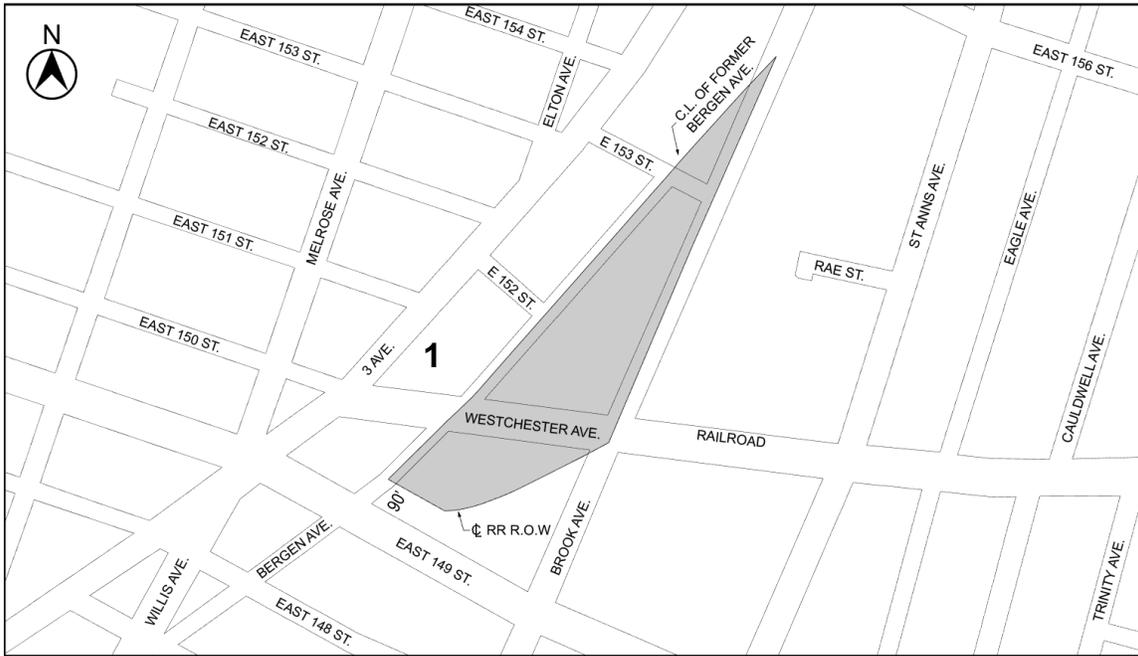
**The Bronx Community District 1**

In the #Special Harlem River Waterfront District# (see Section 87-20) and in the R7A, R7X, R8 and R8A Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

Map 2 - (date of adoption)

**[PROPOSED MAP]**



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

Portion of Community District 1, The Bronx

\* \* \*

**L.U. No. 450**  
**LA CENTRAL**

**BRONX - CB 1**

**C 160268 HAX**

Application submitted by the New York City 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 properties located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26, and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) as an Urban Development Action Area; and

- b) 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 development of five mixed-use buildings containing approximately 831 affordable dwelling units, 160 supportive housing units, commercial space and community facility space in Community District 1.

**L.U. No. 451**  
**LA CENTRAL**

**BRONX - CB 1**

**C 160270 ZSX**

Application submitted by the New York City Department of Housing Preservation and Development 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(a)(1) to allow the distribution of required open space without regard to zoning lot lines; and Section 74-743(a)(2) to allow the location of buildings without regard to applicable yard requirements of Sections 23-47 and 35-50 and height and setback regulations of Sections 23-62, 23-64, and 33-43; in connection with a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East 149<sup>th</sup> Street (Block 2294, Lot 32, Block 2361, Lots 1, 25, 26, & 50, Block 2263, Lot 1), in a C6-2 District, within a Large-Scale General Development, in Community District 1.

**L.U. No. 452**  
**LA CENTRAL**

**BRONX - CB 1**

**C 160271 ZSX**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-422 (Location of floors occupied by commercial uses) to allow Use Group 10 (television studio offices) on portions of the 2<sup>nd</sup> floor of the proposed building (Building B) on Parcel A, in connection with a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East 149<sup>th</sup> Street (Block 2294, Lot 32, Block 2361, Lots 1, 25, 26, & 50, and Block 2263, Lot 1), in a C6-2 District, within a Large-Scale General Development in Community District 1.

**L.U. No. 427**

**HOPE EAST OF FIFTH RESYNDICATION**

**MANHATTAN - CB 11**

**20175023 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for property located at 212 East 117<sup>th</sup> Street (Block 1666, Lot 41), in Community Board 11, Council District 8, Borough of Manhattan.

**L.U. No. 428**

**BLAKE HENDRIX**

**BROOKLYN - CB 5**

**20175024 HAK**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law and Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for properties located at Block 4050, Lot 25, Block 4067, Lot 8, Block 4058, Lot 18, Block 4081, Lot 23, Block 4065, Lot 22, Block 3767, Lots 10-13, Block 4060, Lot 16, and Block 4062, Lot 30, Community Board 5, Council District 42, Borough of Brooklyn.

**L.U. No. 453**

**SOUTHEASTERN QUEENS VACANT HOMES PROJECT**

**CLUSTER 4, CD 27**

**QUEENS - CBs 12 and 13**

**20175039 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for properties located at 223-19 111<sup>th</sup> Avenue (Block 11206, Lot 67), 114-26 208<sup>th</sup> Street (Block 11026, Lot 379), 197-18 116<sup>th</sup> Avenue (Block 11069, Lot 198), 190-17 115<sup>th</sup> Drive (Block 11033, Lot 69), 117-27 204<sup>th</sup> Street (Block 12634,

Lot 24), 198-14 119<sup>th</sup> Avenue (Block 12654, Lot 7), 190-01 118<sup>th</sup> Road (Block 12605, Lot 39), 186-20 Foch Boulevard (Block 12438, Lot 142), 177-48 Baisley Boulevard (Block 12462, Lot 12), 177-19 120<sup>th</sup> Avenue (Block 12469, Lot 137), 171-48 119<sup>th</sup> Road (Block 12375, Lot 85), 168-32 119<sup>th</sup> Avenue (Block 12370, Lot 16), and 168-31 118<sup>th</sup> Road (Block 12368, Lot 53), in Community Boards 12 and 13, Council District 27, Borough of Queens.

**L.U. No. 454**

**SOUTHEASTERN QUEENS VACANT HOMES PROJECT  
CLUSTER 1, CD 21**

**QUEENS - CB 3**

**20175036 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for property located at 32-10 102<sup>nd</sup> Street (Block 01696, Lot 9), in Community Board 3, Council District 21, Borough of Queens.

**L.U. No. 455**

**SOUTHEASTERN QUEENS VACANT HOMES PROJECT  
CLUSTER 2, CD 23**

**QUEENS - CB 13**

**20175037 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for property located at 89-55 208<sup>th</sup> Street (Block 10573, Lot 43), in Community Board 13, Council District 23, Borough of Queens.

**L.U. No. 456**  
**SOUTHEASTERN QUEENS VACANT HOMES PROJECT**  
**CLUSTER 3, CD 24**

**QUEENS - CB 8**

**20175038 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for property located at 80-44 162<sup>nd</sup> Street (Block 06856, Lot 59), in Community Board 8, Council District 24, Borough of Queens.

**L.U. No. 457**  
**SOUTHEASTERN QUEENS VACANT HOMES PROJECT**  
**CLUSTER 5, CD 31**

**QUEENS - CBs 12 and 13**

**20175040 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for properties located at 144-41 158<sup>th</sup> Street (Block 15013, Lot 4), 171-15 144<sup>th</sup> Avenue (Block 12594, Lot 16), and 222-33 143<sup>rd</sup> Road (Block 13086, Lot 57), in Community Boards 12 and 13, Council District 31, Borough of Queens.



**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, September 8, 2016**, to consider all items reported out of the Subcommittees at the meetings held on Wednesday, September 7, 2016, and conduct such other business as may be necessary.