



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF MAY 29, 2017 - JUNE 2, 2017

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

RAFAEL SALAMANCA, JR., *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 Chambers, City Hall**, New York City, New York 10007, commencing at **9:30 A.M., Tuesday, May 30, 2017:**

L.U. No. 631

PAT'E PALO

MANHATTAN CB - 12

20175420 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Vida Enterprises, Inc., d/b/a Pat'e Palo, for renewal of a revocable consent to maintain and operate an unenclosed sidewalk café located at 251 Dyckman Street.

L.U. No. 632

BARKING DOG

MANHATTAN CB - 8

20175235 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Phillipos Restaurant, Inc., d/b/a Barking Dog, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 1678 Third Avenue.

L.U. No. 647

PRET A MANGER

MANHATTAN CB - 2

20175286 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Pret A Manger USA Limited, d/b/a Pret A Manger, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 1 Astor Place.

L.U. No. 648
HORUS KABAB HOUSE

MANHATTAN CB - 3

20175360 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of El Sayed 1 Corp, d/b/a Horus Kabab House, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 93 Avenue B.

L.U. NOS. 649 AND 650 ARE RELATED

L.U. No. 649

WATSON AVENUE REZONING

BRONX CB - 9

C 170150 ZMX

Application submitted by Azimuth Development Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 3d and 4b:

1. eliminating from within an existing R5 District a C1-2 District bounded by Watson Avenue, Rosedale Avenue, a line 300 feet northerly of Watson Avenue, and Commonwealth Avenue;
2. changing from an R5 District to an R7A District property bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue, and Commonwealth Avenue; and
3. establishing within the proposed R7A District a C1-4 District bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue and Commonwealth Avenue;

as shown on a diagram (for illustrative purposes only) dated December 12, 2016 and subject to the conditions of CEQR Declaration E- 403.

L.U. No. 650
WATSON AVENUE REZONING

BRONX CB - 9

N 170151 ZRX

Application submitted by Azimuth Development Group, 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 underlined is new, to be added;

Matter ~~struck out~~ 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

* * *

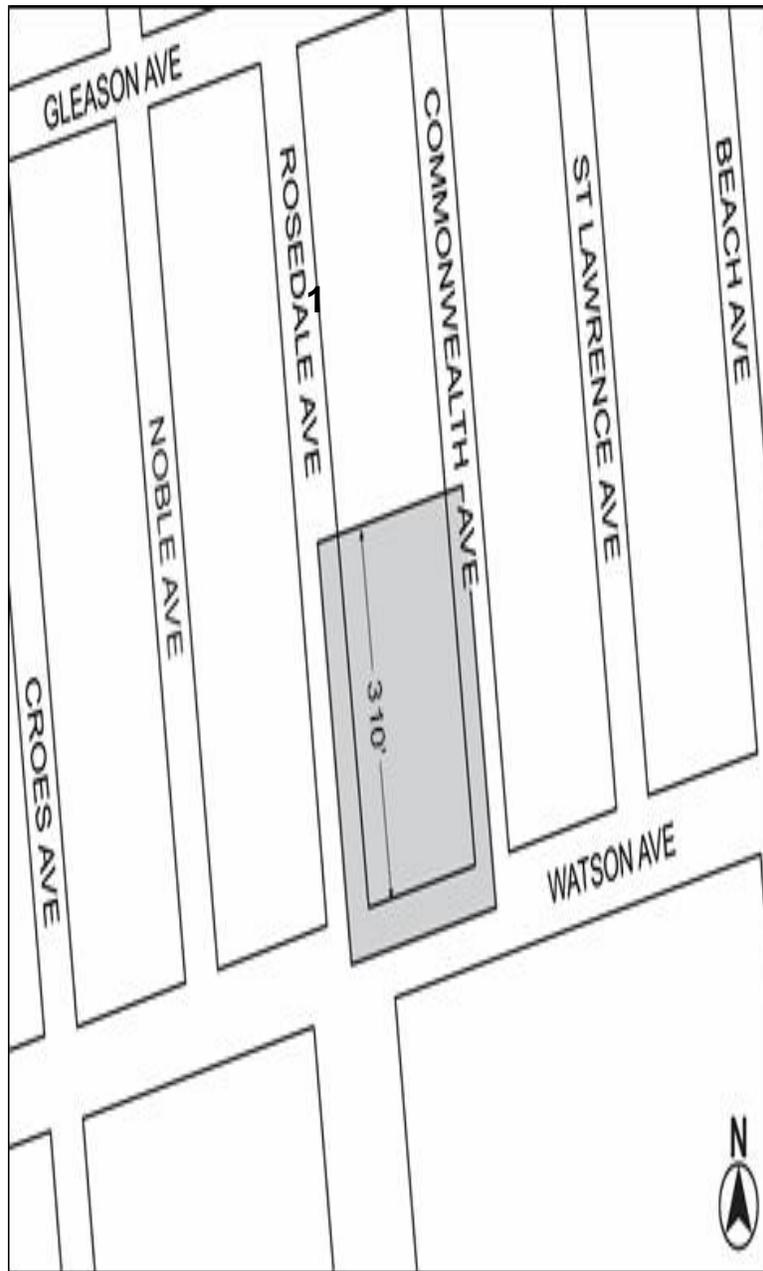
The Bronx Community District 9

In the R7A District within the area shown on the following Map 1:

* * *

Map 1 – [date of adoption]

[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 9, The Bronx

* * *

L.U. NOS. 651 AND 652 ARE RELATED

L.U. No. 651

1350 BEDFORD AVENUE REZONING

BROOKLYN CB - 8

C 170070 ZMK

Application submitted by Bedford Arms, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6A District to an R7D District property bounded by Pacific Street, Bedford Avenue, Dean Street, and a line perpendicular to the northeasterly street line of Dean Street distant 200 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Dean Street and the westerly street line of Bedford Avenue, Borough of Brooklyn, Community District 8, as shown on a diagram (for illustrative purposes only) dated January 17, 2017, and subject to the conditions of CEQR Declaration E-412.

L.U. No. 652

1350 BEDFORD AVENUE REZONING

BROOKLYN CB - 8

N 170071 ZRK

Application submitted by Bedford Arms, 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 in the Borough of Brooklyn, Community District 8.

Matter underlined is new, to be added;

Matter ~~struck-out~~ 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

* * *

Brooklyn

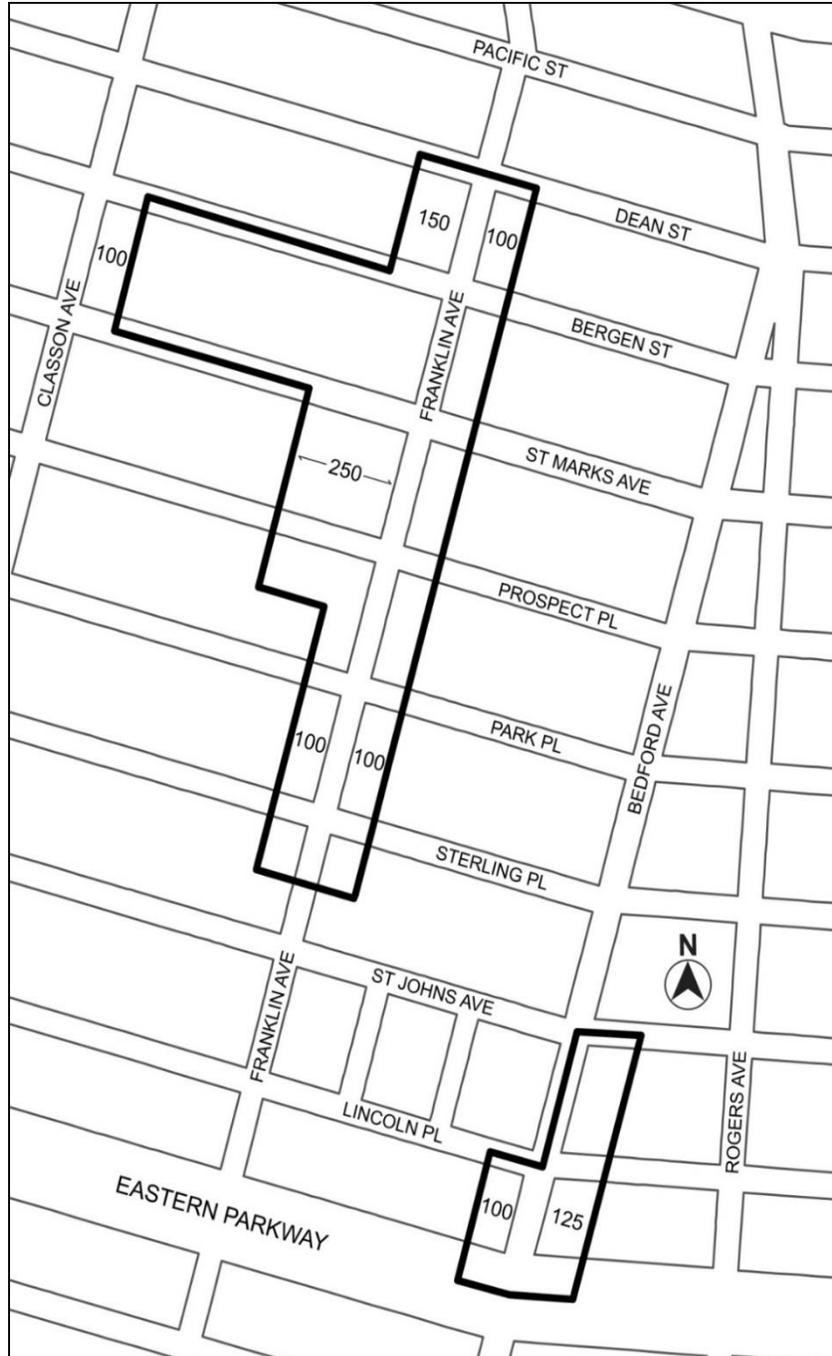
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Brooklyn Community District 8

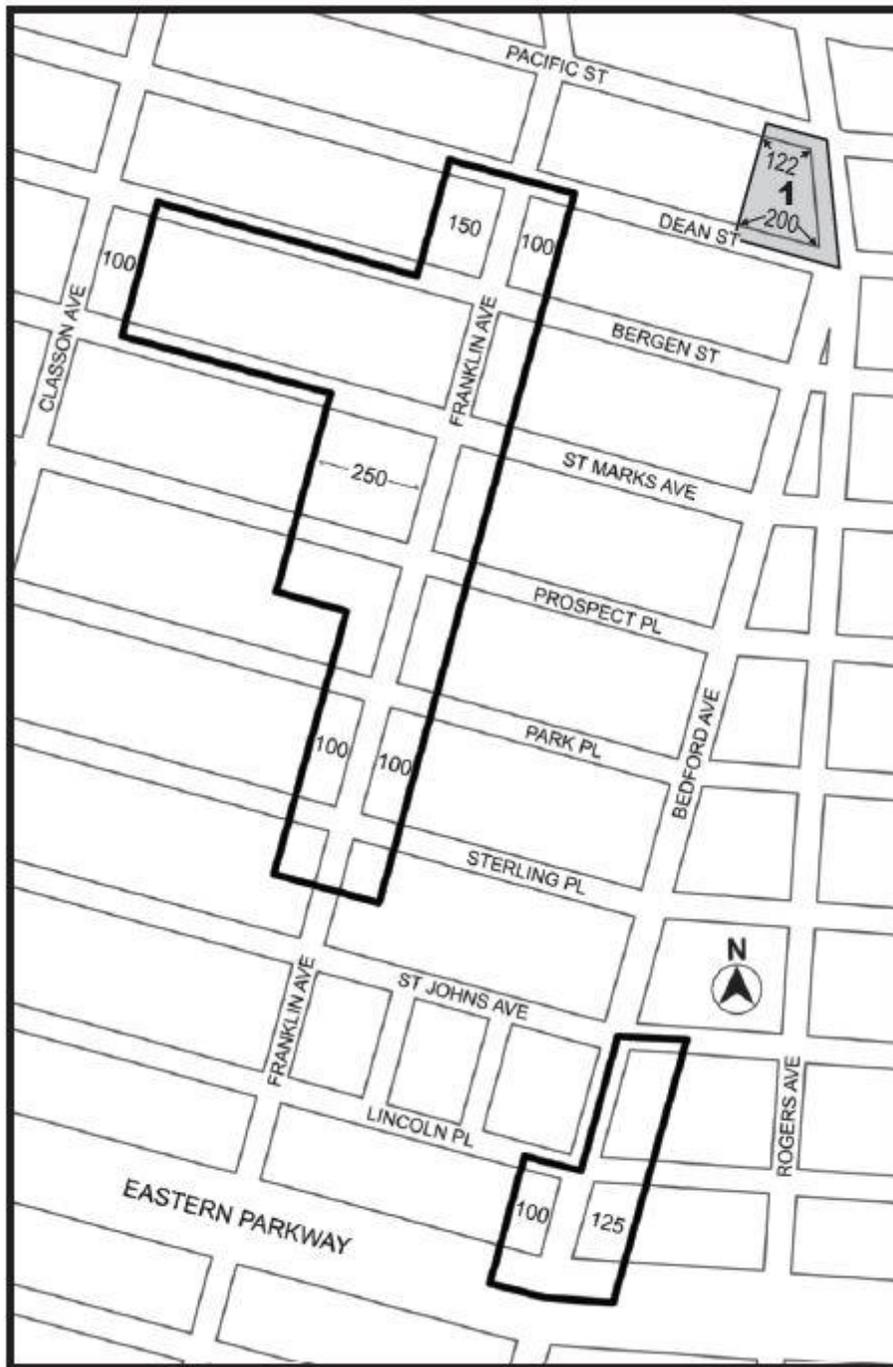
In the R7A and R7D Districts within the areas shown on the following Map 1:

Map 1. (~~9/24/13~~) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d)(3)(ii)
- 1** Area 1 – [date of adoption] – MIH Program Option 2

Portion of Community District 8, Brooklyn

* * *

L.U. No. 653

55-57 SPRING STREET TEXT AMENDMENT

MANHATTAN CB - 2

N 160244 ZRM

Application submitted by JBAM TRG Spring 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 boundary of the Mulberry Street Regional Spine area as shown on the map in Appendix A of Article X, Chapter 9 (Special Little Italy District) to facilitate the enlargement of properties located at 55-57 Spring Street.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

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

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

ARTICLE X

SPECIAL PURPOSE DISTRICTS

* * *

Chapter 9

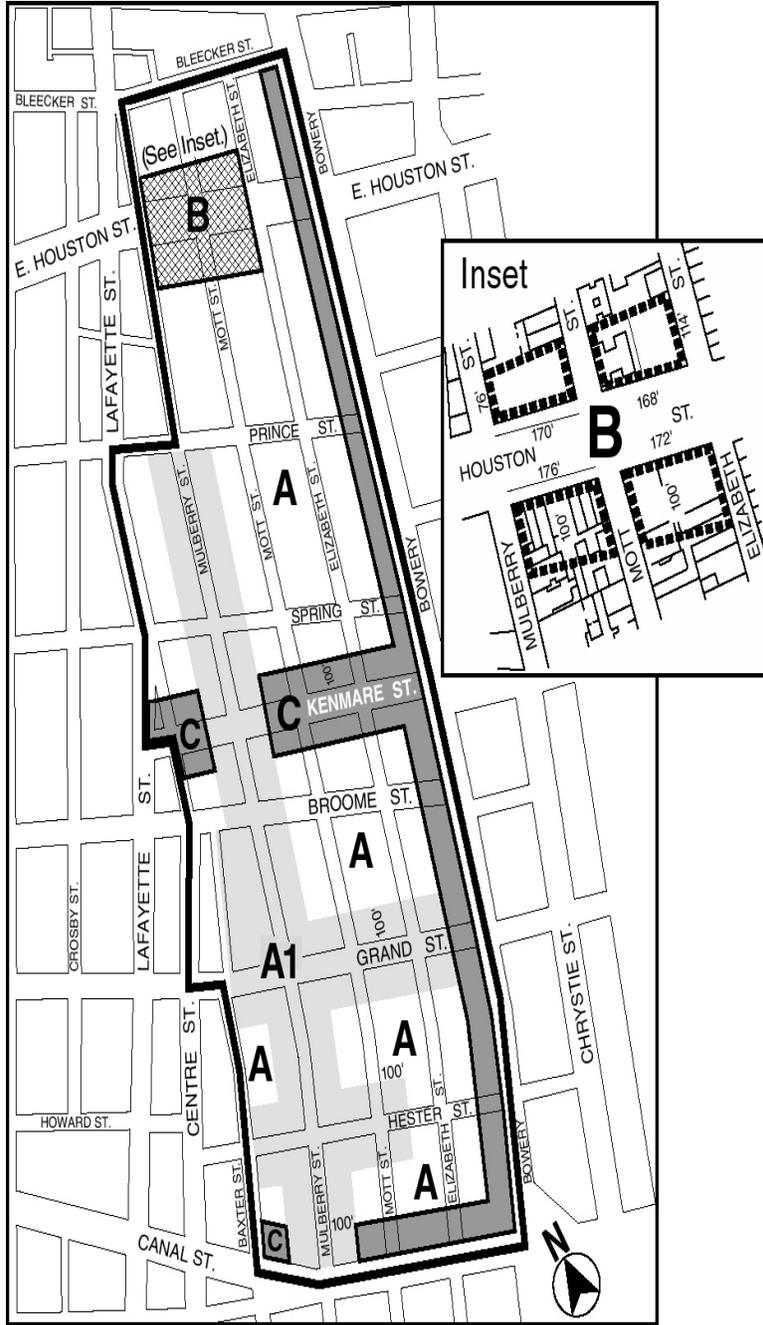
Special Little Italy District

* * *

Appendix A

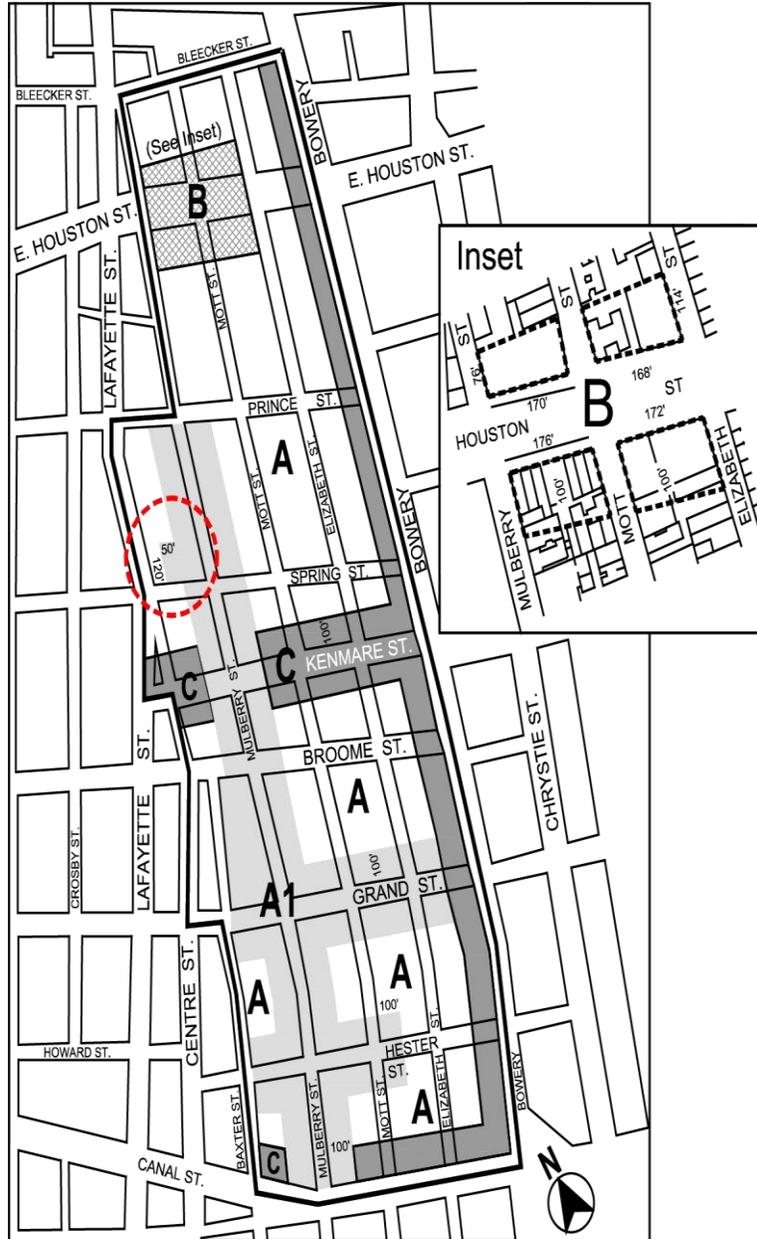
Special Little Italy District Map

[EXISTING]



-  District Boundary
-  Preservation Area
-  Mulberry Street Regional Spine
-  Houston Street Corridor
-  Bowery, Canal, Kenmare Street

[PROPOSED]



- District Boundary
- A** Preservation Area
- A1** Mulberry Street Regional Spine
- B** Houston Street Corridor
- C** Bowery, Canal, Kenmare Street

* * *

L.U. NOS. 654 AND 655 ARE RELATED

L.U. No. 654

125 EDGEWATER STREET DEVELOPMENT

STATEN ISLAND CB - 1

C 150402 ZMR

Application submitted by Pier 21 Development, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 21d:

1. changing from an M2-1 District to an R6 District property bounded by a line 515 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, Edgewater Street, a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and a line 210 feet northeasterly of Edgewater Street;
2. establishing within the proposed R6 District a C2-2 District bounded by a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, a line 210 feet northeasterly of Edgewater Street, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and Edgewater Street; and
3. establishing a Special Stapleton Waterfront District (SW) bounded by the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue and Edgewater Street;

as shown on a diagram (for illustrative purposes only) dated December 12, 2016, and subject to the conditions of the CEQR Declaration E-401.

L.U. No. 655

125 EDGEWATER STREET DEVELOPMENT

STATEN ISLAND CB - 1

N 150401 ZRR

Application submitted by Pier 21 Development, LLC, pursuant to 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York relating to Article XI, Chapter 6 (Special Stapleton Waterfront District) and related sections, Appendix A maps (Stapleton Waterfront District Plan) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Staten Island, Community District 1.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

**Article XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 6
Special Stapleton Waterfront District**

* * *

**116-01
Definitions**

For the purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) or in this Section.

Esplanade

The “Esplanade” is a park extending along ~~all~~ portions of the waterfront edges of the #Special Stapleton Waterfront District#. The #Esplanade# is shown in the District Plan, Map 1 (Special Stapleton Waterfront District, Subareas and Public Spaces) in ~~the~~ Appendix ~~to~~ A of this Chapter.

* * *

Mandatory front building wall line

“Mandatory front building wall lines” are imaginary lines extending through Subarea B of the #Special Stapleton Waterfront District# which are shown on Map 3 (Mandatory Front Building Wall Lines) in ~~the~~ Appendix ~~to~~ A of this Chapter, and with which #building# walls must generally coincide, as provided in Section 116-232.

Pier Place, the Cove

“Pier Place” and the “Cove” are designated open spaces accessible to the public, located within the #Special Stapleton Waterfront District# as shown in the District Plan, Map 1, in ~~the~~ Appendix ~~to~~ A of this Chapter.

Shore public walkway

A #shore public walkway# is a linear public access area running alongside the shore or water edges of a #platform# on a #waterfront zoning lot#.

Upland connection

An “upland connection” is a pedestrian way ~~that~~ which provides a public access route from the #Esplanade# or a #shore public walkway# to a public sidewalk within a public #street#. Required #upland connections# are shown in the District Plan, Map 5 (Upland Connections and Visual Corridors), in ~~the~~ Appendix ~~to~~ A of this Chapter.

Visual corridor

A "visual corridor" is a public #street# or tract of land within a #block# that provides a direct and unobstructed view to the water from a vantage point within a public #street#. Required #visual corridors# are shown in the District Plan, Map 5; and Map 6 (Location of Visual Corridor in Subarea E) in ~~the~~ Appendix ~~to~~ A of this Chapter.

116-02

General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Stapleton Waterfront District#, the provisions of this Chapter shall apply to all #developments#, #enlargements# and changes of #use# within the #Special Stapleton Waterfront District#. The regulations of all other Chapters of this

Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control-, except in Subarea E of this Chapter.

Within the #Special Stapleton Waterfront District#, the regulations of the underlying R6, C2-2, C4-2A and M2-1 Districts shall apply, as modified in this Chapter.

116-03

District Plan and Maps

The District Plan for the #Special Stapleton Waterfront District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Stapleton Waterfront District#.

These areas shall include ~~the #Esplanade#~~, Subareas A, B1, B2, B3, B4, B5, C, D and E, the #Esplanade# and two designated public open spaces: #Pier Place# and the #Cove#. In addition, Subareas B and E shall include #upland connections# and Subarea E shall include a #shore public walkway#.

The District Plan includes the following maps in ~~the Appendix to~~ A of this Chapter.

Map 1 Special Stapleton Waterfront District, Subareas and Public Spaces

Map 2 Ground Floor Use and Frontage Requirements

Map 3 Mandatory Front Building Wall Lines

Map 4 Restricted Curb Cut and Off-Street Loading Locations

Map 5 Upland Connections and Visual Corridors

Map 6 Location of Visual Corridor in Subarea E

* * *

116-04

Subareas

In order to carry out the purposes and provisions of this Chapter, the following subareas are established within the #Special Stapleton Waterfront District#: Subarea A,

Subarea B, comprised of Subareas B1, B2, B3, B4 and B5, Subareas C, D and E, the #Esplanade#, #Pier Place# and the #Cove#. In each of these subareas, special regulations apply that may not apply in other subareas.

116-05

Applicability

In Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#, the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall not apply in the #Special Stapleton Waterfront District#, except where specifically stated otherwise in this Chapter. In lieu thereof, the special #use#, #bulk#, #accessory# off-street parking, public access and urban design regulations of Sections 116-10 through 116-50 shall apply.

In Subarea D, the provisions of Article VI, Chapter 2 shall apply pursuant to the underlying M2-1 District regulations.

In Subarea E, the underlying provisions of Article VI, Chapter 2 shall apply, except as modified in Section 116-60 (SPECIAL REGULATIONS IN SUBAREA E), inclusive. In addition, the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), shall not apply. In lieu thereof, the provisions of Section 116-623 (Height and setback regulations), shall apply.

#Lower density growth management area# regulations shall not apply in the #Special Stapleton Waterfront District#.

116-10

SPECIAL USE REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#, the following special #use# regulations shall apply. The #use# regulations of the underlying C4-2A District shall be modified by Sections 116-101 through 116-13, inclusive.

116-101

Use Groups 12 and 14

The #uses# listed in Section 32-21 (Use Group 12) shall not be permitted in Subarea C.

The ~~uses~~ listed in Section 32-23 (Use Group 14) shall be permitted in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#; boat storage, repair or painting, however, shall be allowed without restriction relating to boat length.

* * *

116-11 Special Sign Regulations

The ~~sign~~ regulations of the underlying C4-2 District in Section 32-60 (SIGN REGULATIONS) shall be modified as follows: ~~flashing signs~~ shall not be permitted in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

116-12 Mandatory Ground Floor Use and Frontage Requirements

The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C. However, on designated ~~streets~~ and ~~mandatory front building wall lines~~ in Subareas B3 and C, as shown on Map 2 in ~~the Appendix to A~~ of this Chapter, the special ground floor ~~use~~ and frontage regulations of this Section shall apply to any ~~building developed~~ or ~~enlarged~~ after October 25, 2006.

~~Uses~~ located on the ground floor level, or within two feet of the as-built level of the adjoining sidewalk, shall be exclusively limited to the permitted non-~~residential uses~~ as modified by the special ~~use~~ provisions of this Chapter. Such ground floor ~~uses~~ shall extend along the entire width of the ~~building~~, except for lobbies or entrances to ~~accessory~~ parking spaces, and shall have a depth provided in accordance with Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

* * *

116-13 Transparency Requirements

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the transparency requirements of Section 37-34 (Minimum Transparency Requirements)

shall apply to any #development# or an #enlargement# where the #enlarged# portion of the ground floor of the #building# is within eight feet of the #street line# and where non-#residential uses# are located on the ground floor level or within two feet of the as-built level of the adjoining sidewalk.

116-20

SPECIAL BULK REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

The special #bulk# regulations of this Section shall apply ~~within the #Special Stapleton Waterfront District#~~ to Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

* * *

116-231

Special rooftop regulations

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings or other structures# in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

116-232

Street wall location

In Subarea A, the underlying #street wall# location regulations shall apply.

In Subareas B and C, the underlying #street wall# location regulations of a C4-2A District or an R6B District, as applicable, shall be modified as set forth in this Section. Map 3 (Mandatory Front Building Wall Lines) in ~~the Appendix to A~~ of this Chapter, specifies locations in Subareas B and C where #mandatory front building wall# requirements apply as follows:

* * *

116-233

Maximum building height

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the maximum height of a #building or other structure# outside of Subarea B2 shall not exceed 50 feet. However, where the ground floor level of a #building# provides a #qualifying ground floor# in accordance with the supplemental provisions set forth in paragraph (b) of Section 35-652 (Maximum height of buildings and setback regulations), the maximum height of a #building or other structure# may be increased to 55 feet.

Within Subarea B2, the maximum height of a #building or other structure# shall not exceed 60 feet.

116-30

SPECIAL ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS FOR SUBAREAS A, B AND C

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the parking and loading regulations of the underlying C4-2A District shall apply, except as modified in this Section.

* * *

116-34

Location and Width of Curb Cuts

Curb cuts are prohibited in the locations shown on Map 4 (Restricted Curb Cut and Off-Street Loading Locations) in ~~the~~ Appendix ~~to~~ A of this Chapter.

In Subarea C, for #zoning lots# with access only to Front Street, only one curb cut shall be permitted along Front Street.

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the maximum width of curb cuts shall not exceed 25 feet, including splays.

* * *

116-40

UPLAND CONNECTIONS AND VISUAL CORRIDORS FOR SUBAREAS A, B AND C

116-41

Upland Connections

In the locations shown on Map 5 (Upland Connections and Visual Corridors) in ~~the~~ Appendix ~~to~~ A of this Chapter, #upland connections# shall be provided. An #upland connection# traversing a #zoning lot# in Subareas A, B and C shall consist of a single circulation path bordered continuously along both sides by buffer zones.

* * *

(c) Permitted obstructions

The provisions of Section 62-611 (Permitted obstructions) shall apply to #upland connections# within ~~the #Special Stapleton Waterfront District#~~ Subarea B, the #Esplanade#, #Pier Place# and the #Cove#. The permitted obstructions listed in paragraph (b)(2) of Section 62-611 are further subject to the tree and planting requirements of Section 62-655. Water-Dependent (WD) #uses# referenced in paragraph (a)(6) of Section 62-611 shall be as listed in Section 62-211.

116-42

Visual Corridors

#Visual corridors# shall be provided in the locations shown on Map 5 in ~~the~~ Appendix ~~to~~ A of this Chapter. Such #visual corridors# shall be subject to the requirements of Section 116-512 (Design requirements for visual corridors).

116-50

SPECIAL URBAN DESIGN REQUIREMENTS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

The special urban design requirements of this Section, inclusive, shall apply to all #developments# and #enlargements# within Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove# ~~the #Special Stapleton Waterfront District#~~.

* * *

116-512

Design requirements for visual corridors

The requirements of this Section shall apply to all #visual corridors# within Subarea B, the #Esplanade#, #Pier Place# and the #Cove#. When a #visual corridor# coincides with an #upland connection#, the provisions of Section 116-511 (Design requirements for upland connections) shall also apply.

* * *

116-5352

Waterfront Public Access Signage

The New York City Waterfront Symbol Plaque shall be used to direct the public to waterfront public access areas including the #Esplanade# and #upland connections# within Subarea B, #Pier Place# and the #Cove#, and to identify the entry points of these areas. Such signage shall be provided in accordance with requirements of Section 62-654.

116-5453

Refuse Storage Areas

Refuse shall be stored within a #completely enclosed building#.

116-60

SPECIAL REGULATIONS IN SUBAREA E

The special #use#, #bulk#, #visual corridor# and #waterfront public access area# requirements of this Section, inclusive, shall apply to Subarea E.

116-61

Special Use Regulations

The #use# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, modified as follows:

- (a) The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply;

(b) The provisions of Section 62-29 (Special Use Regulations for R6, R7, R8, R9 and R10 Districts) are modified to allow #uses# listed in Section 62-212 (Waterfront-Enhancing (WE) uses) to be located anywhere within a #building# existing prior to [date of adoption] provided that no #commercial floor area# is located above a #dwelling unit#; and

(c) #Physical culture or health establishments# shall be permitted as-of-right. The special permit provisions of Section 73-36 shall not apply.

116-62

Special Bulk Regulations

The #bulk# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, except as modified in this Section, inclusive.

116-621

Floor area

Subarea E of the #Special Stapleton Waterfront District# shall be a #Mandatory Inclusionary Housing area# for the purpose of applying the Inclusionary Housing Program provisions of Section 23-90 (INCLUSIONARY HOUSING), inclusive.

The #floor area# regulations of Article VI, Chapter 2, shall not apply. In lieu thereof, the #floor area# regulations of Section 23-154 (Inclusionary Housing), as applicable to #Mandatory Inclusionary Housing areas#, shall apply, except that in R6 Districts:

(a) for #zoning lots#, or portions thereof, within 100 feet of a #wide street#, the maximum #floor area ratio# shall be 3.6; and

(b) for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#, the maximum #floor area ratio# shall be 2.42.

116-622

Required yards

The special #yard# provisions of 62-332 (Rear yards and waterfront yards) shall apply, except that the 40 foot minimum depth requirement for a #waterfront yard# may be reduced by up to five feet, to a minimum depth of 35 feet, along those portions of the

landward edge of the stabilized shore, bulkhead or natural #shoreline# where the depth of the landward portions of the #zoning lot# is less than 150 feet, as measured perpendicular and landward from such edge.

116-623

Height and setback regulations

The provisions of Section 62-341 (Developments on land and platforms) shall apply, except as modified in this Section.

(a) #Initial setback distance#

The provisions of paragraph (a)(2) of Section 62-341 shall be modified for #buildings# located on portions of a #zoning lot# where the distance between the edge of the stabilized shore and a landward #zoning lot line# is less than 150 feet. The depth of such #initial setback distance# from the boundary of a #shore public walkway# may be reduced to five feet, provided that at least 40 percent of the width of each #story# required to be set back above the minimum base height is set back no less than ten feet from the boundary of the #shore public walkway#.

(b) Measurement of height

The provisions of paragraph (a)(3) of Section 62-341 shall apply, except that for the purpose of this Section, #base plane# shall refer to an elevation of 16.8 feet above Richmond Datum.

(c) Permitted obstructions

The provisions of paragraphs (a)(4)(i) and (ii) of Section 62-341 shall not apply. Dormers and penthouse portions of a #building# shall not be considered permitted obstructions above a maximum base height.

(d) Maximum base height

The maximum base height provisions of paragraph (c)(1) of Section 62-341 shall apply, except that a #building or other structure#, or a portion thereof,

located within an #initial setback distance#, shall rise to a height of at least 25 feet or two #stories#, whichever is less, and may not exceed a maximum base height of 55 feet or five #stories#, whichever is less.

(e) Maximum #building# height and tower size

The maximum #residential# tower size provisions of paragraph (c)(4) of Section 62-341 shall not apply. For the purposes of this paragraph (e), any portion of a #building# that exceeds a height of 55 feet or five #stories#, whichever is less, shall be considered a tower. #Buildings# with tower portions fronting on Edgewater Street shall not exceed a height of 120 feet above the #base plane# or 12 #stories#, whichever is less. The height of any other #building# with tower portions shall not exceed a height of 110 feet above the #base plane#, or 11 #stories#, whichever is less. Each #story# within a tower portion of a #building# shall not exceed a gross area of 10,000 square feet up to a height of 90 feet or nine #stories#, whichever is less, and each #story# above a height of 90 feet or nine #stories#, whichever is less, shall not exceed a gross area of 8,100 square feet. All #stories# within the tower portions of #buildings# shall be bounded on all sides by open areas on the #zoning lot#. For #zoning lots# with three or more #buildings#, no more than two #buildings# shall contain towers.

(f) #Floor area# distribution

The provisions of paragraph (c)(3) of Section 62-341 shall not apply.

(g) #Street wall# articulation facing #shore public walkways#

The provisions of paragraph (c)(5) of Section 62-341 shall apply. In addition, for portions of #buildings# fronting on a #shore public walkway# with an #aggregate width of street wall# greater than 200 feet, such #street walls# shall provide a recess at least five feet deep and 55 feet wide, unobstructed from the lowest level of the #building# to the sky. In no event shall a #street wall# extend along a #shore public walkway# for a distance greater than 130 feet without providing such a recess. Furthermore, above the height of the second #story#, such #street walls# shall provide at least one additional recess with a minimum depth of five feet and a minimum width or, where applicable, an aggregate width, of at least 40 feet.

(h) Streetscape provisions

The streetscape provisions of paragraph (c)(6) of Section 62-341 shall not apply. In lieu thereof, the following provisions shall apply:

(1) Lobbies

A #residential# lobby, extending along at least 30 percent of the #aggregate width of street walls# shall be provided, but need not be wider than 35 feet. Transparent glazing materials shall occupy at least 40 percent of the surface area of the #street wall# of the lobby, measured between a height of two and ten feet above the level of the adjoining grade.

A lobby to a #commercial or community facility use# shall have a minimum width of 20 feet. Transparent glazing materials shall occupy at least 50 percent of the surface area of the #street wall# of the lobby, measured between a height of two feet above the level of the adjoining grade and a height 12 feet above the level of the first finished floor.

In the event of a conflict between the provisions of this paragraph (h)(1) and the construction standards of the Federal government or Appendix G of the New York City Building Code, the requirements of this paragraph shall not apply.

(2) Parking garage wall treatment

For any level within a #building# where #accessory# off-street parking is provided, such parking shall be screened from the #street line# or #waterfront public access area# with a #street wall# that is at least 50 percent opaque. Each one-foot square portion of such #street wall# shall comply individually with this requirement. Such required wall treatment may be interrupted by vehicular or pedestrian entrances. In addition to the wall treatment, the screening requirements of Section 62-655 (Planting and trees) shall apply.

For #buildings# with #street walls# that are more than 50 feet in width and located within 50 feet of a #waterfront public access area# or #street#, at least 70 percent of the width of such #street walls# shall contain #floor area# at the first #story# located completely above the #base plane#.

116-63

Requirements for Visual Corridors and Waterfront Public Access Areas

116-631

Visual corridors

The provisions of 62-51 (Applicability of Visual Corridor Requirements) shall apply, except as modified in this Section. The minimum width of the required #visual corridor# shall be 60 feet. The location of such #visual corridor# shall be as shown on Map 5 (Upland Connections and Visual Corridors) and Map 6 (Location of Visual Corridor in Subarea E) in Appendix A of this Chapter. Such #visual corridor# shall be located such that the northern boundary of the #visual corridor# shall intersect with the easterly #street line# of Edgewater Street at a point 22 feet south of the following intersection: the easterly prolongation of the northerly #street line# of Lynhurst Avenue and the easterly #street line# of Edgewater Street. Such #visual corridor# shall extend to the pierhead line at an angle of 89.35 degrees, as measured between the northern boundary of such #visual corridor# and the portion of the easterly #street line# of Edgewater Street north of such #visual corridor#.

116-632

Waterfront Public Access Area

The provisions of 62-52 (Applicability of Waterfront Public Access Area Requirements) shall apply, except that no #supplemental public access area#, as set forth in 62-57 (Requirements for Supplemental Public Access Areas), shall be required. However, a #shore public walkway# and an #upland connection# must be provided as modified in this Section and shown on Maps 1, 5 and 6 in Appendix A of this Chapter.

(a) #Shore public walkway#

The provisions of paragraph (a)(3) of Section 62-53 (Requirements for Shore Public Walkways) shall apply, except that the minimum width of a #shore public walkway# on shallow portions of a #zoning lot# set forth on such Section shall be modified to be no less than 35 feet.

If there is an existing #building or other structure# to remain on the #zoning lot#, the entire area between such existing #building# and the shoreline shall be entirely occupied by the #shore public walkway#, with a required circulation path of at least eight feet.

(b) #Upland connections#

The requirement for a “transition area” within a Type 2 #upland connection# in paragraph (b)(2) of Section 62-561 (Types of upland connections) shall not apply. In addition, the minimum width requirement of ten feet for the #upland connection# abutting such turnaround shall be modified to five feet, provided that the entire area of the vehicular turnaround is paved with the same paving material as the #upland connection#.

116-633

Phased development of Waterfront Public Access Area

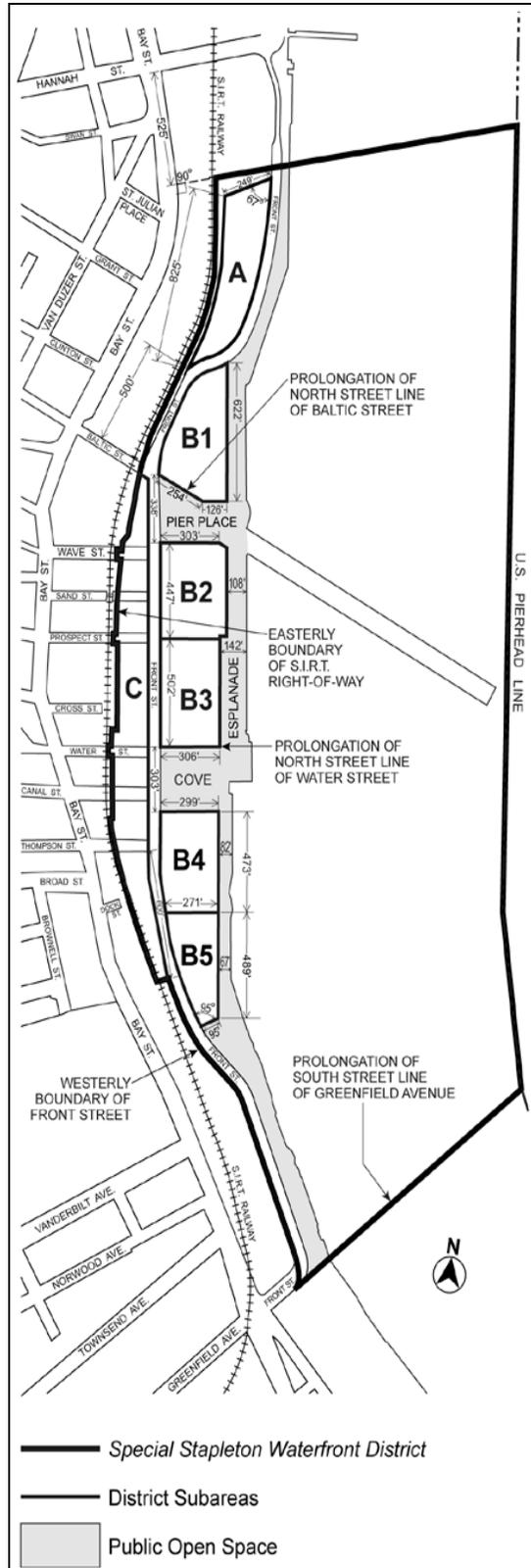
For the purposes of applying for an authorization for phased #development# of a #waterfront public access area# in paragraph (c)(1) of Section 62-822 (Modification of waterfront public access area and visual corridor requirements), the #lot area# shall be the portion of the #zoning lot# above water.

Appendix A

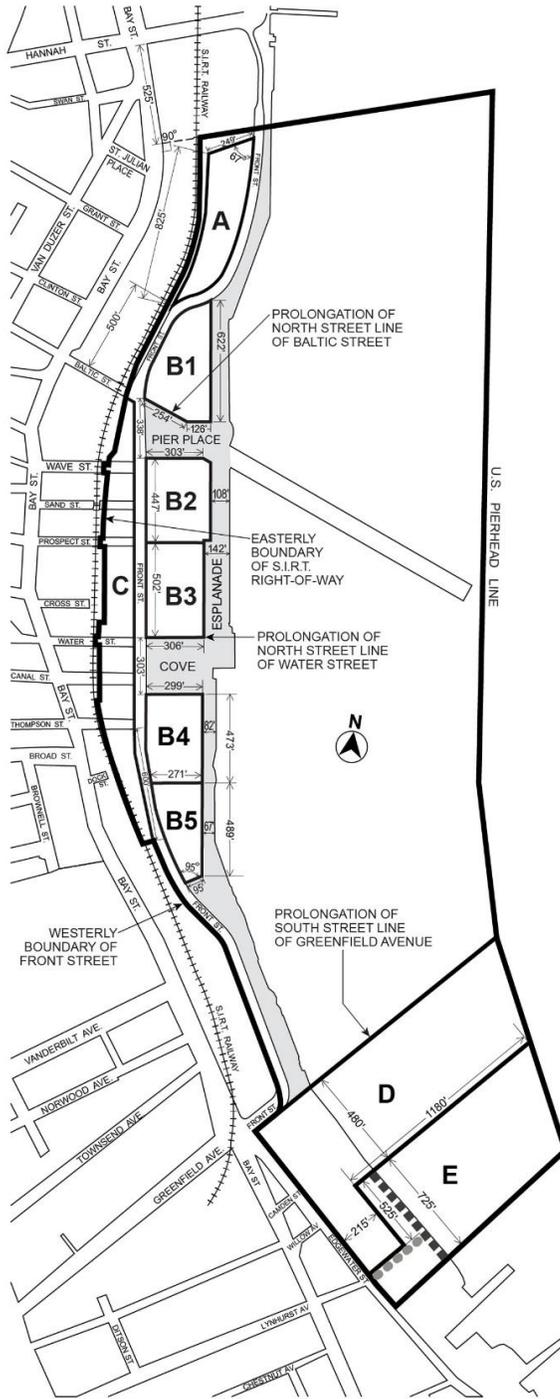
Stapleton Waterfront District Plan

Map 1. Special Stapleton Waterfront District, Subareas and Public Spaces

[EXISTING]



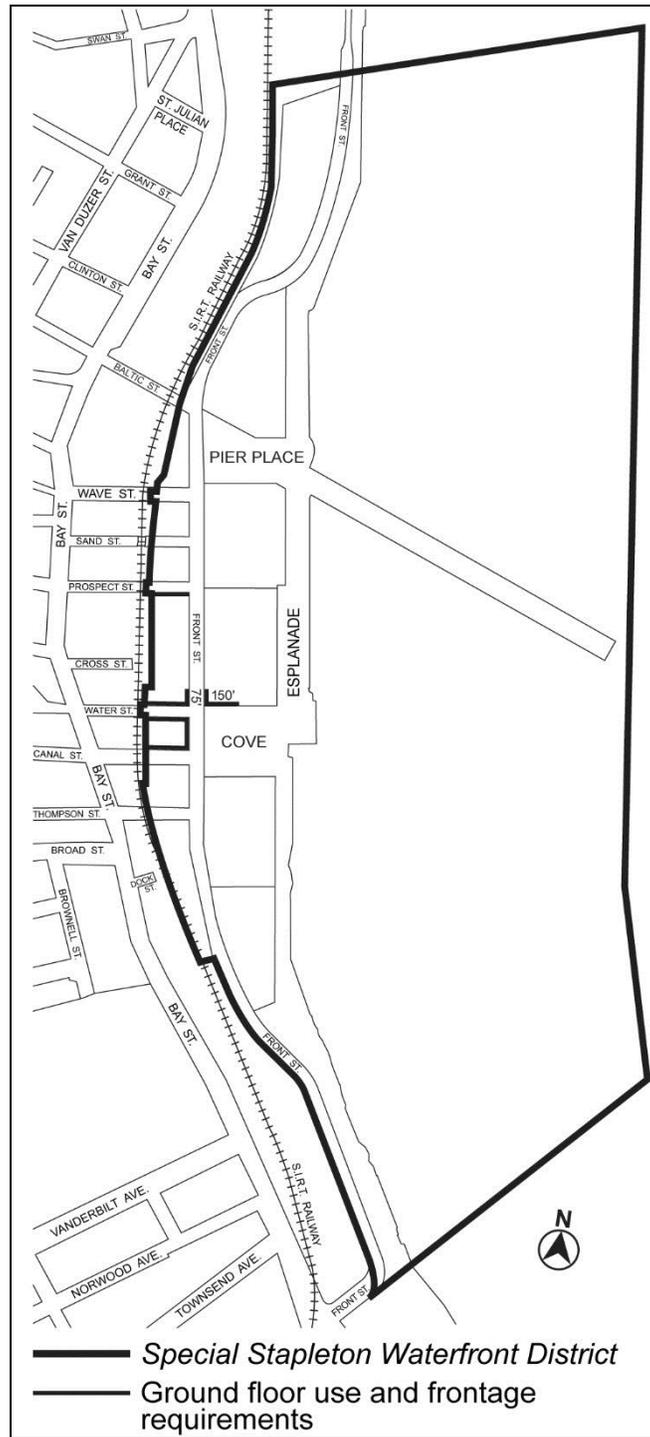
[PROPOSED]



- Special Stapleton Waterfront District
- District Subareas
- Public Open Space
- Shore Public Walkway
- Upland Connection

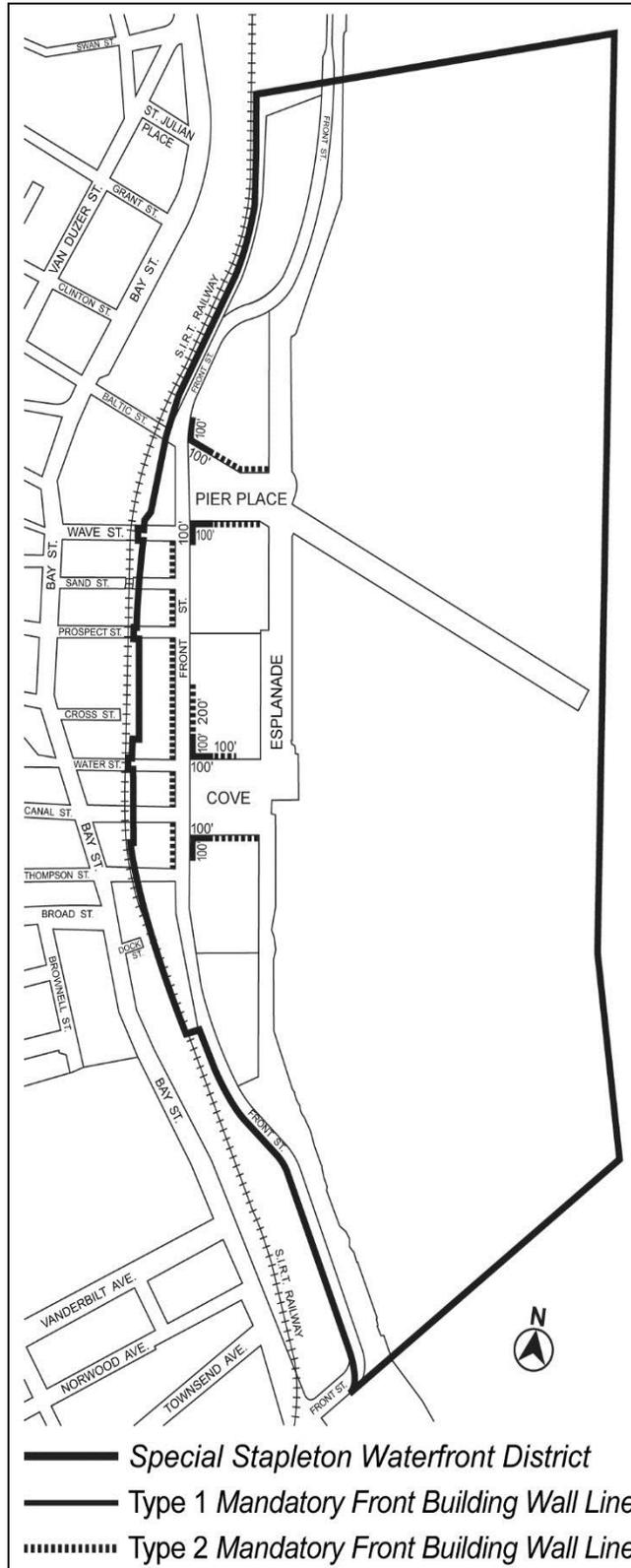
Map 2. Ground Floor Use and Frontage Requirements

[EXISTING]

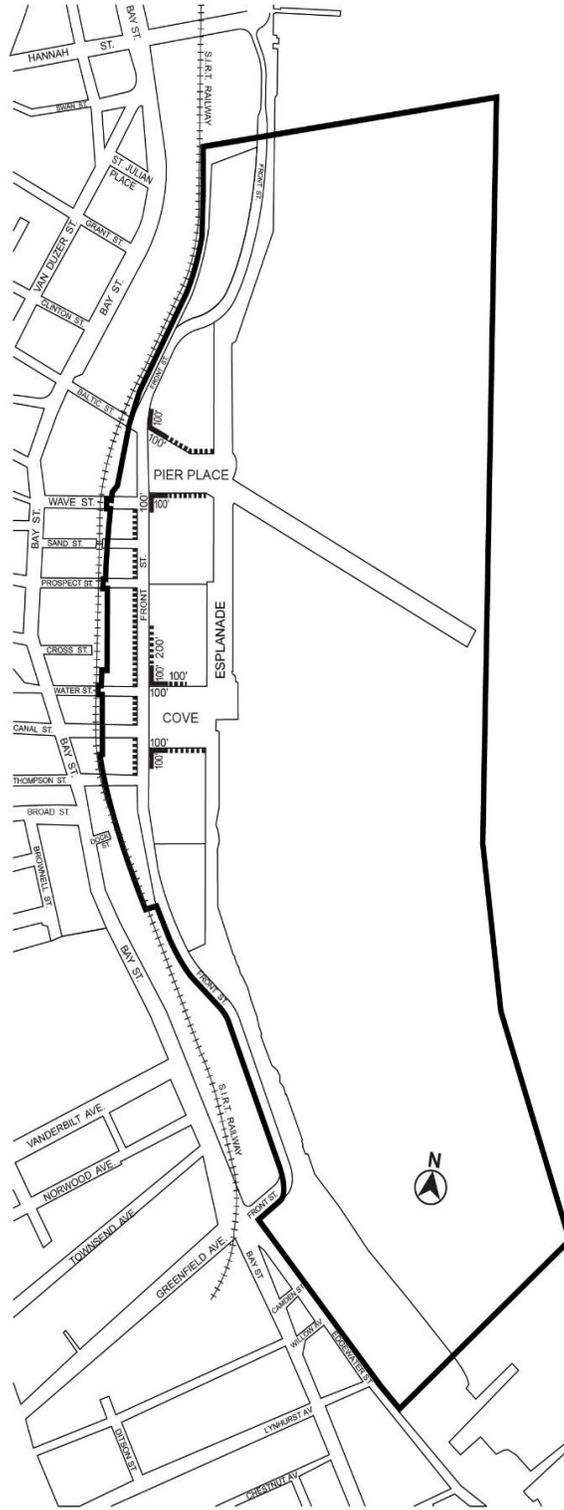


Map 3. Mandatory Front Building Wall Lines

[EXISTING]



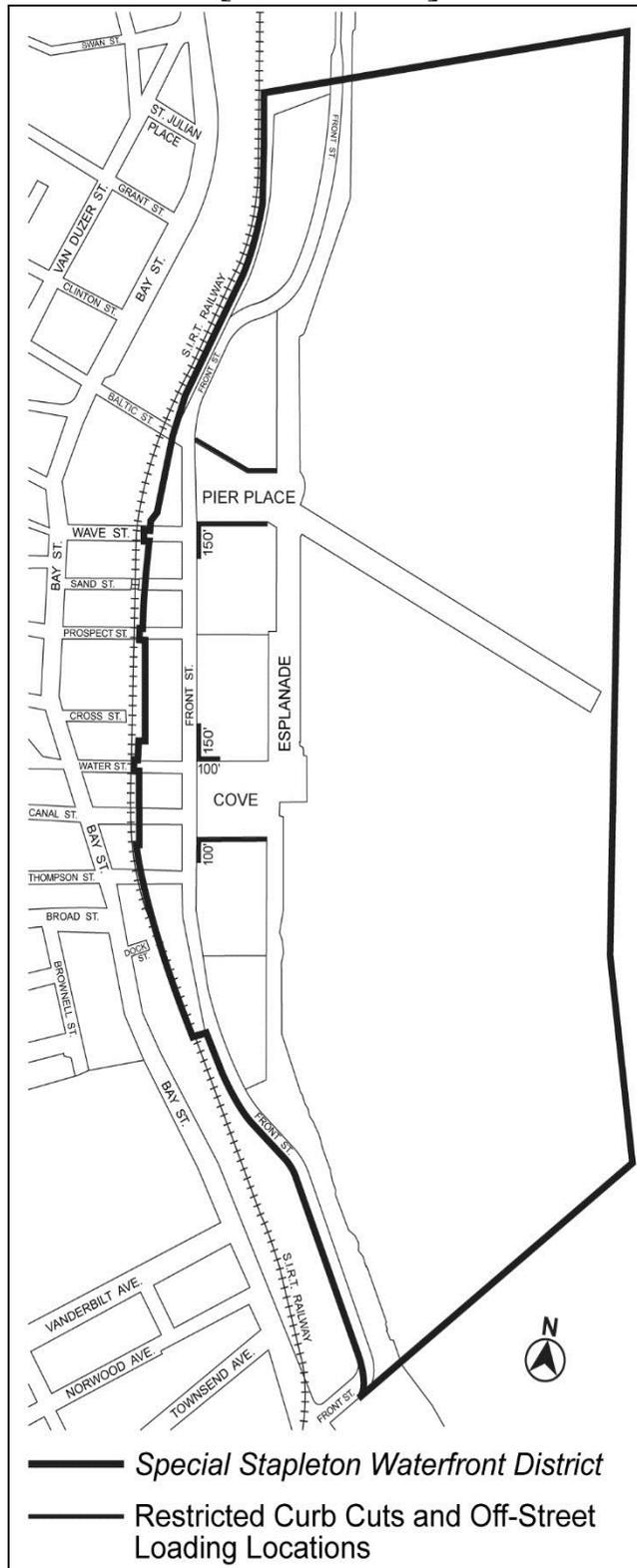
[PROPOSED]



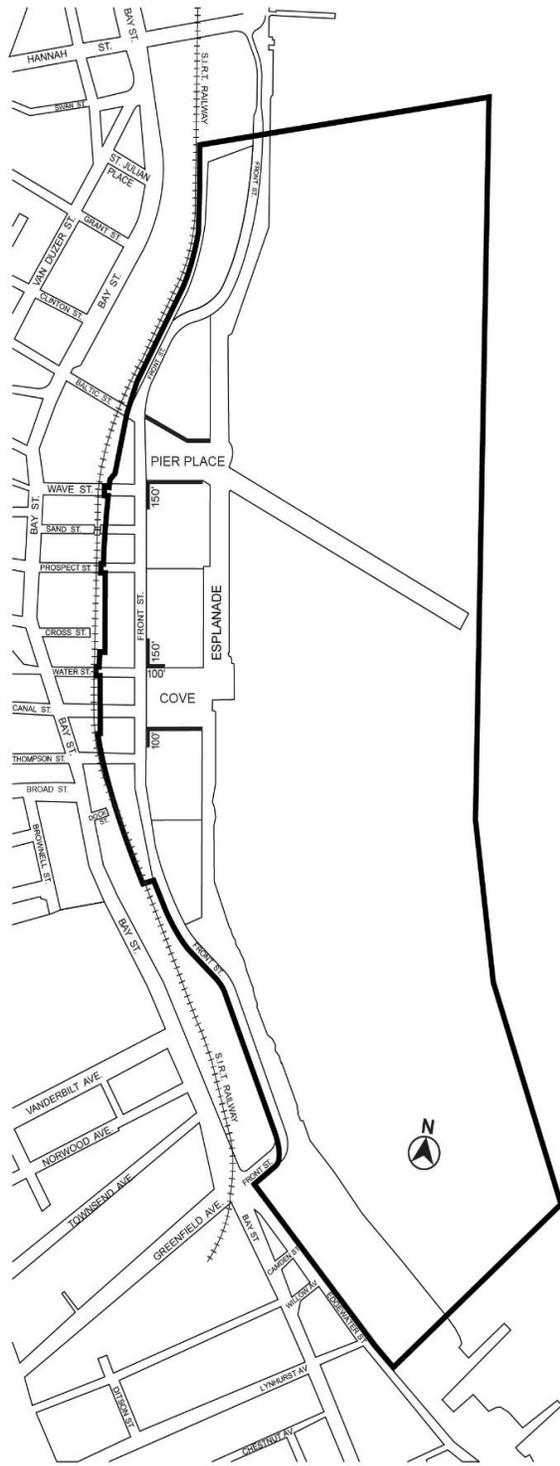
- Special Stapleton Waterfront District
- Type 1 Mandatory Front Building Wall Line
- Type 2 Mandatory Front Building Wall Line

Map 4. Restricted Curb Cut and Off-Street Loading Locations

[EXISTING]



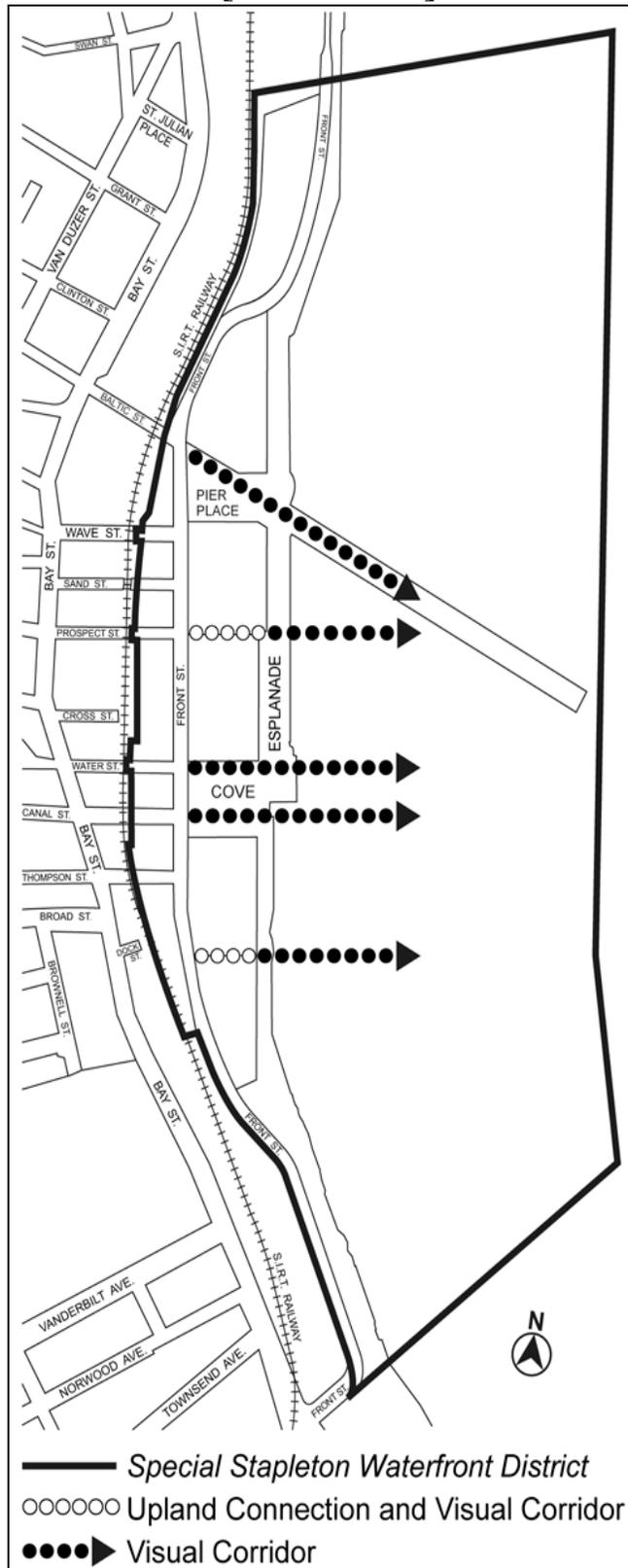
[PROPOSED]



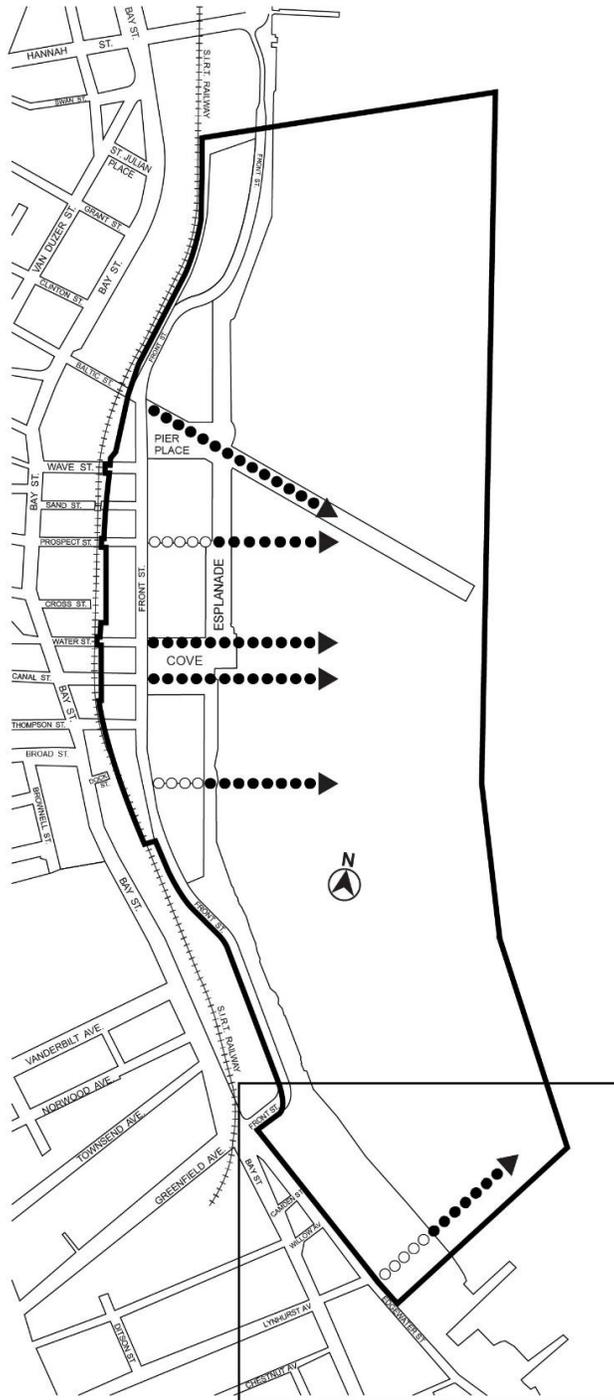
- *Special Stapleton Waterfront District*
- Restricted Curb Cuts and Off-Street Loading Locations

Map 5. Upland Connections and Visual Corridors

[EXISTING]



[PROPOSED]

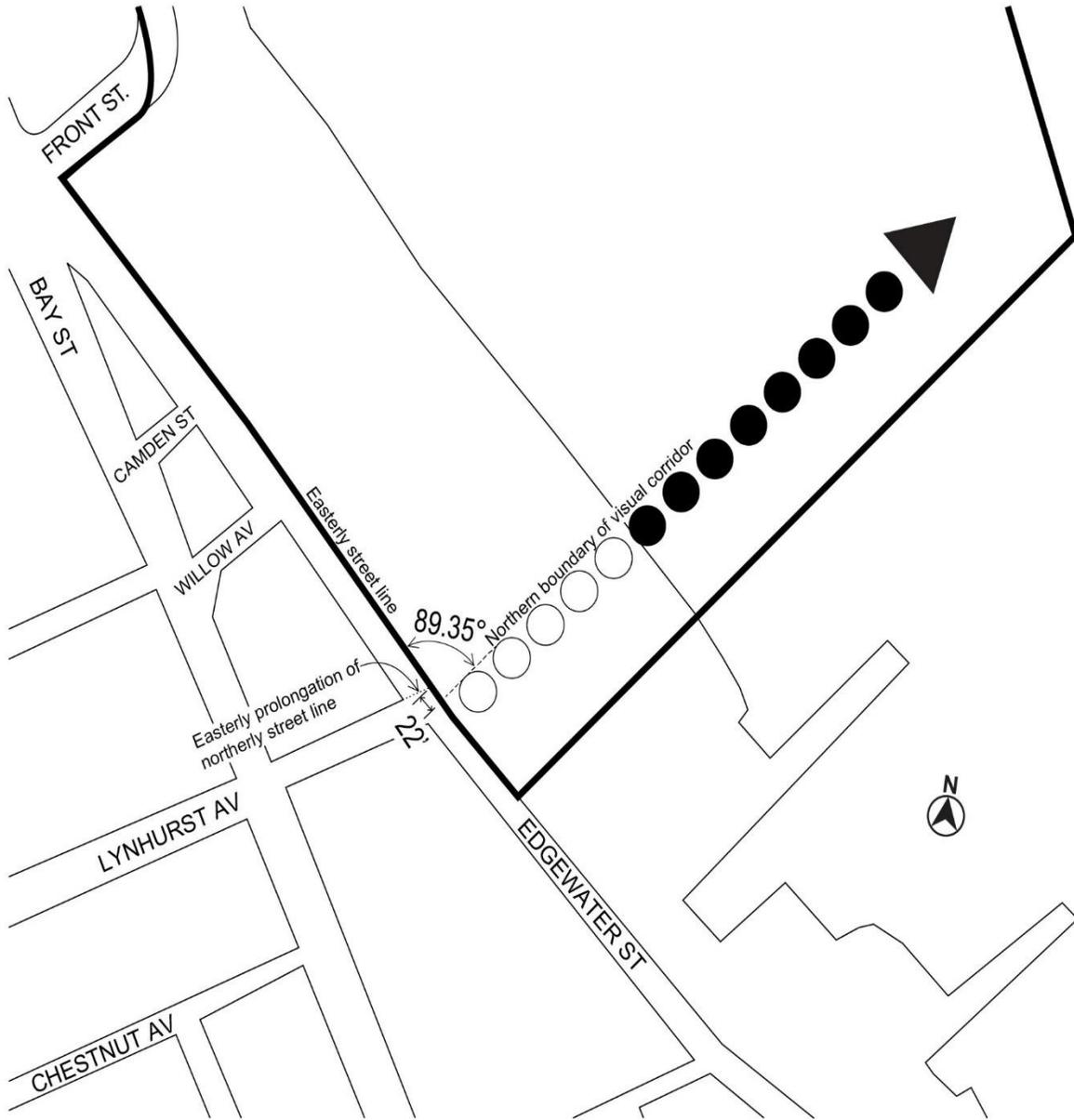


See Map 6

- Special Stapleton Waterfront District
- ○ ○ ○ ○ Upland Connection and Visual Corridor
- ● ● ● ● Visual Corridor

Map 6. Location of Visual Corridor in Subarea E

[NEW MAP: PROPOSED]



- Special Stapleton Waterfront District
- Upland Connection and Visual Corridor
- ▶ Visual Corridor

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Queens

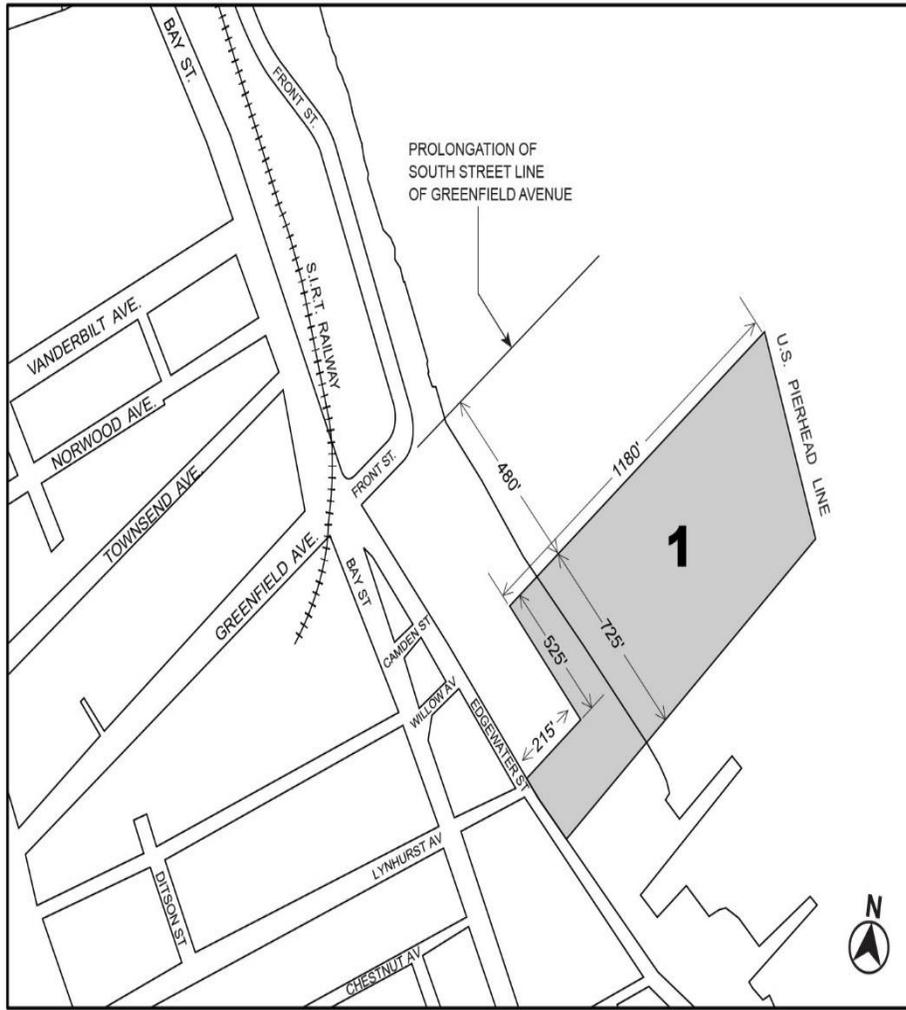
* * *

Staten Island

Staten Island Community District 1

In Subarea E of the #Special Stapleton Waterfront District# (see Section 116-60) and in the R6 District within the areas shown on the following Map 1:

[NEW MAP: PROPOSED]



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

Area 1 (date of adoption) — MIH Program Option 1, Option 2 and Workforce Option

Portion of Community District 1, Staten Island

* * *

L.U. No. 635

*The public hearing on this item was held on May 16, 2017
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

13-15 GREENPOINT AVENUE

BROOKLYN CB - 1

N 160282 ZRK

Application submitted by Kent/Greenpoint, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 62-35 (Special Bulk Regulations in Certain Areas within Community District 1, Brooklyn), Community District 1, Borough of Brooklyn.

Matter in underline is new, to be added;

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

Matter within ## is defined in 12-10;

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

Article VI

SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

* * *

Chapter 2

Special Regulations Applying in the Waterfront Area

* * *

62-30

SPECIAL BULK REGULATIONS

* * *

62-35

Special Bulk regulations in Certain Areas Within Community District 1, Brooklyn

* * *

62-356

Special bulk regulations for zoning lots adjacent to public parks

On Parcel 12b within Waterfront Access Plan BK-1 in Section 62-931, any #lot line# that coincides with the boundary of a #public park# shall be considered to be a #street

line# of a #wide street# for the purposes of applying all #bulk# regulations of this Resolution, except that the provisions of paragraphs (g) and (h) of Section 62-354 (Special height and setback regulations) shall not apply. In lieu thereof, the #street wall# of any #building# fronting on a #lot line# that coincides with the boundary of a #public park# shall be located at least eight feet from such #lot line# and no balconies shall be permitted within such eight-foot setback area. At least 90 percent of the width of the #street wall# of a #building# or #buildings# fronting on Kent Street shall be located within eight feet of the #street line# and extend to a minimum height of 30 feet.

* * *

L.U. NOS. 643 AND 644 ARE RELATED

L.U. 643

*The public hearing on this item was held on May 16, 2017 and **closed**. It was laid over by the Subcommittee on*

Zoning and Franchises

251 FRONT STREET

BROOKLYN CB - 2

C 150235 ZMK

Application submitted by 251 Front Street Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d, changing from an R6B District to an R6A District property bounded by Water Street, Gold Street, Front Street, and a line 100 feet westerly of the westerly street line of Gold Street, as shown on a diagram (for illustrative purposes only) dated April 19, 2017, and subject to the conditions of CEQR Declaration E-404.

L.U. 644

*The public hearing on this item was held on May 16, 2017
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

251 FRONT STREET

BROOKLYN CB - 2

N 150234 ZRK

Application submitted by 251 Front Street Realty 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 in Community District 2, Brooklyn.

Matter underlined is new, to be added;

Matter ~~struck out~~ 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

* * *

Brooklyn

* * *

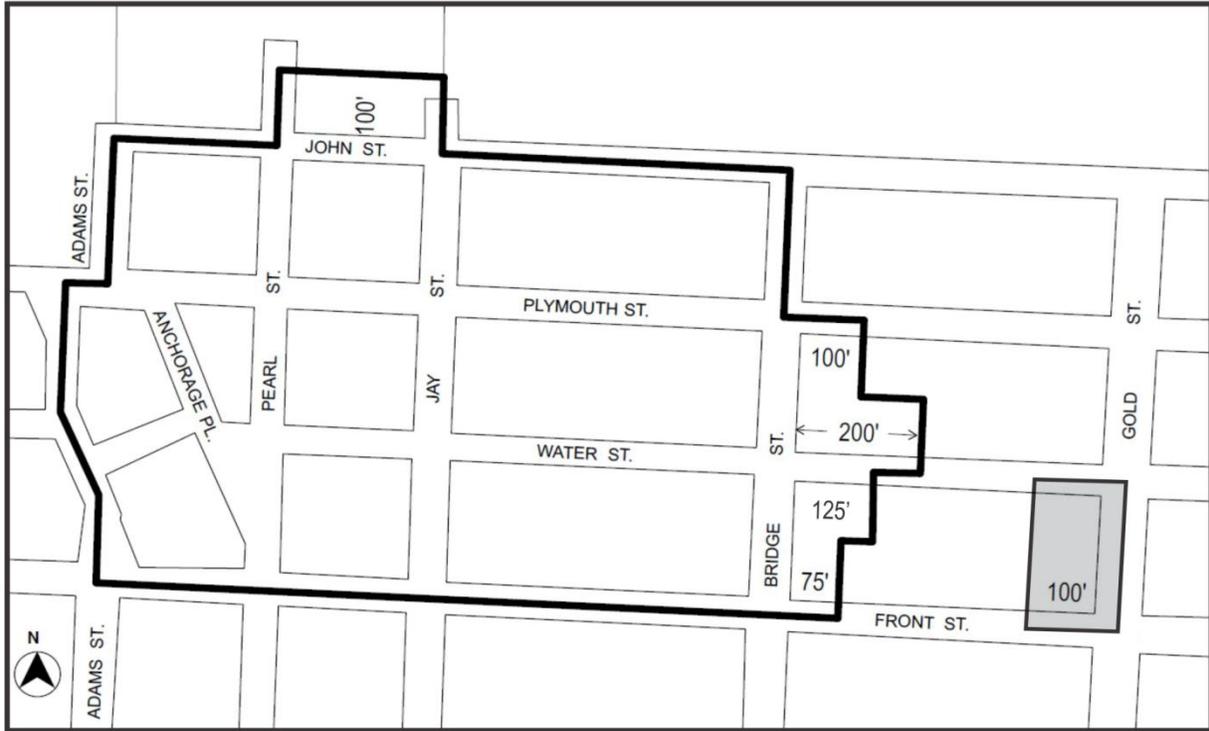
Brooklyn Community District 2

In the R6A, R7A, R8A and R9A Districts within the areas shown on the following Maps 1, 2, 3 and 4:

* * *

Map 4 - [date of adoption]

[PROPOSED MAP]



 Inclusionary Housing Designated Area

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

Area 1 — [date of adoption] — MIH Program Option 1

Portion of Community District 2, Brooklyn

* * *



**OVERSIGHT HEARING
SPECTRUM FRANCHISE AGREEMENT**

The Subcommittee on Zoning and Franchises joint with the Committee on Technology has scheduled an **Oversight Hearing for Tuesday, May 30, 2017, commencing at 11:00 a.m. regarding the Spectrum Franchise Agreement in the Council Chambers, City Hall, New York City, New York 10007.**



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Tuesday, May 30, 2017 in the Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M.** has been **DEFERRED**.



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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M., Tuesday, May 30, 2017:**

L.U. 656 POMP I

BRONX CB - 5

20175421 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 3158, Lots 41 and 43; and Block 3221, Lot 15; Borough of the Bronx, Community District 5, Council Districts 14 and 15.

L.U. No. 657 POMP 2

BRONX CB - 6

20175429 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2948, Lot 20, Borough of the Bronx, Community District 6, Council District 17.

L.U. No. 658

POMP 3

BRONX CBs - 1 and 9

20175430 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2623, Lots 54 and 56; and Block 3737, Lots 32 and 33, Borough of the Bronx, Community Districts 1 and 9, Council District 17.

L.U. No. 659

POMP 3

BRONX CBs - 3 and 4

20175431 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2456, Lots 23 and 55; Block 2783, Lot 42; Block 2785, Lot 24; Block 2786, Lot 30; Block 2830, Lot 13; Block 2831, Lot 24; and Block 2932, Lot 15; Borough of the Bronx, Community Districts 3 and 4, Council District 16.

L.U. No. 660

POMP 4

BRONX CB - 1

20175432 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2581, Lots 26 and 28; and Block 2623, Lot 180, Borough of the Bronx, Community District 1, Council District 8.

L.U. No. 661
POMP 5

BRONX CB - 9

20175433 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 3738, Lot 33; and Block 3772, Lot 10, Borough of the Bronx, Community District 9, Council District 17.

L.U. No. 662
POMP 5

BRONX CBs - 4, 7, and 9

20175434 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2478, Lot 12; Block 3218, Lot 9; Block 3219, Lot 212; Block 3866, Lots 27 and 29; Borough of the Bronx, Community Districts 4, 7, and 9, Council Districts 14, 16 and 18.

L.U. No. 663
POMP 6

BRONX CBs - 4 and 5

20175435 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2888, Lot 28; and Block 3152, Lot 18, Borough of the Bronx, Community Districts 4 and 5, Council Districts 15 and 16.

L.U. No. 664
POMP 7

BRONX CB - 4

20175436 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2844, Lot 33, Borough of the Bronx, Community District 4, Council District 14.

L.U. No. 665

POMP 8

BRONX CB - 9

20175437 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 3739, Lot 67; and Block 3772, Lot 12, Borough of the Bronx, Community District 9, Council District 17.

L.U. No. 666

POMP 8

BRONX CBs - 1, 4 and 9

20175438 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2582, Lot 34; Block 2786, Lot 2; Block 3742, Lot 70; and Block 3920, Lots 24 and 29; Borough of the Bronx, Community Districts 1, 4, and 9, Council Districts 8, 16, and 18.

L.U. 667

POMP 9

BRONX CB - 5

20175422 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2850, Lot 16, Borough of the Bronx, Community District 5, Council District 14.

L.U. 668

NEIGHBORHOOD STABILIZATION ASSOCIATES I

BROOKLYN CB - 7

20175423 HAK

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 764, Lot 36; Block 792, Lot 56; Block 799, Lot 25; Block 809, Lots 2, 3, 4, 5, 6, and 7; Block 816, Lots 36 and 37; Block 817, Lots 1 and 5; Block 821, Lot 12; Block 830, Lots 33 and 35; Block 832, Lot 51; and Block 839, Lot 6; Borough of Brooklyn, Community District 7, Council District 38.

L.U. No. 669

NEIGHBORHOOD STABILIZATION ASSOCIATES II

BROOKLYN CB - 7

20175439 HAK

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 723, Lot 67; Block 774, Lot 59; Block 775, Lots 65 and 80; Block 783, Lot 21; Block 784, Lots 38, 39, 45 and 47; and Block 814, Lot 20, Borough of Brooklyn, Community District 7, Council District 38.

L.U. 670

SIXTH AVENUE REHAB I

BROOKLYN CB - 7

20175424 HAK

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 816, Lot 42; Borough of Brooklyn, Community District 7, Council District 38.

L.U. 671

SUNSET PARK HOUSING ASSOCIATES

BROOKLYN CB - 7

20175425 HAK

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 792, Lot 24; and Block 821, Lots 71 and 72; Borough of Brooklyn, Community District 7, Council District 38.

L.U. 672

TMN904 CLUSTER

MANHATTAN CBs - 9 and 10

20175426 HAM

Application submitted by the New York City Department of Housing Preservation and Development for approval of an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law and a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 410-18 West 128th Street (Block 1954, Lot 55), 157 West 122nd Street (Block 1907, Lot 8), 116-18 West 129th Street (Block 1913, p/o Lot 40), 120 West 129th Street (Block 1913, p/o Lot 40), and 111 West 131st Street (Block 1916, Lot 25), Borough of Manhattan, Community Districts 9 and 10.

L.U. 673

LEXINGTON GARDENS II

MANHATTAN CB - 11

20175427 HAM

Application submitted by the New York City Department of Housing Preservation and Development for approval of an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law and a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 1635, Lots 1, 7, and 16, Borough of Manhattan, Community District 11 and Council District 8.



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 Monday, June 5, 2017**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, May 30, 2017, and conduct such other business as may be necessary.