



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE MEETING OF NOVEMBER 21, 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>

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**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting and public hearing in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M., Tuesday, November 21, 2017**, to consider the following items and all items reported out of the Subcommittees at the meetings held on Monday, November 20 and Tuesday, November 21, 2017, and conduct such other business as may be necessary:

**PRECONSIDERED L.U.**

**697-SEAT INTERMEDIATE SCHOOL FACILITY**

**QUEENS CB - 2**

**20175072 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 697-Seat Intermediate School facility to be located at 38-04 48<sup>th</sup> Street (Block 125, Lot 10), Borough of Queens, in Community School District No. 30.

**PRECONSIDERED L.U.**

**EAST RIVER FIFTIES/SUTTON PLACE**

**MANHATTAN CB - 6**

**N 180082 ZRM**

Application submitted by the East River Fifties Alliance, 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 bulk regulations of Article II, Chapter 3, Article II, Chapter 4 and Article III, Chapter 5, and related Sections, within R10 Districts located in Community District 6 east of First Avenue and north of East 51st Street. **The full zoning text amendment may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**L.U. NOS. 773, 774 AND 775 ARE RELATED**

**L.U. No. 773**

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**C 170358 ZMM**

Application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 6a and 6b.

**L.U. No. 774**

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**N 170359 ZRM**

Application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special East Harlem Corridors District (Article XIII, Chapter 8) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections. **The full zoning text amendment may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**L.U. No. 775**

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**C 170360 HUM**

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Second Amended Urban Renewal Plan for the Milbank Frawley Circle East Urban Renewal Area.

**L.U. NOS. 776 THROUGH 782 ARE RELATED**

**L.U. No. 776**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170361 ZMM**

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. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. East 112th Street, a line 100 feet easterly of Madison Avenue, East 111th Street, and Madison Avenue; and
  - b. East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and a line 100 feet westerly of Park Avenue;
2. changing from an R7-2 District to an R9 District property bounded by East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and Madison Avenue; and
3. establishing within the proposed R9 District a C2-5 District bounded by:
  - a. East 112th Street, a line 100 feet easterly of Madison Avenue, East 111th Street, and Madison Avenue; and
  - b. East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and a line 100 feet westerly of Park Avenue.

**L.U. No. 777**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**N 170362 ZRM**

Application submitted by the New York City 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, 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**

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**MANHATTAN**

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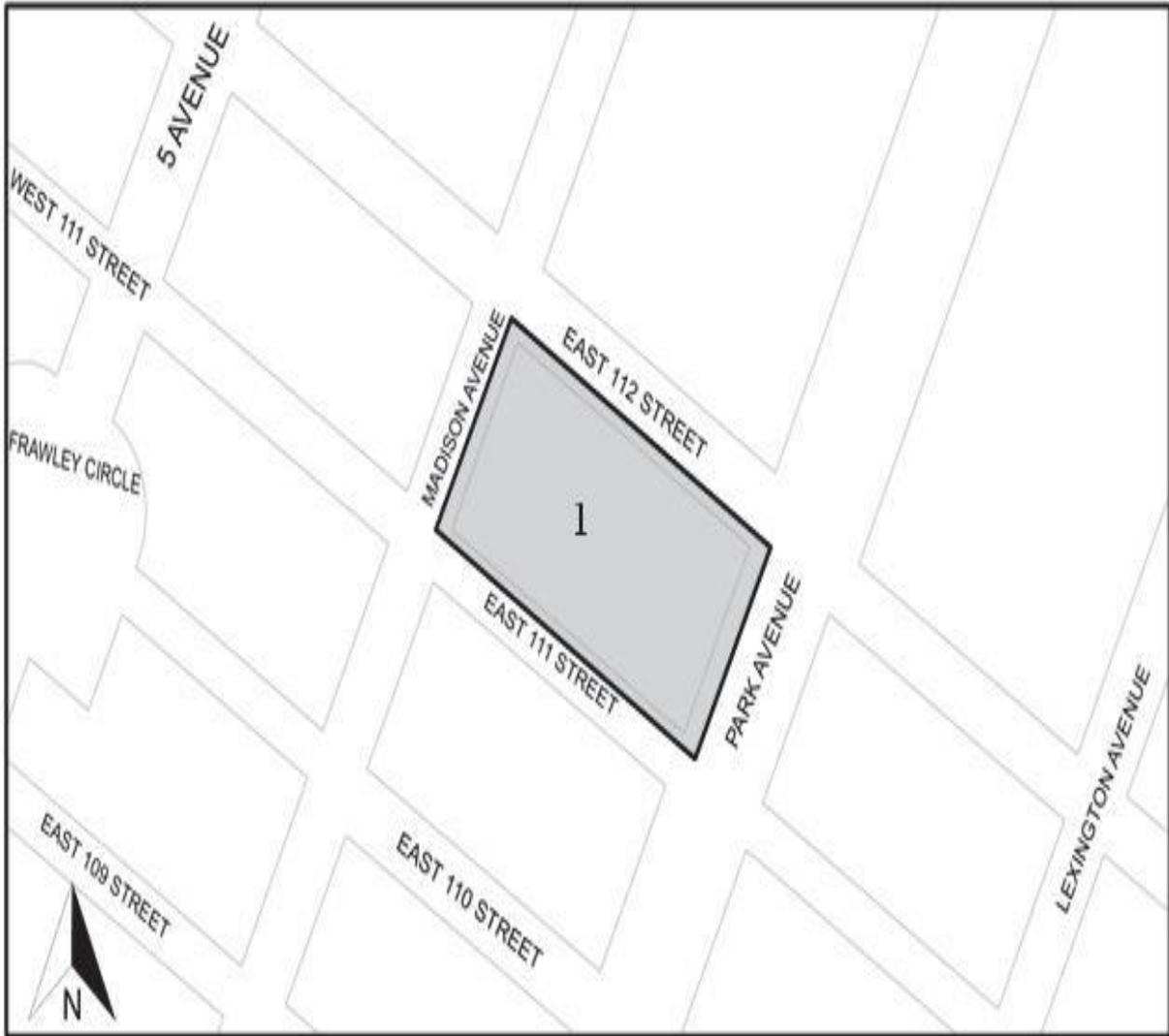
**Manhattan Community District 11**

\*\* \*

In the R9 District within the areas shown on the following Map 2:

\*\* \*

[PROPOSED]



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

Area 1 (date of adoption) - MIH Program Option 1 and Option 2

Portion of Community District 11, Manhattan

\* \* \*

**L.U. No. 778**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170363 HAM**

Application submitted by the 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 property located on the block generally bounded East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 20, 22, 23,25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121and 122), as an Urban Development Action Area; and
  - b) an 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 the development of large scale general development consisting of three mixed-use buildings with commercial and community facility uses on the lower levels, a total of approximately 655 affordable dwelling units on the upper levels and community gardens.

**L.U. No. 779**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170364 PQM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for acquisition of property generally located on the block generally bounded East 111th Street, Park

Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 22, 35, 121, 122 and parts of Lots 23, 25, 28, 37) for use as passive recreation space and community gardens.

**L.U. No. 780**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170365 ZSM**

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 of the Zoning Resolution to modify the height and setback requirements of Sections 23-64 (Basic Height and Setback Requirements), 23-65 (Tower Regulations), 23-651 (Tower-on-a-base) and the rear yard requirements of Sections 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and 24-382 (Require Rear Yard Equivalents), in connection with a proposed mixed used development, within a largescale general development, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5 Districts.

**L.U. No. 781**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170366 ZSM**

Application submitted by the NYC 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 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-421 (Location of commercial uses) to allow Use Group 6 uses on portions of the third floor of a proposed building (Building A), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9/C2-5 Districts.

**L.U. No. 782**  
**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**  
**MANHATTAN CB - 11** **C 170367 ZSM**

Application submitted by the NYC 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 74-532 of the Zoning Resolution to waive all required accessory residential off-street parking spaces, in connection with a proposed mixed use development, within a large scale general development, in the Transit Zone, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5 Districts.

**L.U. No. 790**  
**SENDERO VERDE A**  
**MANHATTAN CB - 11** **20185083 HAM**

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 1617, Lots 20, 51, 52, 53, 54, and p/o Lot 50, Borough of Manhattan, Community District 11, Council District 8.

**L.U. NOS. 785 AND 786 ARE RELATED**  
**L.U. No. 785**

**SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION**  
**BRONX CB - 1** **C 170413 ZMX**

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

1. eliminating a Special Mixed Use District (MX-1) from property bounded by Park Avenue and its southwesterly centerline prolongation, East 135<sup>th</sup> Street (southwesterly portion), the southwesterly centerline prolongation of Rider

Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line; and

2. establishing a Special Harlem River Waterfront District (HRW) bounded by Park Avenue and its southwesterly centerline prolongation, East 135<sup>th</sup> Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line.

**L.U. No. 786**

**SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION**

**BRONX CB - 1**

**N 170414 ZRX**

Application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 7, and related Sections, to modify the text of the Special Harlem River Waterfront District. **The full zoning text amendment may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**L.U. NOS. 805, 806 AND 807 ARE RELATED**

**L.U. No. 805**

**NATIONAL BLACK THEATER**

**MANHATTAN CB - 11**

**C 170442 ZMM**

Application submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from a C4-4A District to a C4-7 District property bounded by Fifth Avenue, East 126<sup>th</sup> Street, a line 85 feet easterly of Fifth Avenue, and East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, subject to the conditions of CEQR Declaration E-435.

**L.U. No. 806**

**NATIONAL BLACK THEATER**

**MANHATTAN CB - 11**

**N 170443 ZRM**

Application submitted by NBT Victory Development 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 Article IX, Chapter 7 (Special 125th Street District) to establish regulations for a proposed C4-7 District, and to modify Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11. **The full zoning text amendment may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**L.U. No. 807**

**NATIONAL BLACK THEATER**

**MANHATTAN CB - 11**

**C 170444 ZSM**

Application submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive 72 required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property located at 2031-2033 Fifth Avenue (Block 1750, Lot 1), in a C4-7 District.

**L.U. No. 818**

**DUNWELL PLAZA**

**MANHATTAN CB - 12**

**20185107 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law and termination of the prior tax exemption for property located at Block 2114, Lot 35, Borough of Manhattan, Community District 12, Council District 7.

**PRECONSIDERED L.U.  
1646 AMSTERDAM PLAZA**

**MANHATTAN CB - 9**

**20185108 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law and termination of the prior tax exemption for property located at Block 2073, Lot 32, Borough of Manhattan, Community District 9, Council District 7.

**PRECONSIDERED L.U.  
LOS TRES UNIDOS**

**MANHATTAN CB - 11**

**20185110 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law and termination of the prior tax exemption for property located at Block 1617, Lot 7, Borough of Manhattan, Community District 11, Council District 9.

**L.U. No. 746**

**NCP PARK AND ELTON APARTMENTS**

**BRONX CBs - 1, 3**

**20185049 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment of a previously approved project to approve the disposition of property located on 3120 Park Avenue (Block 2418, Lot 6) and 451 East 159<sup>th</sup> Street (Block 2381, Lot 42) and approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law, Community Districts 1 and 3, Council District 17, Borough of the Bronx.

**L.U. NOS. 808 THROUGH 812 ARE RELATED**

**L.U. No. 808**

*The public hearing on this item was held on November 14, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

**BEDFORD UNION ARMORY**

**BROOKLYN CB - 9**

**C 170416 ZMK**

Application submitted by the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 17b:

1. changing from an R6 District to an R7-2 District property bounded by Union Street, a line 100 feet westerly of Rogers Avenue, President Street, and Bedford Avenue; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by, Union Street, a line 220 feet westerly of Rogers Avenue, President Street, and Bedford Avenue;

subject to the conditions of CEQR Declaration E-428.

**L.U. No. 809**

**BEDFORD UNION ARMORY**

**BROOKLYN CB - 9**

**N 170417 ZRK**

Application submitted by the New York City Economic Development Corporation (NYCEDC), on behalf of the Deputy Mayor for Housing and Economic Development (ODMHED) pursuant to Section 197-c of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 9.

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 9**

In the R7-2 District within the area shown on the following Map 1:

Map 1 (date of adoption)

[PROPOSED MAP]



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

Portion of Community District 9, Brooklyn

\* \* \*

**L.U. No. 810**

**BEDFORD UNION ARMORY**

**BROOKLYN CB - 9**

**C 170418 ZSK**

Application of the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) and 35-65 (Height and Setback Requirements for Quality Housing Buildings) to facilitate a proposed mixed use development, within a large scale general development, on property bounded by Bedford Avenue, Union Street, a line 100 feet westerly of Rogers Avenue, and President Street (Block 1274, Lot 1), in R7-2 and R7-2/C2-4 Districts.

**L.U. No. 811**

**BEDFORD UNION ARMORY**

**BROOKLYN CB - 9**

**C 170419 ZSK**

Application of the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to reduce the number of required accessory residential off-street parking spaces from 129 to 118 spaces, in connection with a proposed mixed used development, within a large scale general development, in the Transit Zone, on property generally bounded by Bedford Avenue, Union Street, a line 100 feet westerly of Rogers Avenue, and President Street (Block 1274, Lot 1), in R7-2 and R7-2/C2-4 Districts.

**L.U. No. 812**

**BEDFORD UNION ARMORY**

**BROOKLYN CB - 9**

**C 170420 PPK**

Application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 1555 Bedford Avenue (Block 1274, Lot 1), pursuant to zoning.



## **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 Tuesday, November 21, 2017**, to consider all items reported out of the Subcommittees at the meetings held Monday, November 20, 2017 and Tuesday, November 21, and conduct such other business as may be necessary.