



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF MARCH 15, 2018**

**RAFAEL SALAMANCA, JR.**, *Chair*, Land Use Committee

**FRANCISCO P. MOYA**, *Chair*, Subcommittee on Zoning and Franchises

**ADRIENNE ADAMS**, *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

**BEN KALLOS**, *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 in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:15 A.M., Thursday, March 15, 2018**, to consider all items reported out of the Subcommittees at the meetings held on Monday, March 12, 2018, and conduct such other business as may be necessary:

**L.U. No. 21**

**SAMUEL H. AND MARY T. BOOTH HOUSE**

**BRONX CB - 10**

**20185148 HKX (N 180166 HKX)**

The proposed designation by the Landmark Preservation Commission [DL-502/LP-2488] pursuant to Section 3020 of the New York City Charter of the Samuel H. and Mary T. Booth House located at 30 Centre Street (Tax Map Block 5626, Lot 414), as an historic landmark.

**L.U. No. 22**

**STAFFORD “OSBORN” HOUSE**

**BRONX CB - 10**

**20185149 HKX (N 180169 HKX)**

The proposed designation by the Landmark Preservation Commission [DL-502/LP-2479] pursuant to Section 3020 of the New York City Charter of the Stafford “Osborn” House located at 95 Pell Place, City Island (Tax Map Block 5626, Lot 221), as an historic landmark.

**L.U. NOS. 31 THROUGH 35 ARE RELATED**

**L.U. No. 31**

**SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**C 180121 ZMX**

Application submitted by the New York City Economic Development Corporation and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

1. changing from an R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and
2. establishing a Special Mixed Use District (MX-17) bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street.

**L.U. No. 32**

**SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**N 180122 ZRX**

Application submitted by New York City Economic Development Corporation and The Peninsula JV, 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 Section 74-745 for the purpose of modifying parking and loading regulations; modifying Section 123-90 for the purpose of establishing a Special Mixed Use District; and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 2.

**The full zoning text may be viewed at the following website:**

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

**L.U. No. 33**

**SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**C 180123 ZSX**

Application submitted by NYC Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings) and the height and setback requirements of Section 123-66 (Height and Setback Regulations), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17),

**L.U. No. 34**

**SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**C 180124 ZSX**

Application submitted by NYC Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to allow a reduction of loading berth requirements of Section 44-52 (Required Accessory Off-street Loading Berths), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17).

**L.U. No. 35**

**SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**C 180126 PPX**

Application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition, by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning.

**L.U. No. 39**

**612-SEAT PRIMARY SCHOOL (P.S. Q375)**

**QUEENS CB - 2**

**20185068 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 612-Seat Primary School facility, known as P.S. Q375, to be located on Block 6, Lot 130, Borough of Queens, in Community School District 30.

**L.U. No. 40**

**572-SEAT PRIMARY SCHOOL (P.S. Q341)**

**QUEENS CB - 2**

**20185069 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 572-Seat Primary School facility, known as P.S. Q341, to be located on Block 6, part of Lot 60, Borough of Queens, in Community School District 30.