



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF OCTOBER 26, 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>

Table of Contents

<u>Item No.</u>		Page
1.	South Avenue Retail Development (L.U. Nos. 759-760)	2-3
2.	Pfizer Sites Rezoning (L.U. Nos. 761-762)	3-4
3.	Tillary and Prince Street Rezoning (L.U. Nos. 766-767)	5
4.	Linden Boulevard Rezoning (L.U. Nos. 768-769, Pre. LU)	6-7
5.	661 8 th Avenue Signage Text Amendment (L.U. No. 770)	7
6.	Angelou Court (L.U. No. 796).....	7
7.	New York Public Library Interiors Landmark (Pre. LU)...	8

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Land Use Committee Public Hearing Scheduled for 10/26/17

- Int 1661-2017** - By Council Members Espinal, Torres, and Greenfield, Salamanca, Grodenchik, Richards, Reynoso, Maisel, Gentile, Cornegy, Menchaca, Cumbo, Deutsch, Treyger, Johnson, Williams, Garodnick, Levin, Levine and Chin
(by request of the Brooklyn Borough President) 8
- Proposed Int. No. 1692-A** – By Council Members Greenfield and Espinal 8
- Int. No. 1685** - By Council Members Chin, Gentile, Kallos, Johnson and Espinal 8

**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., Thursday, October 26, 2017**, to consider the following items and all items reported out of the Subcommittees at the meetings held on Tuesday, October 24, 2017, and conduct such other business as may be necessary:

L.U. NOS. 759 AND 760 ARE RELATED

L.U. No. 759

SOUTH AVENUE RETAIL DEVELOPMENT

STATEN ISLAND CB - 1

C 160174 ZSR

Application submitted by Josif A LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) greater than 10,000 square feet within a proposed multi-building commercial development with a total floor area of approximately 219,377 square feet on property located at 534 South Avenue (Block 1707, Lots 1 and 5), in an M1-1 District.

L.U. No. 760

SOUTH AVENUE RETAIL DEVELOPMENT

STATEN ISLAND CB - 1

C 150359 MMR

Application submitted by Josif A LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the establishment of North Morrow Street (formally Morrow Street) from Forest Avenue to a point 437 feet south; and
- the elimination, discontinuance and closing of a portion of Morrow Street between Amador Street and a point 286 feet north; and

- the elimination of Albany Avenue between Goethals Road North and Amador Street; and
- the elimination of Amador Street between Morrow Street and South Avenue; and
- the elimination of Garrick Street between Goethals Road North and Wemple Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Staten Island, in accordance with Map No. 4243 dated December 5, 2016 and signed by the Borough President.

L.U. NOS. 761 AND 762 ARE RELATED

L.U. No. 761

PFIZER SITES REZONING

BROOKLYN CB - 1

C 150278 ZMK

Application submitted by Harrison Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M3-1 District to an R7A District property bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
2. changing from an M3-1 District to an R7D District property bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, and a line 265 feet southwesterly of Harrison Avenue;
3. changing from an M3-1 District to an R8A District property bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout

Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

4. establishing within the proposed R7A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
5. establishing within the proposed R7D District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, and a line 200 feet southwesterly of Harrison Avenue; and
6. establishing within the proposed R8A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

subject to the conditions of CEQR Declaration E-427.

L.U. No. 762

PFIZER SITES REZONING

BROOKLYN CB - 1

N 150277 ZRK

Application submitted by Harrison Realty 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, Borough of Brooklyn, Community District 1.

L.U. NOS. 766 AND 767 ARE RELATED

L.U. No. 766

TILLARY AND PRINCE STREET REZONING

BROOKLYN CB - 2

C 170400 ZMK

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

1. changing from an R6 District to a C6-4 District property bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street; and
2. establishing a Special Downtown Brooklyn District bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street;

subject to the conditions of CEQR Declaration E-437.

L.U. No. 767

TILLARY AND PRINCE STREET REZONING

BROOKLYN CB - 2

N 170401 ZRK

Application submitted by YYY Brooklyn NY, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections, Borough of Brooklyn, Community District 2. **The full zoning text can be viewed at the following website:**

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

L.U. NOS. 768, 769 AND 20185103 HAK ARE RELATED

L.U. No. 768

LINDEN BOULEVARD REZONING

BROOKLYN CB - 5

C 170430 ZMK

Application submitted by Canyon Sterling Emerald LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b:

1. eliminating from an existing R4 District a C1-2 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;
2. changing from an existing R4 District to an R6A District property bounded by a line 100 feet southerly of Linden Boulevard, Amber Street, a line 100 feet northerly of Loring Avenue, and Emerald Street;
3. changing from an existing R4 District to an R7A District property bounded by a line 100 feet northerly of Loring Avenue, Amber Street, Loring Avenue, and Emerald Street;
4. changing from an existing R4 District to an R8A District property bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street; and
5. establishing within a proposed R8A District a C2-4 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;

subject to the conditions of CEQR Declaration E-432.

L.U. No. 769

LINDEN BOULEVARD REZONING

BROOKLYN CB - 5

N 170431 ZRK

Application submitted by Canyon Sterling Emerald, 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, Borough of Brooklyn, Community District 5.

PRECONSIDERED L.U.

LINDEN BOULEVARD REZONING

BROOKLYN CB - 5

20185103 HAK

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 4496, Lot 29, Borough of Brooklyn, Community District 5, Council District 42.

L.U. No. 770

661 8TH AVENUE SIGNAGE TEXT AMENDMENT

MANHATTAN CB - 4

N 170433 ZRM

Application submitted by 42nd and 8th Owner 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 signage regulations for zoning lots in the Eighth Avenue Corridor of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 4.

L.U. No. 796

ANGELOU COURT

MANHATTAN CB - 10

20185066 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 and termination of the prior tax exemption for property located at Block 1948, Lots 45, 46, and 47, Borough of Manhattan, Community District 10, Council District 9.

