



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF OCTOBER 11, 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 in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:00 A.M., Wednesday, October 11, 2017**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, October 10, 2017, and conduct such other business as may be necessary:

L.U. No. 763

POP AND POUR

MANHATTAN CB - 12

20185034 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Francisco & Francisco, Inc., d/b/a Pop and Pour, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 200 Dyckman Street.

L.U. NOS. 747 THROUGH 750 ARE RELATED

L.U. No. 747

LOWER CONCOURSE NORTH REZONING

BRONX CB - 4

C 170311 ZMX

Application submitted by the New York City Economic Development Corporation 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 an M2-1 District to an R7-2 District property bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway, and East 149th Street;
2. establishing within the proposed R7-2 District a C2-5 District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway, and East 149th Street; and

3. establishing a Special Harlem River Waterfront District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway, and East 149th Street.

L.U. No. 748

LOWER CONCOURSE NORTH REZONING

BRONX CB - 4

N 170312 ZRX

Application submitted by New York City Economic Development Corporation 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 VIII, Chapter 7, for the purpose of establishing two subdistricts within the Special Harlem River Waterfront District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 4.

The full zoning text amendment can be viewed at the following website:

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

L.U. No. 749

LOWER CONCOURSE NORTH REZONING

BRONX CB - 4

C 170314 PPX

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 five city-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150th Street between Exterior Street and the pierhead and bulkhead line, pursuant to zoning.

L.U. No. 750

LOWER CONCOURSE NORTH REZONING

BRONX CB - 4

C 170315 ZSX

Application submitted by the New York City 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 74-533 of the Zoning Resolution to allow a waiver of the required number of 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, on property located on the westerly side of

Gateway Center Boulevard, northerly of East 149th Street (Block 2356, Lots 2 & 72, Block 2539, Lot 1 & p/o Lot 2, and the bed of demapped East 150th Street), in an R7-2 District, with the Special Harlem River Waterfront District.

L.U. NOS. 752, 753 AND 20185071 HAX ARE RELATED

L.U. No. 752

1675 WESTCHESTER AVENUE REZONING

BRONX CB - 9

C 170377 ZMX

Application submitted by 1675 JV Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. changing from an R6 District to an R8A District property bounded by a line 200 feet northerly of Westchester Avenue, a line midway between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue;

subject to the conditions of CEQR Declaration E-425.

L.U. No. 753

1675 WESTCHESTER AVENUE REZONING

BRONX CB - 9

N 170378 ZRX

Application submitted by 1675 JV 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, Borough of the Bronx, Community District 9.

PRECONSIDERED L.U.

1675 WESTCHESTER AVENUE REZONING

BRONX CB - 9

20185071 HAX

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 3780, Lots 1 and 5, Borough of the Bronx, Community District 9, Council District 18.

L.U. Nos. 757 AND 758 ARE RELATED

L.U. No. 757

135-01 35TH AVENUE REZONING

QUEENS CB - 7

C 170180(A) ZMQ

Application submitted by Stemmax Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property bounded by a line 125 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street, Borough of Queens, Community District 7, subject to the conditions of CEQR Declaration E-424.

L.U. No. 758

135-01 35TH AVENUE REZONING

QUEENS CB - 7

N 170181 ZRQ

Application submitted by Stemmax 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, Borough of Queens, Community District 7.

C 170336 ZMQ AND N 170337 ZRQ ARE RELATED

PRECONSIDERED L.U.

NORTHEASTERN TOWERS ANNEX REZONING

QUEENS CB - 12

C 170336 ZMQ

Application submitted by Northeastern Towers Annex LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 18c and 19a, changing from an R3X District to an R6 District property bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132nd Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132nd Avenue, 161st Street, a line 295 feet northwesterly of 132nd Avenue, a line 135 feet northeasterly of 161st Street, and a line 355 feet northwesterly of 132nd Avenue, subject to the conditions of CEQR Declaration E-426.

PRECONSIDERED L.U.

NORTHEASTERN TOWERS ANNEX REZONING

QUEENS CB - 12

N 170337 ZRQ

Application submitted by Northeastern Towers Annex LP 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 Queens, Community District 12.

