



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF JUNE 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>

**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 **10:00 A.M., Wednesday, June 21, 2017**, to consider **Proposed Int. No. 1219-A** and all items reported out of the Subcommittees at the meetings held on Tuesday, June 20, 2017, and conduct such other business as may be necessary:

**Proposed Int. No. 1219-A**

**CITYWIDE**

**20175525 LLY**

By Council Members: Greenfield, Kallos, Richards, Chin, Lancman, Rosenthal, and Garodnick

A Local Law to amend the administrative code of the city of New York, in relation to reporting and publication of information about privately owned public spaces.

**L.U. NOS. 651, 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.

**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.

**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.

**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.

**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.

**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. 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. 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. No. 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 128<sup>th</sup> Street (Block 1954, Lot 55), 157 West 122<sup>nd</sup> Street (Block 1907, Lot 8), 116-18 West 129<sup>th</sup> Street (Block 1913, p/o Lot 40), 120 West 129<sup>th</sup> Street (Block 1913, p/o Lot 40), and 111 West 131<sup>st</sup> Street (Block 1916, Lot 25), Borough of Manhattan, Community Districts 9 and 10.

**L.U. NOS. 677 AND 678 ARE RELATED**

**L.U. No. 677**

**74-04 NORTHERN BOULEVARD REZONING**

**QUEENS CB - 3**

**C 170162 ZMQ**

Application submitted by H&M, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from a C8-1 District to a C4-3 District property bounded by Northern Boulevard, 75th Street, a line 100 feet southerly of Northern Boulevard, and 74th Street, as shown on a diagram (for illustrative purposes only) dated January 3, 2017 and subject to the conditions of CEQR Declaration E-407.

**L.U. No. 678**

**74-04 NORTHERN BOULEVARD REZONING**

**QUEENS CB - 3**

**N 170163 ZRQ**

Application submitted by H & M, 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, Community District 3, Borough of Queens.

**L.U. NOS. 685 AND 686 ARE RELATED**

**L.U. No. 685**

**BROAD CHANNEL**

**QUEENS CB - 14**

**C 170256 ZMQ**

Application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 24b, 24d, 30a, and 30c:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
  - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and
  - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary line of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard;
2. changing from an R3-2 District to an R3A District property bounded by a southerly boundary line of a park and its easterly prolongation, a southerly and westerly boundary line of a park, 195th Avenue and its easterly centerline prolongation, 102nd Street, 196th Avenue, 101st Street, 197th Avenue, a line midway between Cross Bay Boulevard and 100th Place, 207th Avenue, Cross Bay Boulevard and its southerly centerline prolongation, Cross Bay Parkway, and a northerly boundary line, easterly boundary line, southeasterly boundary line, and easterly boundary line of a park and its northeasterly prolongation;
3. changing from an R3-2 District to a C3A District property bounded by 195th Avenue and its easterly centerline prolongation, a westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line of a park and its prolongation, Cross Bay Parkway, Cross Bay Boulevard and its southerly centerline prolongation, 207th Avenue, a line midway between Cross Bay Boulevard, and 100th Place, 197th Avenue, 101st Street, 196th Avenue, and 102nd Street;
4. establishing within a proposed R3A District a C1-3 District bounded by:
  - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and

- b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary lines of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard; and
5. establishing a Special Coastal Risk District bounded by a southerly boundary line of a park and its easterly prolongation, a southerly boundary line and westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line, a northerly boundary line, an easterly boundary line, a southeasterly boundary line, and an easterly boundary line of a park and its northeasterly prolongation.

**L.U. No. 686**  
**BROAD CHANNEL**

**QUEENS CB - 14**

**N 170257 ZRQ**

Application submitted by the 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, relating to Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Special Coastal Risk District.

**L.U. NOS. 687 AND 688 ARE RELATED**

**L.U. No. 687**  
**HAMILTON BEACH**

**QUEENS CB - 10**

**C 170255 ZMQ**

Application submitted by the 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. 18b:

- 1. eliminating from an existing R3-1 District a C1-2 District bounded by 159th Avenue, Coleman Square, 159th Road, a line 150 feet easterly of 102nd Street, 160th Avenue, a line midway between 101st Street and 102nd Street, a line 338 feet northerly of 160th Avenue, and 102nd Street;



2. changing from an R3-1 District to an R3A District bounded by a line 120 feet northerly of 160th Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160th Avenue and its easterly centerline prolongation, 104th Street, the westerly street line of 104th Street and its southerly prolongation, the easterly centerline prolongation of 104th Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102nd Street;
3. establishing within an existing R3-1 District a C1-3 District bounded by 159th Avenue, Coleman Square, 159th Road and its easterly centerline prolongation, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), a line 100 feet southerly of 159th Road, a line 150 feet easterly of 102nd Street, a line 120 feet northerly of 160th Avenue, 102nd Street, 160th Avenue, a line midway between 101st Street and 102nd Street, a line 370 feet northerly of 160th Avenue, and 102nd Street;
4. establishing within a proposed R3A District a C1-3 District bounded by a line 120 feet northerly of 160th Avenue, a line 150 feet easterly of 102nd Street, 160th Avenue, and 102nd Street; and
5. establishing a Special Coastal Risk District bounded by a line 120 feet northerly of 160th Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160th Avenue and its easterly centerline prolongation, 104th Street, the westerly street line of 104th Street and its southerly prolongation, the easterly centerline prolongation of 104th Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102nd Street.

**L.U. No. 688**  
**HAMILTON BEACH**

**QUEENS CB - 10**

**N 170267 ZRQ**

Application submitted by the 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, relating to Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Special Coastal Risk District.

**L.U. No. 693**

**LOWER EAST SIDE PEOPLE'S MUTUAL HOUSING ASSOCIATION**  
**MANHATTAN CBs - 1, 2** **20175519 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 for property located at Block 345, Lot 9; Block 349, Lot 21; Block 350, Lots 23, 39; Block 355, Lot 62; Block 372, Lot 37; Block 378, Lot 4; Block 389, Lot 27; Block 391, Lot 45; Block 393, Lots 6, 7, 8, 40; Block 398, Lot 55; Block 402, Lot 54; Block 404, Lot 58; Block 405, Lot 42; and Block 440, Lot 50; in Community District 3, Borough of Manhattan, Council Districts 1 and 2.

