



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF APRIL 1, 2019 – APRIL 5, 2019

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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Subcommittee on Landmarks, Public Siting and Maritime Uses Public Hearing/Meeting Scheduled for 04/03/19 Commencing at 10:45 A.M.

12. Park Terrace West-West 217th Street Historic District (L.U. No. 356) 29-30



The Land Use Committee meeting scheduled for 04/03/19 will commence at 11:00 A.M. in the Committee Room, City Hall

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **9:30 A.M., Tuesday, April 2, 2019**:

L.U. NOS. 382 THROUGH 385 ARE RELATED

L.U. No. 382

2069 BRUCKNER BOULEVARD REZONING

BRONX CB - 9

C 190102 ZMX

Application submitted by Azimuth Development Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 4b & 7a:

1. changing from an R5 District to an R7A District property bounded by Chatterton Avenue, Olmstead Avenue, Bruckner Expressway, and a line 300 feet westerly of Olmstead Avenue; and
2. establishing within the R7A District a C2-4 District bounded by Chatterton Avenue, Olmstead Avenue, Bruckner Expressway, a line 300 feet westerly of Olmstead Avenue, a line midway between Chatterton Avenue and Bruckner Boulevard (northerly portion), and a line 100 feet westerly of Olmstead Avenue;

as shown on a diagram (for illustrative purposes only) dated January 7, 2019, and subject to the conditions of CEQR Declaration E-515.

L.U. No. 383

2069 BRUCKNER BOULEVARD REZONING

BRONX CB - 9

N 190103 ZRX

Application submitted by Azimuth Development Group, 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.

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

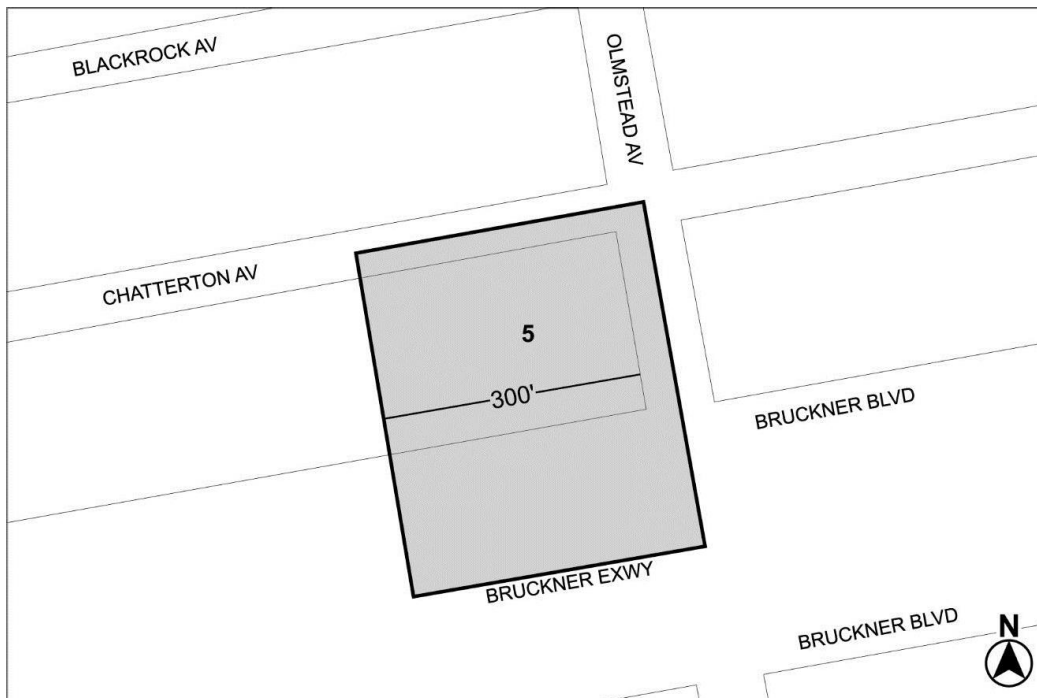
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

THE BRONX

The Bronx Community District 9

Map 5 - [date of adoption]

PROPOSED MAP]



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

Area 5 - [date of adoption] - MIH Program Option 1

Portion of Community District 9, The Bronx

L.U. No. 384
BRUCKNER APARTMENTS

BRONX CB - 9

20195471 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 3797, p/o Lot 33, Borough of the Bronx, Community District 9, Council District 18.

L.U. No. 385
2069 BRUCKNER BOULEVARD

BRONX CB - 9

20195472 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 3797, p/o Lot 33, Borough of the Bronx, Community District 9, Council District 18.

PRECONSIDERED L.US. ARE RELATED
PRECONSIDERED L.U.
1921 ATLANTIC AVENUE

BROOKLYN CB - 3

C 190160 HAK

Application submitted by the NYC 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 properties located at 17-23 Prescott Place, 18-22 Bancroft Place and 1911-1923 Atlantic Avenue (Block 1557, Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37 and 38) 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

properties located at Block 1557, Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36 and 37 to a developer to be selected by HPD;

to facilitate a mixed-use development containing approximately 235 affordable housing units, commercial and community facility space.

**PRECONSIDERED L.U.
1921 ATLANTIC AVENUE**

BROOKLYN CB - 3

C 190161 ZMK

Application submitted by NYC Department of Housing Preservation and Development and DTF Atlantic, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

1. eliminating a Special Mixed Use District (MX-10) bounded by a line midway between Herkimer Street and Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place;
2. changing an M1-1/R7D District to an R8A District property bounded by a line midway between Herkimer Street and Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place; and
3. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place;

as shown on a diagram (for illustrative purposes only) dated November 13, 2018.

**PRECONSIDERED L.U.
1921 ATLANTIC AVENUE**

BROOKLYN CB - 3

N 190162 ZRK

Application submitted by NYC Department of Housing Preservation and Development and DTF Atlantic, 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.

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

* * *

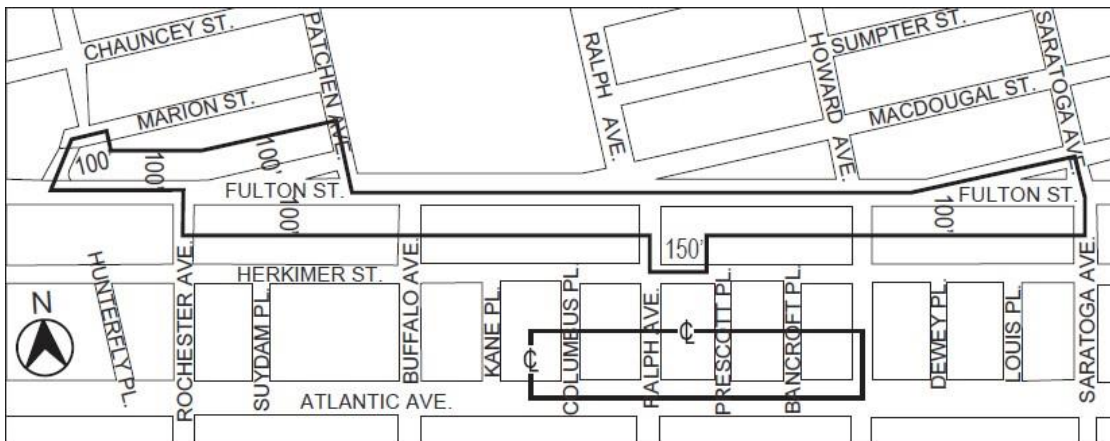
BROOKLYN

* * *

Brooklyn Community District 3

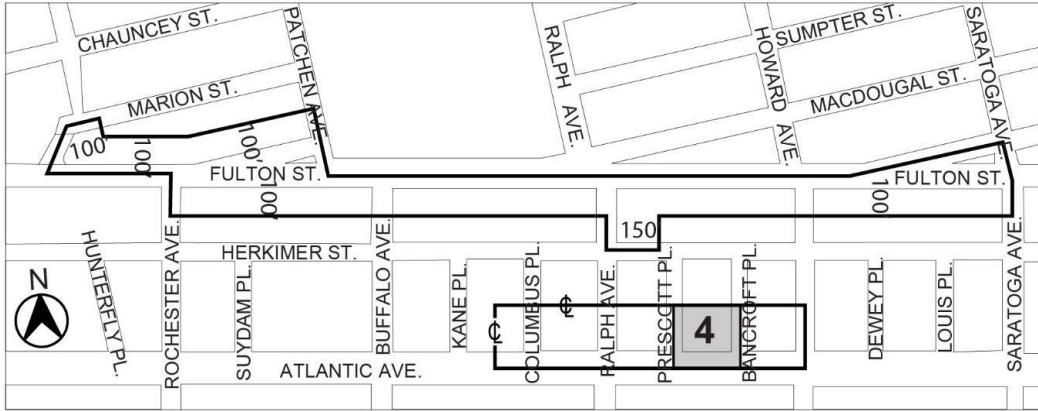
[EXISTING MAP]

Map 2 – (10/29/07)



[PROPOSED MAP]

Map 2 – [date of adoption]



Inclusionary Housing designated area



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

Area 4 [date of adoption] – MIH Program Option 1

Portion of Community District 3, Borough of Brooklyn

**PRECONSIDERED L.U.
1921 ATLANTIC AVENUE**

BROOKLYN CB - 3

C 190163 HUK

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 first amendment to the Saratoga Square Urban Renewal Plan for the Saratoga Square Urban Renewal Area.

**L.U. No. 369
MCDONALD AVENUE CATERING**

BROOKLYN CB - 12

C 180171 ZMK

Application submitted by Congregation Chasdei Belz Beth Malka pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by establishing within an existing R5 District a C2-4

District bounded by Avenue C, McDonald Avenue, a line 150 feet northerly of Cortelyou Road, a line 100 feet easterly of Dahill Road, a line 180 feet southerly of Avenue C, and Dahill Road, as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

L.U. NOS. 360 AND 361 ARE RELATED

L.U. No. 360

*The public hearing on this item was held on March 6, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

FORMER PARKWAY HOSPITAL SITE REZONING

QUEENS CB - 6

C 180447 ZMQ

Application submitted by Auberge Grand Central LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street; and
2. changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street;

L.U. No. 361

*The public hearing on this item was held on March 6, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

FORMER PARKWAY HOSPITAL SITE REZONING

QUEENS CB - 6

N 180448 ZRQ

Application submitted by Auberge Grand Central, 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.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

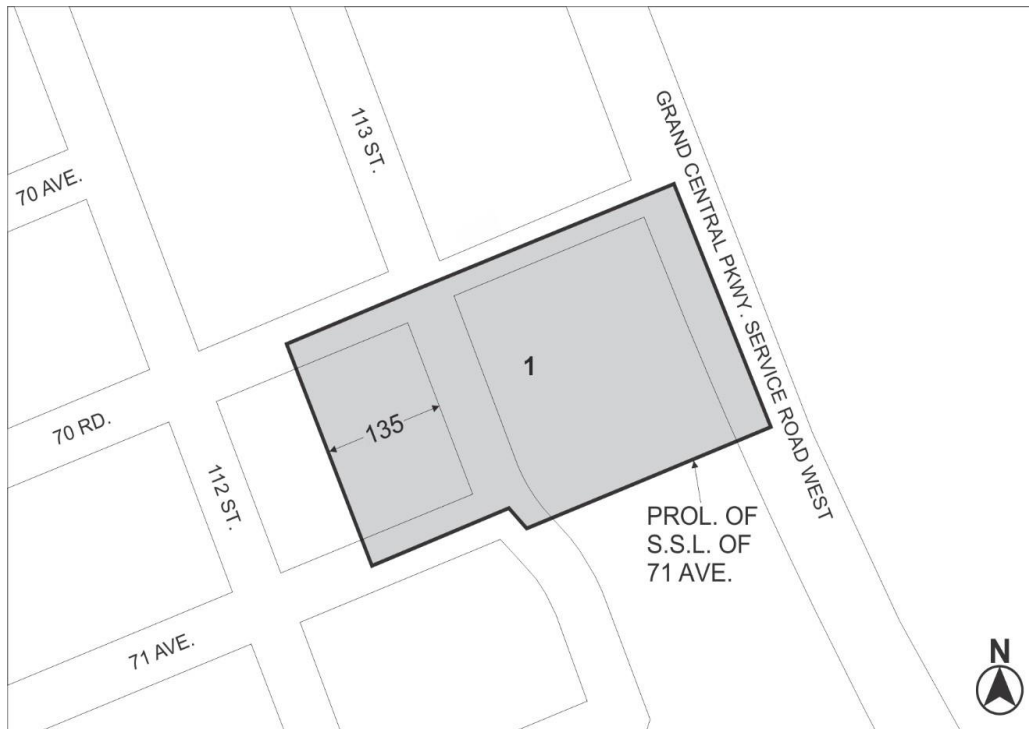
QUEENS

* * *

Queens Community District 6

Map 1 – (date of adoption)

[PROPOSED MAP]



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

Area 1 — [date of adoption] — MIH Program Option 1, Option 2 and Workforce Option

Portion of Community District 6, Queens

* * *

L.U. NOS. 362 THROUGH 365 ARE RELATED

L.U. No. 362

*The public hearing on this item was held on **March 6, 2019** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

809 ATLANTIC AVENUE REZONING

BROOKLYN CB - 2

C 190071 ZMK

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. eliminating from within an existing R7A District a C2-4 District bounded by a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;
2. changing from an R7A District to an R6A District property bounded by a line

100 feet northerly of Atlantic Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, and a line midway between Vanderbilt Avenue and Clinton Avenue;

3. changing from an R6A District to an R9 District property bounded by:
 - a. a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, and a line 80 feet easterly of Vanderbilt Avenue; and
 - b. a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, and a line 100 feet northerly of Atlantic Avenue;
4. changing from an R7A District to an R9 District property bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line 80 feet easterly of Vanderbilt Avenue, a line 100 feet northerly of Atlantic Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue; and
5. establishing within the proposed R9 District a C2-5 District bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of

Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;

L.U. No. 363

*The public hearing on this item was held on **March 6, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

809 ATLANTIC AVENUE REZONING

BROOKLYN CB - 2

C 190072 ZSK

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

1. the zoning lot divided by district boundaries regulations of Section 77-02 (Zoning Lots not Existing Prior to Effective Date or Amendment of Resolution) and Section 77-22 (Floor Area Ratio);
2. the lot coverage regulations of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas);
3. the rear yard regulations of Section 23-52 (Special Provisions for Shallow Interior Lots), Section 33-26 (Minimum Required Rear Yards), and Section 33-29 (Special Provisions Applying along District Boundaries);
4. the tower-on-a-base regulations of Section 23-651(a) (Tower regulations) and Section 23-651(b) (Building base regulations);
5. the inner court regulations of Section 23-851 (Minimum dimensions of inner courts) and the inner recess regulations of Section 23-852 (Inner court recesses); and

6. the minimum distance between legally required windows and lot line regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines)

in connection with a proposed mixed-use development on property located at 550 Clinton Avenue a.k.a. 539 Vanderbilt Avenue (Block 2010, Lots 1, 10, 51, 59, 1001-1010, and 1101-1118), in R6A, R7A and R9/C2-5* Districts.

*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

L.U. No. 364

*The public hearing on this item was held on **March 6, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

809 ATLANTIC AVENUE REZONING

BROOKLYN CB - 2

C 190073 ZSK

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners 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 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, in connection with a proposed mixed-use development on property located at 550 Clinton Avenue a.k.a. 539 Vanderbilt Avenue (Block 2010, Lots 1, 10, 51, 59, 1001-1010, and 1101-1118), in R6A, R7A and R9/C2-5* Districts.

*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

L.U. No. 365

*The public hearing on this item was held on **March 6, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

809 ATLANTIC AVENUE REZONING

BROOKLYN CB - 2

N 190074 ZRK

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners 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.

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

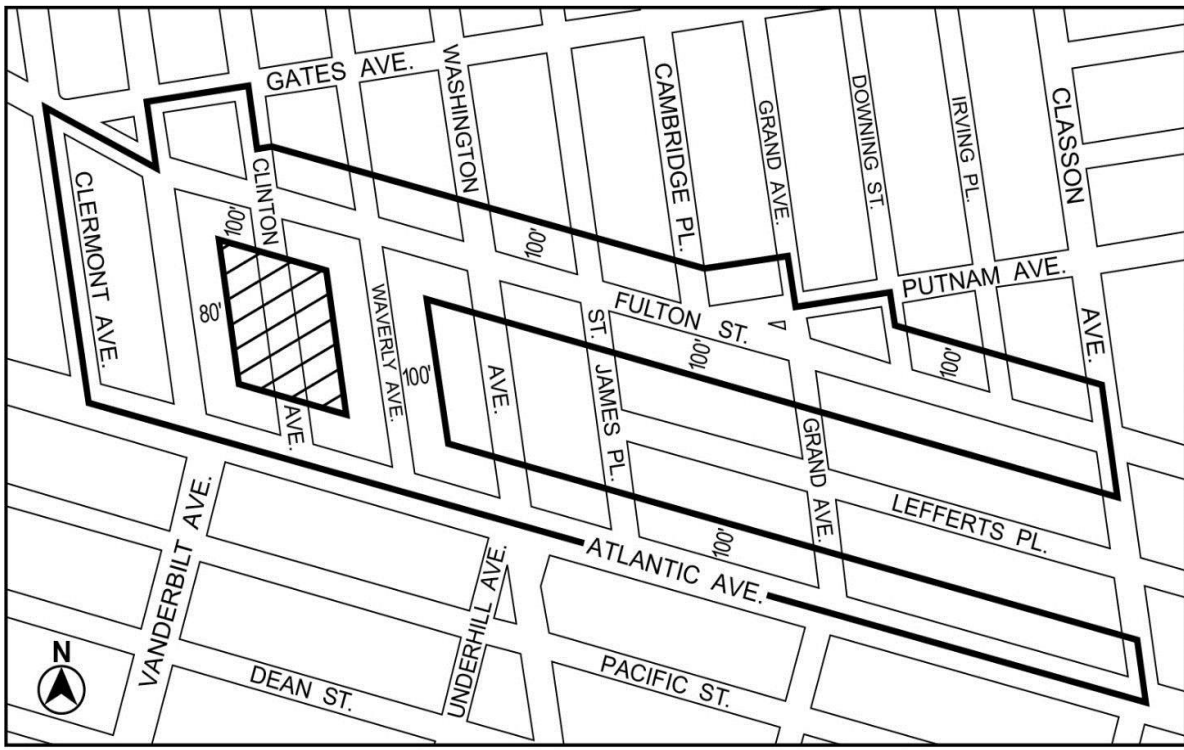
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Brooklyn Community District 2

* * *

[EXISTING MAP]

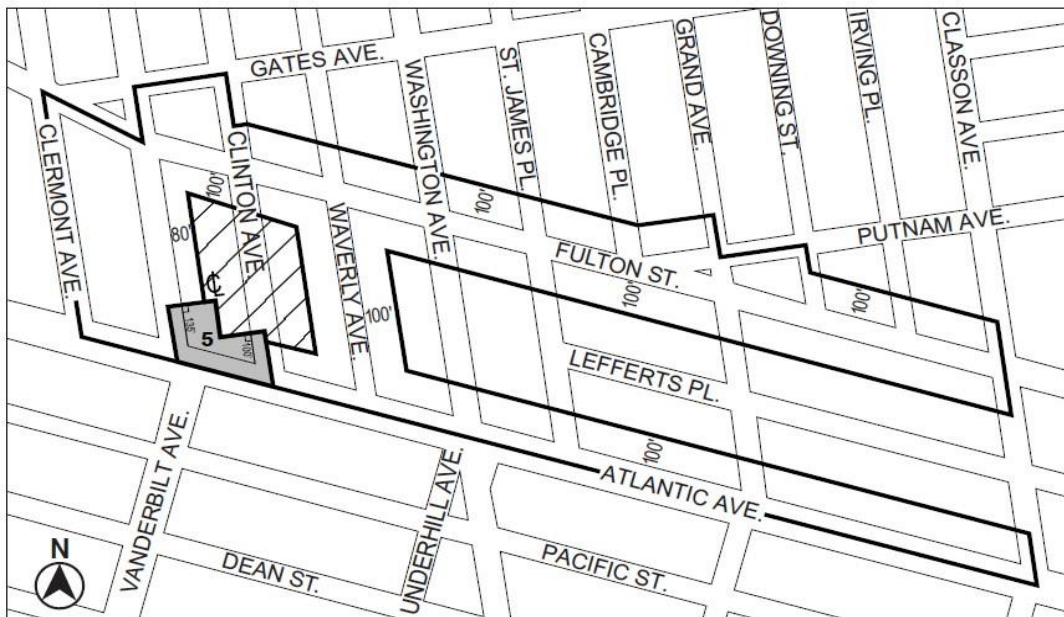
Map 3 – (9/30/09)




-  *Inclusionary Housing designated area*
-  *Excluded area*

[PROPOSED MAP]

Map 3 – [date of adoption]



-  Inclusionary Housing designated area
 -  Mandatory Inclusionary Housing Area (see Section 23-154 (d) (3))
 -  Excluded area
- Area 5 — (Date of Adoption), MIH Program Option 2

Portion of Community District 2, Brooklyn

* * *

PRECONSIDERED L.U. NOS. 367 AND 368 ARE RELATED

PRECONSIDERED L.U. NO. 367

The public hearing on this item was held on March 6, 2019

*and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

41 SUMMIT STREET REZONING

BROOKLYN CB - 6

C 180294 ZMK

Application submitted by 41 Summit Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16a:

1. changing from an M1-1 District to an R7A District property bounded by a line midway between Carroll Street and Hamilton Avenue, a line midway between Carroll Street and Summit Street, a line 350 feet westerly of Columbia Street, Summit Street, Hamilton Avenue,¹⁶ and a line perpendicular to the

northeasterly street line of Hamilton Avenue distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Summit Street and the northeasterly street line of Hamilton Avenue; and

2. establishing within the proposed R7A District a C2-4 District bounded by a line midway between Carroll Street and Hamilton Avenue, a line midway between Carroll Street and Summit Street, a line 350 feet westerly of Columbia Street, Summit Street, Hamilton Avenue, and a line perpendicular to the northeasterly street line of Hamilton Avenue distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Summit Street and the northeasterly street line of Hamilton Avenue;

PRECONSIDERED L.U. NO. 368

*The public hearing on this item was held on **March 6, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

41 SUMMIT STREET REZONING

BROOKLYN CB - 6

N 180295 ZRK

Application submitted by 41 Summit Street 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.

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

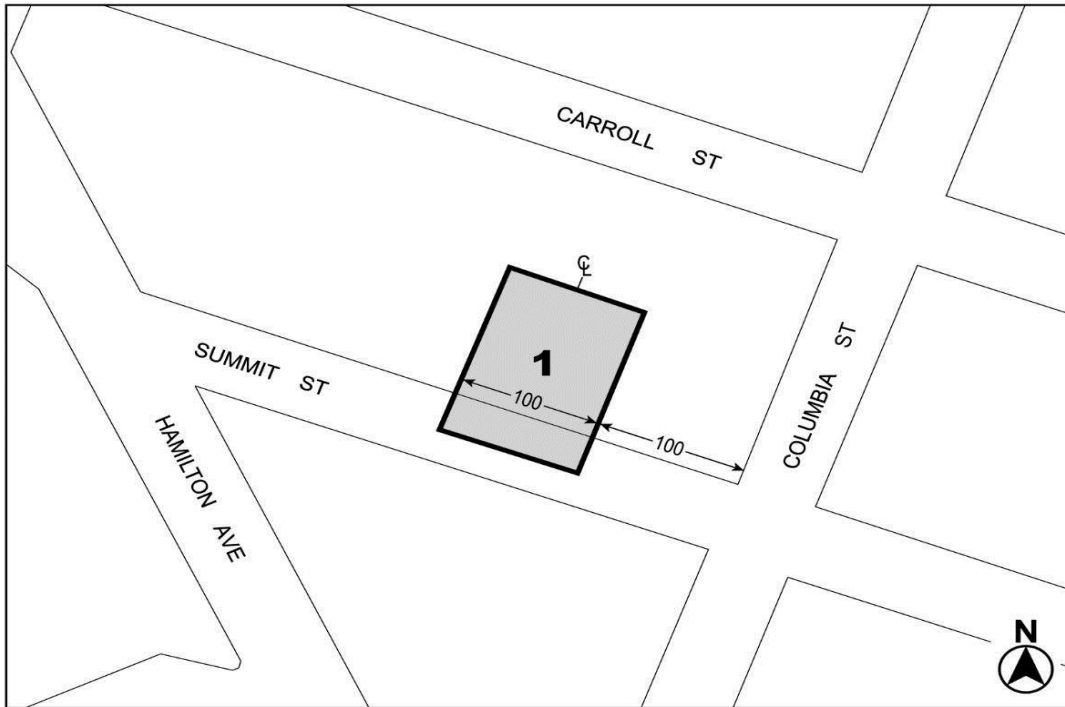
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas


* * *

BROOKLYN

* * *

[EXISTING MAP]



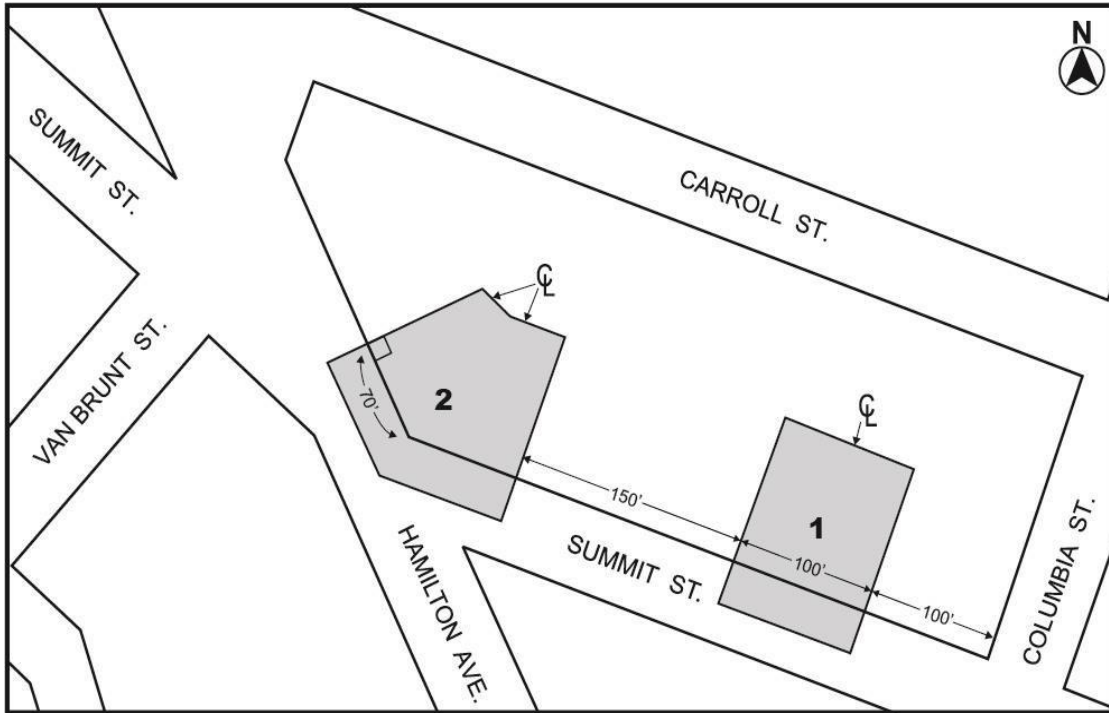
 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 1– 9/12/18 MIH Program Option 1 and Option 2

Brooklyn Community District 6

* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



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

Area **1** – 9/12/18 MIH Program Option 1 and Option 2

Area **2** – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 6, Brooklyn

L.U. NOS. 370 THROUGH 372 ARE RELATED

L.U. No. 370

*The public hearing on this item was held on **March 19, 2019** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

103 NORTH 13TH STREET

BROOKLYN CB - 1

N 190083 ZRK

Application submitted by North 13th Holdings LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area in Article VII, Chapter 4 (Special Permits by the City Planning Commission).

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.

ARTICLE VII ADMINISTRATION

Chapter 4 Special Permits by the City Planning Commission

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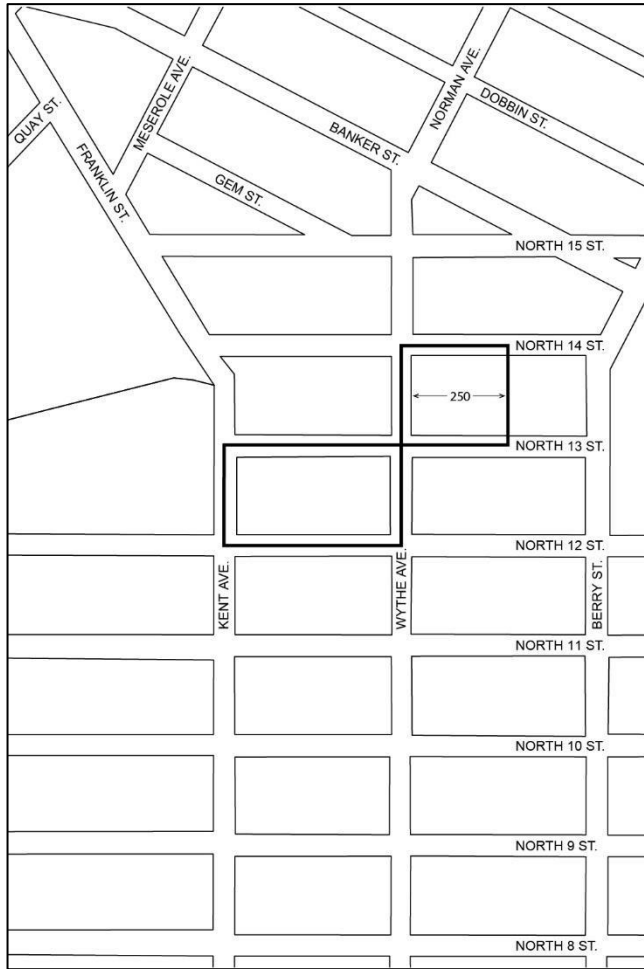
74-96 Modification of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas


For #developments# or #enlargements# on #zoning lots# located within any Industrial Business Incentive Area specified on the map in this Section, the City Planning Commission may increase the maximum permitted #floor area ratio# and modify the #use#, #bulk# and #public plaza# regulations as set forth in Section 74-962 (Floor area increase and public plaza modifications in Industrial Business Incentive Areas). The Commission may also modify parking and loading requirements for such #developments# or #enlargements# pursuant to Section 74-963 (Parking and loading modifications in Industrial Business Incentive Areas).

For #developments# or #enlargements# receiving a #floor area# increase pursuant to this Section, Section 43-20 (YARD REGULATIONS), inclusive, shall be modified as follows: #rear yard# regulations shall not apply to any #development# or #enlargement# on a #through lot#.

Map of Industrial Business Incentive Areas specified:

~~Community District 1, Borough of Brooklyn: The block bounded by North 12th Street, Kent Avenue, North 13th Street and Wythe Avenue~~



 Industrial Business Incentive

Portion of Community District 1, Borough of Brooklyn

* * *

L.U. No. 371

*The public hearing on this item was held on **March 19, 2019**
and closed. It was laid over by the Subcommittee on*

Zoning and Franchises

103 North 13th Street

BROOKLYN CB - 1

C 190084 ZSK

Application submitted by North 13 Holdings, LLC, pursuant to Sections 197-c and

201 of the New York City Charter for the grant of a special permit pursuant to Section 74-962 of the Zoning Resolution to₂₁ modify the permitted floor area

requirements of Section 43-12 (Maximum Floor Area Ratio) for a proposed 7-story mixed-use building within an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), in an M1-2 District.

L.U. No. 372

*The public hearing on this item was held on **March 19, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

103 North 13th Street

BROOKLYN CB - 1

C 190085 ZSK

Application submitted by North 13 Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-963 of the Zoning Resolution to reduce the off-street parking requirements of Section 44-20 (Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and to reduce the loading berth requirements of Section 44-50 (Off-street loading regulations), for a proposed 7-story mixed-use building within an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), in an M1-2 District.

L.U. NOS. 373 THROUGH 375 ARE RELATED

L.U. No. 373

*The public hearing on this item was held on **March 19, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

BLONDELL COMMONS

BRONX CB - 11

C 170438 ZMX

Application submitted by Blondell Equities LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b:

1. changing from an M1-1 District to an R7A District property bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue,

Westchester Avenue, and Blondell Avenue;

as shown on a diagram (for illustrative purposes only) dated October 15, 2018, and subject to the conditions of CEQR Declaration E-505.

L.U. No. 374

*The public hearing on this item was held on **March 19, 2019** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

BLONDELL COMMONS

BRONX CB - 11

N 170439 ZRX

Application submitted by Blondell Equities 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.

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

* * *

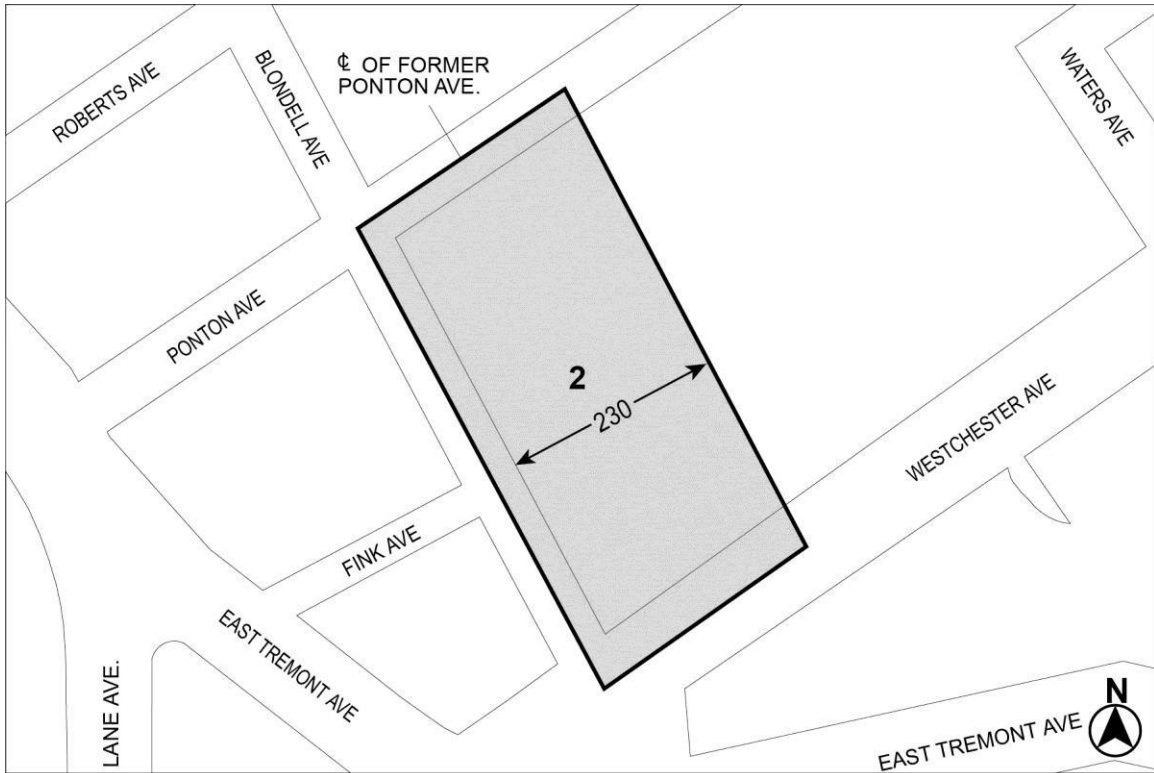
THE BRONX

* * *

The Bronx Community District 11

Map 2 – [date of adoption]

[PROPOSED MAP]



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

Area 2 — [date of adoption] MIH Program Option 2

Portion of Community District 11, The Bronx

L.U. No. 375

*The public hearing on this item was held on **March 19, 2019** and **closed**. It was laid over by the **Subcommittee on***

Zoning and Franchises
BLONDELL COMMONS

BRONX CB - 11

C 170353 MMX

Application submitted by Blondell Equities 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 elimination, discontinuance and closing of Fink Avenue between Blondell Avenue and Waters Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13141 dated December 13, 2017 and signed by the Borough President.

PRECONSIDERED L.U. NOS. 379 AND 380 ARE RELATED

PRECONSIDERED L.U. NO. 379

*The public hearing on this item was held on March 19, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1640 FLATBUSH AVENUE REZONING

BROOKLYN CB - 14

C 190053 ZMK

Application submitted by 1640 Flatbush Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

1. changing from a C8-2 District to an R6 District property bounded by the southerly boundary line of a former public place, a line 200 feet easterly of East 31st Street, a line 100 feet northerly of Aurelia Court and its westerly prolongation, and a line midway between East 31st Street and Nostrand Avenue;
2. changing from an R6 District to a C4-4D District property bounded by a line 100 feet northerly of Aurelia Court, the northerly centerline prolongation of East 32nd Street, Aurelia Court, and a line 200 feet easterly of East 31st Street; and

3. changing from a C8-2 District to a C4-4D District property bounded by the southerly boundary line of a former public place and its easterly prolongation, Flatbush Avenue, Aurelia Court, the northerly centerline prolongation of East 32nd Street, a line 100 feet northerly of Aurelia Court, and a line 200 feet easterly of East 31st Street.

as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-506.

PRECONSIDERED L.U. NO. 380

*The public hearing on this item was held on **March 19, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1640 FLATBUSH AVENUE REZONING

BROOKLYN CB - 14

N 190054 ZRK

Application submitted by 1640 Flatbush 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 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

* * *

BROOKLYN

* * *

Brooklyn Community District 14

* * *

Map 4 – (date of adoption)

[PROPOSED MAP]



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

Area 2 — mm/dd/yy, MIH Program Option 2

Portion of Community District 14, Brooklyn

* * *

PRECONSIDERED L.U. NO. 381

*The public hearing on this item was held on **March 19, 2019** and **closed**. It was laid over by the Subcommittee on*

Zoning and Franchises

245 EAST 53RD STREET REZONING

MANHATTAN CB - 6

C 180481 ZMM

Application submitted by 245 East 53rd Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d, by establishing within an existing R8B District a C2-5 District bounded by a line 150 feet easterly of Third Avenue, a line midway between East 54th Street and East 53rd Street, a line 100 feet westerly of Second Avenue, a line midway between East 53rd Street and East 52nd Street, a line 160 feet easterly of Third Avenue, and East 53rd Street, as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-511.

RES. NO. 748

*The public hearing on this item was held on **February 14, 2019**
and closed. It was laid over by the Subcommittee on
*Zoning and Franchises**

CITYWIDE

20195397 BFY

Resolution pursuant to Section 363 of the New York City Charter, authorizing the New York City Department of Transportation to grant a non-exclusive franchise for the provision of bus service between Manhattan and Staten Island.



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a meeting on the following matter in the **28 Committee Room, City Hall, New York**

City, New York 10007, commencing at **10:45 A.M. Wednesday, April 3, 2019:**

L.U. No. 356

*The public hearing on this item was held on **March 6, 2019**
and closed. It was laid over by the Subcommittee on
Landmarks, Public Siting and Maritime Uses*

PARK TERRACE WEST – WEST 217TH STREET HISTORIC DISTRICT
MANHATTAN CB - 12 **20195187 HKM (N 190233 HKM)**

The proposed designation by the Landmark Preservation Commission [DL-511/LP-2621] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Park Terrace West-West 217th Street Historic District.

**PARK TERRACE WEST-WEST 217TH STREET HISTORIC DISTRICT BOUNDARIES
ARE AS FOLLOWS:**

The Park Terrace West-West 217th Street Historic District consists of the property bounded by a line beginning on the southwest corner of 91 Park Terrace West, Block 2243, Lot 385, extending northerly along the western property lines of 91 to 97 Park Terrace West, then extending northerly to the south curblines of West 218th Street, extending easterly along West 218th Street, to the western curblines of Park Terrace West, then extending southerly along the western curblines of Park Terrace West to 93 Park Terrace West, then easterly across Park Terrace West, along the northern property line of 96 Park Terrace West, and along the northern property lines of 539 to 527 West 217th Street, then extending southerly along the eastern property line of 527 West 217th Street, then to the northern curblines of West 217th Street, then extending westerly along the northern curblines of West 217th Street, then across Park Terrace West to the western curblines of Park Terrace West, then southerly along the western curb line of Park Terrace West, to the southern property line of 77 Park Terrace West, then westerly along the southern property line of 77 Park Terrace West, then northerly along the western property lines of 77 to 81 Park Terrace West, then easterly along the northern property line of 81 Park Terrace West, then northerly along the western curblines of Park Terrace West to the southern property line of 91 Park Terrace West, then westerly along the southern property line of 91 Park Terrace West, to the point of beginning.

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. on Wednesday, April 3, 2019**, to consider some items reported out of the Subcommittees at the meetings held April 2, 2019 and April 3, 2019, and conduct such other business as may be necessary.