



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF OCTOBER 6, 2016**

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

INEZ DICKENS, *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 **11:00 A.M. on Thursday, October 6, 2016**, to consider all items reported out of the Subcommittees at the meetings held on Wednesday, October 5, 2016, and conduct such other business as may be necessary.

**L.U. No. 453
SOUTHEASTERN QUEENS VACANT HOMES PROJECT
CLUSTER 4, CD 27**

QUEENS - CBs 12 and 13

20175039 HAQ

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for properties located at 223-19 111th Avenue (Block 11206, Lot 67), 114-26 208th Street (Block 11026, Lot 379), 197-18 116th Avenue (Block 11069, Lot 198), 190-17 115th Drive (Block 11033, Lot 69), 117-27 204th Street (Block 12634, Lot 24), 198-14 119th Avenue (Block 12654, Lot 7), 190-01 118th Road (Block 12605, Lot 39), 186-20 Foch Boulevard (Block 12438, Lot 142), 177-48 Baisley Boulevard (Block 12462, Lot 12), 177-19 120th Avenue (Block 12469, Lot 137), 171-48 119th Road (Block 12375, Lot 85), 168-32 119th Avenue (Block 12370, Lot 16), and 168-31 118th Road (Block 12368, Lot 53), in Community Boards 12 and 13, Council District 27, Borough of Queens.

L.U. NOS. 475 AND 476 ARE RELATED

L.U. No. 475

EAST 147TH STREET REZONING

BRONX - CB 1

N 160250 ZRX

Application submitted by MLK Plaza, LLC pursuant to Sections 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area in Community District 1, Borough of the Bronx.

L.U. No. 476

EAST 147TH STREET REZONING

BRONX - CB 1

C 160251 ZMX

Application submitted by MLK Plaza LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

1. changing from an M1-2 District to an R7X District property bounded by Southern Boulevard, a line perpendicular to the southeasterly street line of Southern Boulevard distant 275 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Southern Boulevard and the northeasterly street line of East 147th Street, a line 100 feet northeasterly of East 147th Street, Austin Place, East 147th Street, Timpson Place, and a line 100 feet southwesterly of East 147th Street;
2. changing from an M1-3 District to an R7X District property bounded by Timpson Place, East 147th Street, Austin Place, and a line 100 feet southwesterly of East 147th Street; and
3. establishing within a proposed R7X District a C1-4 District bounded by Southern Boulevard, a line perpendicular to the southeasterly street line of Southern Boulevard distant 275 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Southern Boulevard and the northeasterly street line of East 147th Street, a line midway between Southern Boulevard and Timpson Place, and a line 100 feet southwesterly of East 147th Street.

L.U. NOS. 477 AND 478 ARE RELATED

L.U. No. 477

217 WEST 29TH STREET

MANHATTAN - CB 5

C 160148 ZSM

Application submitted by 221 W29 Residential LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Zoning Resolution Section 13-45 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) to allow an attended accessory off-street parking garage with a maximum capacity of 45 spaces on portions of the ground floor and sub-cellar of a proposed mixed-use building on property located at 217 West 29th Street (Block 779, Lots 27 and 28), in an M1-6D District.

L.U. No. 478

217 WEST 29TH STREET

MANHATTAN - CB 5

N 160147 ZRM

Application submitted by 221 W29 Residential LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, establishing Section 42-486 relating to streetscape provisions in M1-6D districts in Community District 5.

L.U. NOS. 480 AND 481 ARE RELATED

L.U. No. 480

ROCKAWAY BEACH BOULEVARD REZONING

QUEENS - CB 14

C 160219 ZMQ

Application submitted by Rockaway Beach Hotel, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30b:

1. eliminating from an existing R5B District a C1-3 District bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive, and Beach 109th Street;
2. changing from an R5B Districts to an R6A District property

bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive, and Beach 109th Street; and

3. establishing within the proposed R6A District a C2-5 District bounded by Rockaway Beach Boulevard, Beach 108th Street, Rockaway Beach Drive, and Beach 109th Street.

L.U. No. 481

ROCKAWAY BEACH BOULEVARD REZONING

QUEENS - CB 14

N 160220 ZRQ

Application submitted by Rockaway Beach Hotel, 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 Community District 14, Borough of Queens.

L.U. No. 489

BROOKLYN COMMUNITY BOARD 10

BROOKLYN - CB 10

N 160377 ZRK

Application submitted by Community Board 10, Brooklyn, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Section 73-622 (Enlargements of single- and two-family detached and semi-detached residences), in Community Board 10, Borough of Brooklyn.

L.U. No. 490

1968 SECOND AVENUE REZONING

MANHATTAN - CB 11

C 160194 ZMM

Application submitted by 1968 Second Avenue Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, by establishing within an existing R7A District a C1-5 District bounded by a line 100 feet easterly of Second Avenue, a line midway between East 101st Street and East 102nd Street, a line 155 feet easterly of Second Avenue, and East 101st Street.

L.U. No. 491

SEAGIRT BOULEVARD REZONING

QUEENS - CB 14

C 160033 ZMQ

Application submitted by Gleitman Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a, establishing within an existing R5 District a C1-3 District bounded by Heyson Road, Seagirt Boulevard, and Beach 13th Street.

L.U. No. 492

SEAGIRT BOULEVARD REZONING

QUEENS - CB 14

C 160351 ZMQ

Application submitted by Gleitman Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a:

1. changing from an R4-1 District to an R5 District property bounded by a line 55 feet southeasterly of Highland Court, Watjean Court, Fernside Place, and Seagirt Boulevard; and
2. establishing within the proposed R5 District a C1-3 District property bounded by a line 55 feet southeasterly of Highland Court, a line 100 feet northerly of Seagirt Boulevard, Fernside Place, and Seagirt Boulevard.

