



COUNCIL OF THE CITY OF NEW YORK

CALENDAR AND AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF NOVEMBER 15, 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
<i>Subcommittee on Planning, Dispositions and Concessions Meeting Scheduled for 11/15/17</i>		
1.	Edwin’s Place (L.U. Nos. 792-795).....	2-6
<i>Land Use Committee Meeting Scheduled for 11/15/17</i>		
2.	Khe-Yo (L.U. No. 789)	7
3.	449 Broadway (L.U. No. 784)	7
4.	723-733 Myrtle Avenue Rezoning (L.U. Nos. 787-788)	8-11
5.	NYC Emergency Management Warehouse (L.U. No. 791)	12-13
6.	Edwin’s Place (L.U. Nos. 792-795).....	14
7.	Old Saint James Episcopal Church (Pre. L.U.).....	14
<u>Proposed Int. No. 1692-A</u> – by Council Members Greenfield and Espinal		14

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **10:45 A.M., Wednesday, November 15, 2017:**

L.U. Nos. 792 through 795 are Related

L.U. No. 792

*The public hearing on this item was held on October 24, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

EDWIN'S PLACE

BROOKLYN CB - 16

C 170454 ZMK

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

1. changing from an R6 District to an R7-2 District property bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue; and
2. establishing within the proposed R7-2 District a C2-3 District bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue.

L.U. No. 793

*The public hearing on this item was held on October 24, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

EDWIN'S PLACE

BROOKLYN CB - 16

N 170455 ZRK

Application submitted by the New York City Department of Housing Preservation and Development, 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 16.

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

* * *

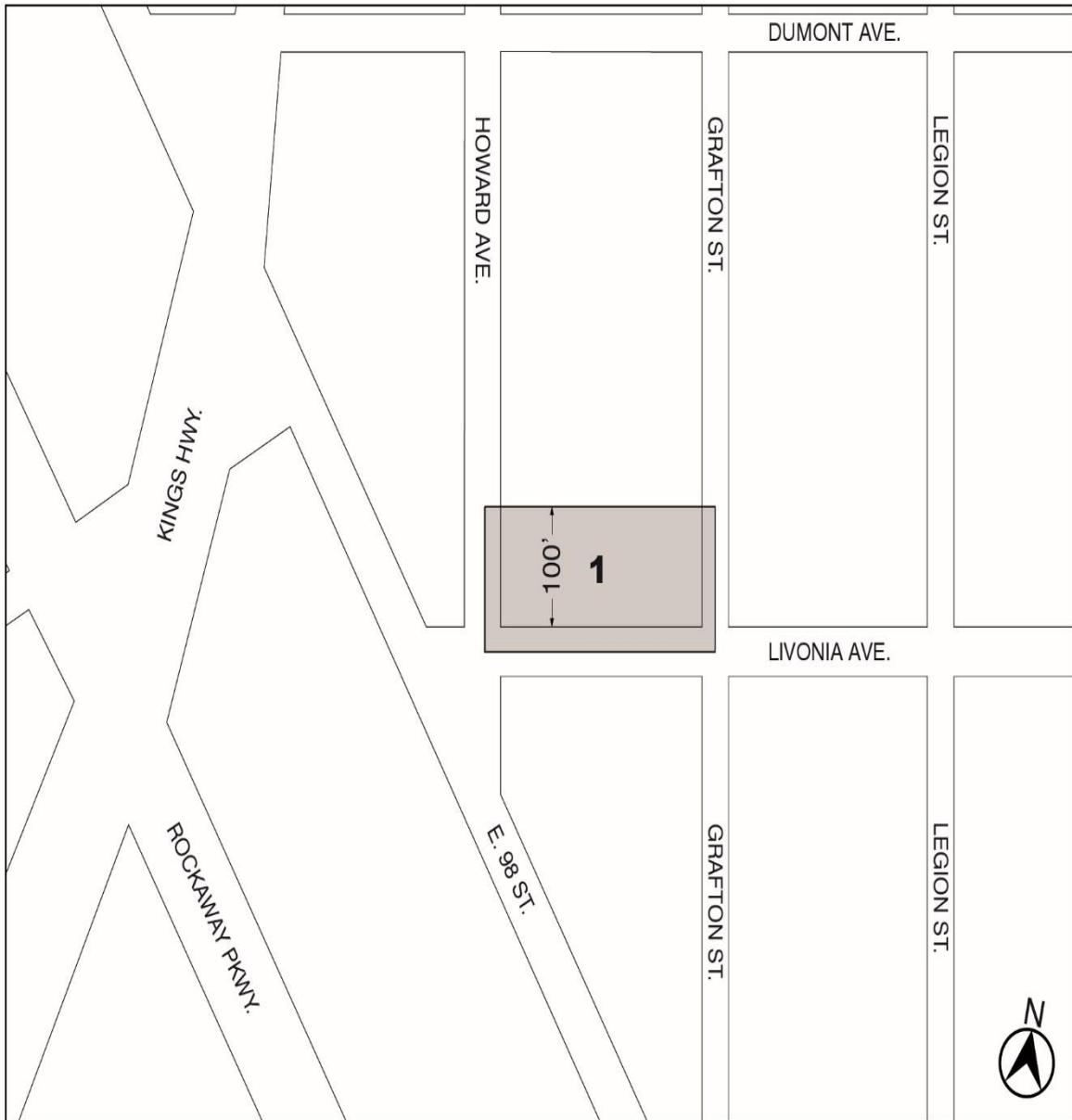
Brooklyn Community District 16


* * *

In the R7-2 District within the area shown on the following Map 3:

Map 3 – (date of adoption)

[PROPOSED MAP]



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

Area 1 (date of adoption) – MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

* * *

L.U. No. 794

*The public hearing on this item was held on October 24, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

EDWIN'S PLACE

BROOKLYN CB - 16

C 170456 HAK

Application submitted by the New York City 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 property located at 3 Livonia Avenue (Block 3566, Lot 6), 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 such property to a developer to be selected by HPD;

to facilitate an affordable housing development containing approximately 125 affordable units and approximately 3,079 square feet of community facility or retail space.

L.U. No. 795

*The public hearing on this item was held on October 24, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

EDWIN'S PLACE

BROOKLYN CB - 16

C 170457 ZSK

Application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of

ZR Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed eight-story building on property located at 3 Livonia Avenue (Block 3566, Lot 6), in an R7-2/C2-3 District.

**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., Wednesday, November 15, 2017**, to consider the following item and all items reported out of the Subcommittees at the meetings held on Tuesday, November 14, 2017, and conduct such other business as may be necessary:

**L.U. No. 789
KHE-YO**

MANHATTAN CB - 1

20175287 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Kio Restaurant, LLC, d/b/a Khe-Yo, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 157 Duane Street.

**L.U. No. 784
449 BROADWAY**

MANHATTAN CB - 2

C 170464 ZSM

Application submitted by 449 Broadway, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 449 Broadway (Block 231, Lot 36), in an M1-5B District.

L.U. NOS. 787 AND 788 ARE RELATED

L.U. No. 787

723-733 MYRTLE AVENUE REZONING

BROOKLYN CB - 3

C 170025 ZMK

Application submitted by JMS Realty Corp. 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 M1-1 District to an R7D District property bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street;
2. changing from an M1-2 District to an R6A District property bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;
3. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street; and
4. establishing within the proposed R6A District a C2-4 District bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;

and subject to the conditions of CEQR Declaration E-433.

L.U. No. 788

723-733 MYRTLE AVENUE REZONING

BROOKLYN CB - 3

N 170026 ZRK

Application submitted by JMS Realty Corp., 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.

Matter underlined is new, to be added;

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

Matter within # # is defined in Section 812-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Housing Designated Areas

* * *

Brooklyn

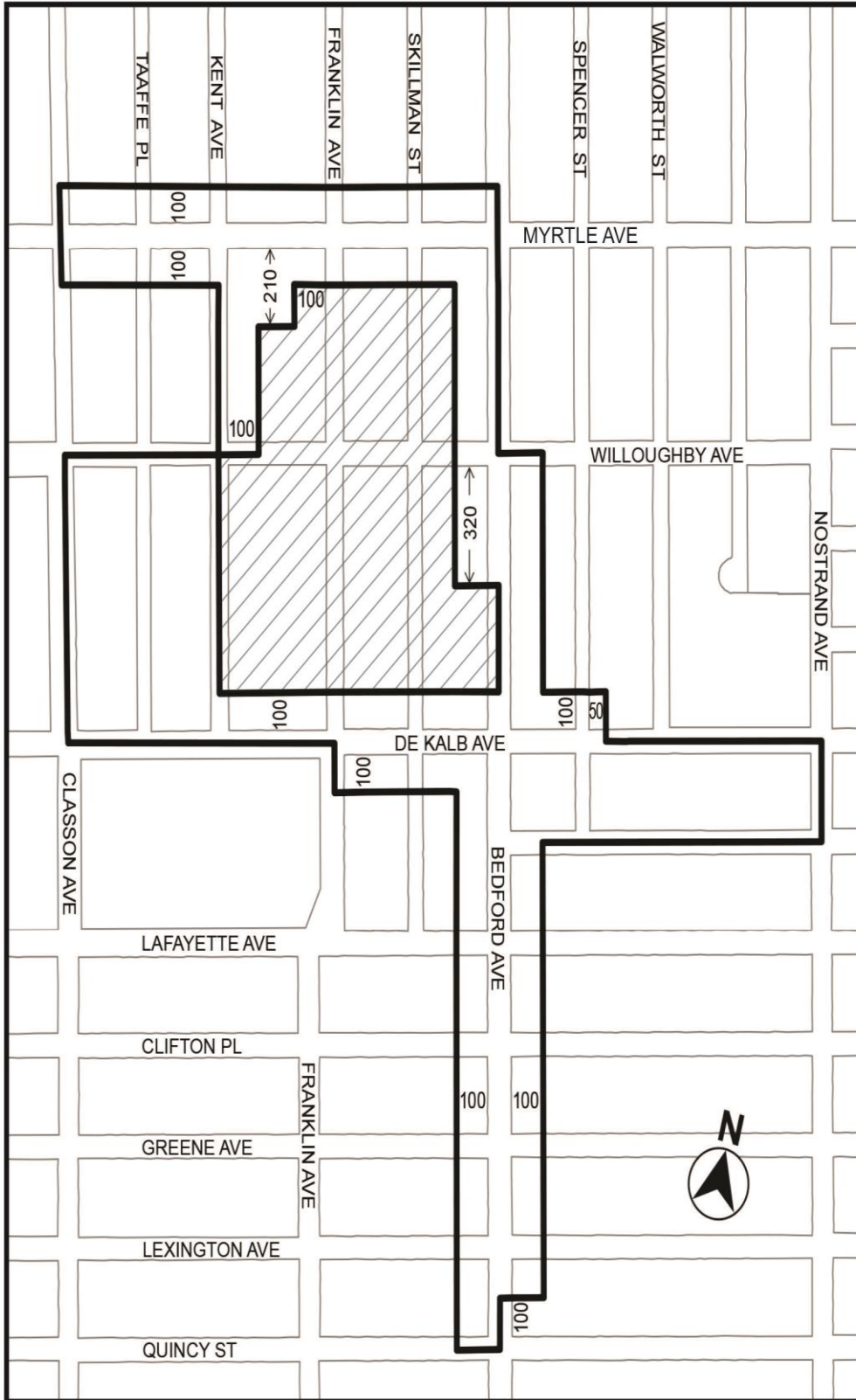
* * *

Brooklyn Community District 3

In the R6A, R7A and R7D Districts within the areas shown on the following Maps
1, 2, 3, 4, and 5:

* * *

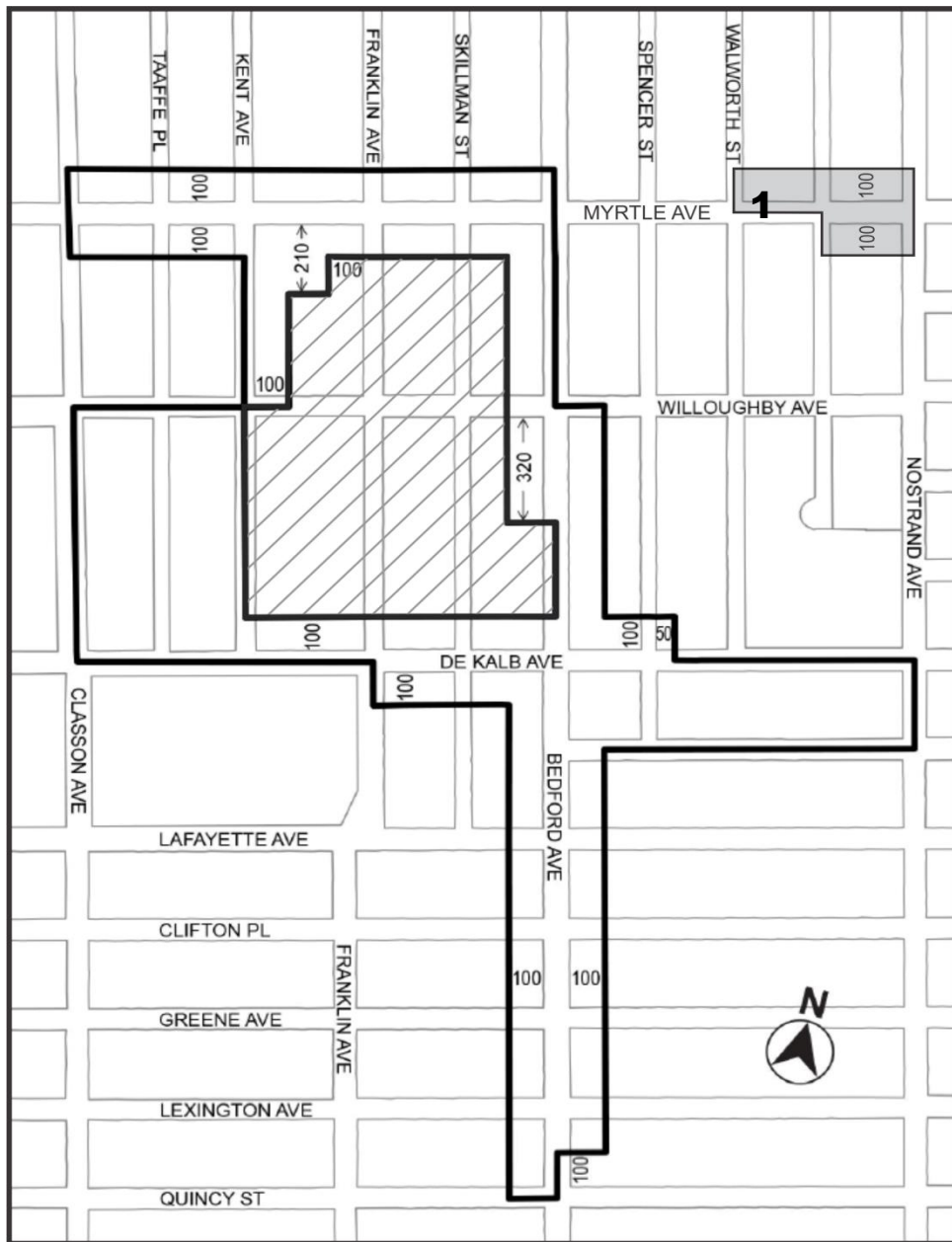
Map 3 - [10/11/12]






 Inclusionary Housing Designated Area

 Excluded Area

[PROPOSED MAP]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing area see Section 23-154(d)(3) Area 1 — [date of adoption] — MIH Program Option 1 and Option 2
-  Excluded Area

Portion of Community District 3, Brooklyn

* * *

NEW YORK CITY EMERGENCY MANAGEMENT WAREHOUSE
BROOKLYN CB - 4 **C 170352 PQK**

Application submitted by New York City Emergency Management and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 930 Flushing Avenue (Block 3140, Lot 1) for use as a warehouse.

L.U. NOS. 792 THROUGH 795 ARE RELATED

L.U. No. 792
EDWIN'S PLACE

BROOKLYN CB - 16 **C 170454 ZMK**

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

3. changing from an R6 District to an R7-2 District property bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue; and
4. establishing within the proposed R7-2 District a C2-3 District bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue.

L.U. No. 793
EDWIN'S PLACE

BROOKLYN CB - 16 **N 170455 ZRK**

Application submitted by the New York City Department of Housing Preservation and Development, 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 16.

L.U. No. 794

EDWIN'S PLACE

BROOKLYN CB - 16

C 170456 HAK

Application submitted by the New York City 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 property located at 3 Livonia Avenue (Block 3566, Lot 6), 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 such property to a developer to be selected by HPD;

to facilitate an affordable housing development containing approximately 125 affordable units and approximately 3,079 square feet of community facility or retail space.

L.U. No. 795

EDWIN'S PLACE

BROOKLYN CB - 16

C 170457 ZSK

Application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of ZR Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed eight-story building on property located at 3 Livonia Avenue (Block 3566, Lot 6), in an R7-2/C2-3 District.

OLD SAINT JAMES EPISCOPAL CHURCH
QUEENS CB - 4 **20185067 HKQ (N 180108 HKQ)**

The proposed designation by the Landmark Preservation Commission [DL-498/LP-2593] pursuant to Section 3020 of the New York City Charter of the Old Saint James Episcopal Church (now Old Saint James Parish Hall) located at 86-02 Broadway (aka 85-08 51st Avenue), (Block 1549, Lot p/o Lot 1), as a historic landmark.



Proposed Int. No. 1692-A – By Council Members Greenfield and Espinal – ***A Local Law*** to amend the administrative code of the city of New York, in relation to technical corrections to local law 116 for the year 2017