



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE**

LAND USE COMMITTEE

FOR THE WEEK OF FEBRUARY 5, 2018 – FEBRUARY 9, 2018

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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Land Use Committee

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SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M. Tuesday, February 6, 2018:**

L.U. No. 20

827-831 BROADWAY BUILDINGS

MANHATTAN CB - 2

20185126 HKM (N 180145 HKM)

The proposed designation by the Landmark Preservation Commission [DL-502/LP-2594] pursuant to Section 3020 of the New York City Charter of 827-831 Broadway Buildings, located at 827-829 and 831 Broadway (Tax Map Block 564, Lots 17 and 19 in part), as historic landmarks.

L.U. No. 21

SAMUEL H. AND MARY T. BOOTH HOUSE

BRONX CB - 10

20185148 HKX (N 180166 HKX)

The proposed designation by the Landmark Preservation Commission [DL-502/LP-2488] pursuant to Section 3020 of the New York City Charter of the Samuel H. and Mary T. Booth House located at 30 Centre Street (Tax Map Block 5626, Lot 414), as an historic landmark.

L.U. No. 22

STAFFORD “OSBORN” HOUSE

BRONX CB - 10

20185149 HKX (N 180169 HKX)

The proposed designation by the Landmark Preservation Commission [DL-502/LP-2479] pursuant to Section 3020 of the New York City Charter of the Stafford “Osborn” House located at 95 Pell Place, City Island (Tax Map Block 5626, Lot 221), as an historic landmark.

L.U. No. 7

*The public hearing on this item was held on January 23, 2018 and **closed**. It was laid over by the Subcommittee on Landmarks, Public Siting and Maritime Uses*

PETER P. AND ROSA M. HUBERTY HOUSE

BROOKLYN CB - 4

20185109 HKK (N 180135 HKK)

The proposed designation by the Landmark Preservation Commission [DL-500/LP-2542] pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York of the Peter P. and Rosa M. Huberty House located at 1019 Bushwick Avenue (Tax Map Block 3322, Lot 38), as an historic landmark.



SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matter in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M., Tuesday, February 6, 2018:**

**PRECONSIDERED L.U.
HOPKINSON/PARK PLACE**

BROOKLYN CB - 16

20185165 HAK

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 1468, Lots 56 and 63, Community District 16, Council District 41.

L.U. No. 8

*The public hearing on this item was held on January 23, 2018 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

425 GRAND CONCOURSE

BRONX CB - 1

C 180032 HAX

Application submitted by the 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 425 Grand Concourse (Block 2346, Lot 1) 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 the construction of a mixed-use building with affordable residential units, ground floor retail space, and community facility space in the Mott Haven neighborhood of Bronx Community District 1.

L.U. No. 9

*The public hearing on this item was held on January 23, 2018 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

425 GRAND CONCOURSE

BRONX CB - 1

C 180031 ZMX

Application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, changing from a C4-4 District to a C6-3 District property bounded by the southerly boundary line of a playground and its easterly and westerly prolongations, Grand Concourse, East 144th Street, and Walton Avenue.

L.U. No. 10

*The public hearing on this item was held on January 23, 2018
and **closed**. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

425 GRAND CONCOURSE

BRONX CB - 1

N 180033 ZRX

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 Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts) and related sections, introducing regulations for R9-1 Districts mapped in a Mandatory Inclusionary Housing (MIH) area, creating special bulk regulations for a C6-3 District located in an MIH area located within Community District 1, Borough of the Bronx, and modifying APPENDIX F for the purpose of establishing an MIH area.

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

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

L.U. 14

*The public hearing on this item was held on January 23, 2018
and **closed**. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

425 GRAND CONCOURSE

BRONX CB - 1

20185164 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 2346, Lot 1, Borough of the Bronx, Community District 1, Council District 17.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **9:30 A.M., Wednesday, February 7, 2018:**

L.U. No. 6

350 EAST 88TH STREET

MANHATTAN CB - 8

C 180023 ZSM

Application submitted by Advantage Testing, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 22-10 (Uses Permitted As-of-Right) to allow Use Group 6B uses (commercial educational uses); and to modify the rear yard regulations of Section 24-36 (Minimum Required Rear Yards) to allow a 2nd story enclosure and HVAC units within the required rear yard of an existing 4-story building, on a zoning lot containing a landmark designated by the Landmarks Preservation Commission located at 350 East 88th Street (Block 1550, Lots 31 and 34), in an R8B District.

L.U. NOS. 15 AND 16 ARE RELATED

L.U. No. 15

SEA PARK NORTH REZONING

BROOKLYN CB - 13

C 170240 ZMK

Application submitted by SP North of North Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d:

1. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. Neptune Avenue, West 28th Street, a line 150 feet southerly of Neptune Avenue, and West 29th Street; and
 - b. a line 150 feet northerly of Mermaid Avenue, West 28th Street, Mermaid Avenue, and West 29th Street;
2. changing from an R5 District to an R6 District property bounded by a line 350 feet northerly of Mermaid Avenue, West 28th Street, a line 100 feet northerly of

Mermaid Avenue, West 29th Street, a line 250 feet northerly of Mermaid Avenue, and a line midway between West 28th Street and West 29th Street;

3. changing from an R5 District to an R6A District property bounded by a line 100 feet southerly of Neptune Avenue, West 28th Street, a line 350 feet northerly of Mermaid Avenue, and a line midway between West 28th Street and West 29th Street;
4. changing from an R5 District to an R7A District property bounded by:
 - a. Neptune Avenue, West 28th Street, a line 100 feet southerly of Neptune Avenue, and West 29th Street; and
 - b. a line 100 feet northerly of Mermaid Avenue, West 28th Street, Mermaid Avenue, and West 29th Street; and
5. establishing within the proposed R7A Districts a C2-4 District bounded by:
 - a. Neptune Avenue, West 28th Street, a line 100 feet southerly of Neptune Avenue, and West 29th Street; and
 - b. a line 100 feet northerly of Mermaid Avenue, West 28th Street, Mermaid Avenue, and West 29th Street;

subject to the conditions of CEQR Declaration E-447.

L.U. No. 16

SEA PARK NORTH REZONING

BROOKLYN CB - 13

N 170241 ZRK

Application submitted by SP North of North Limited Partnership, 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 13.

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

* * *

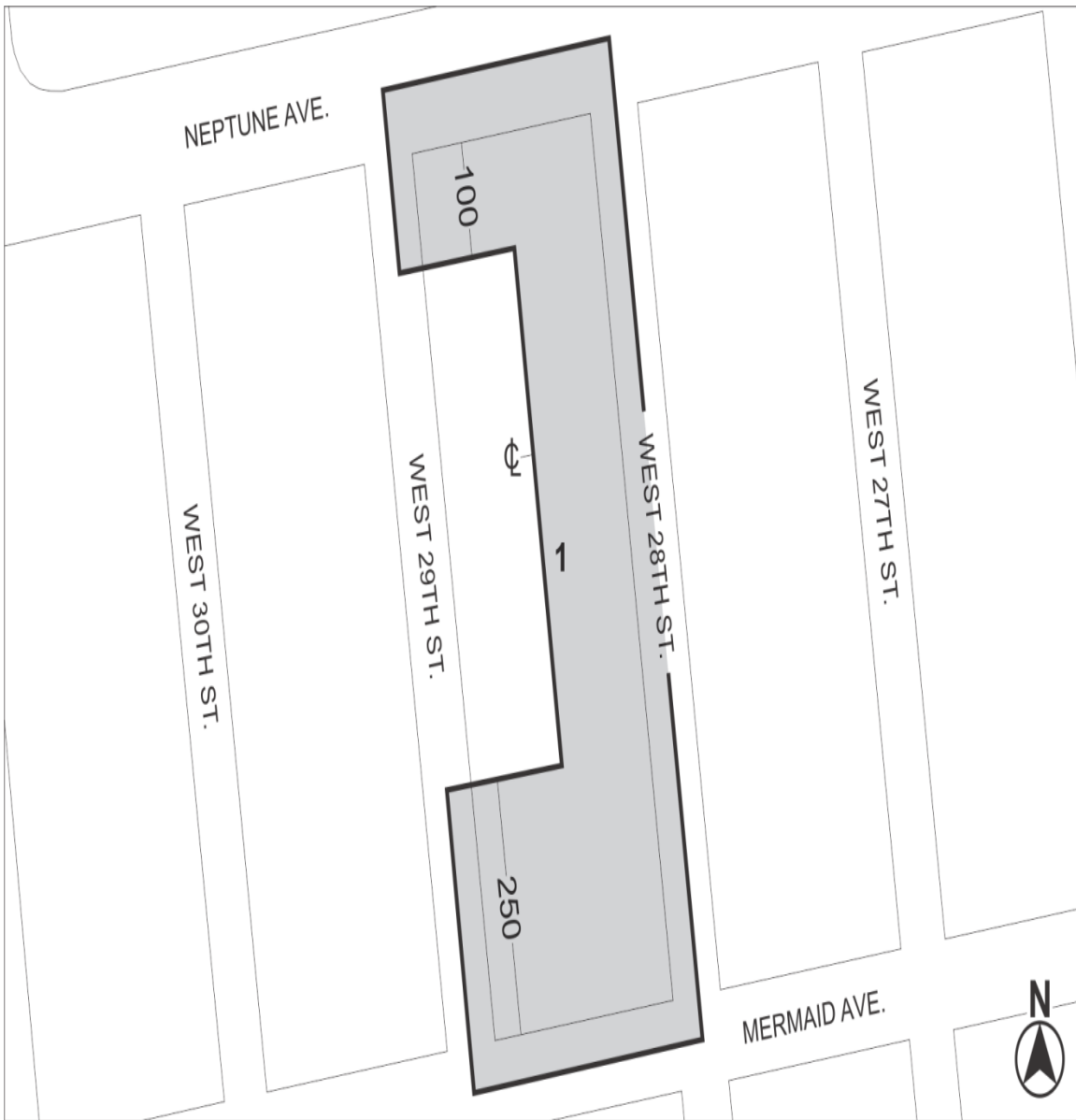
BROOKLYN

* * *

Brooklyn Community District 13

* * *

Map 2. [date of adoption]



 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 13, Brooklyn

* * *

L.U. NOS. 17, 18 AND 19 ARE RELATED

L.U. No. 17

*The Jerome Avenue Rezoning public hearing will
Commence at approximately 10:30 A.M.*

JEROME AVENUE REZONING

BRONX CBs - 4, 5, and 7

N 180050 (A) ZRX

Application submitted by 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 establishing the Special Jerome Corridor District (Article XIV, Chapter 1) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

The full zoning text may be viewed at the following website:

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

L.U. No. 18

*The Jerome Avenue Rezoning public hearing will
Commence at approximately 10:30 A.M.*

JEROME AVENUE REZONING

BRONX CBs - 4, 5, and 7

C 180051 (A) ZMX

Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Map, Section Nos. 3b, 3c, and 3d, changing various zoning districts in the vicinity of Jerome Avenue between McClellan Street and East 184th Street, Community Districts 4, 5, and 7, Borough of the Bronx.

L.U. No. 19

The Jerome Avenue Rezoning public

hearing will

Commence at approximately 10:30 A.M.

JEROME AVENUE REZONING

BRONX CB - 4

C 170305 MMX

Application submitted by the New York City Department of City Planning and the New York City Department of Parks and Recreation 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 Corporal Irwin Fischer Place between Nelson Avenue and Shakespeare Avenue;
- the establishment of parkland in the area bounded by Nelson Avenue, West 170th Street, Shakespeare Avenue and West 169th Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in accordance with Map No. 13140 dated August 8, 2017 and signed by the Borough President.



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, February 8, 2018**, to consider all items reported out of the Subcommittees at the meetings held Tuesday, February 6, 2018 and Wednesday, February 7, 2018, and conduct such other business as may be necessary.