



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Committee on Land Use

Rafael Salamanca, Jr., Chair

Members: Adrienne E. Adams, Inez D. Barron, Costa G. Constantinides, Chaim M. Deutsch, Ruben Diaz, Sr., Vanessa L. Gibson, Barry S. Grodenchik, Ben Kallos, Andy L. King, Peter A. Koo, Rory I. Lancman, Stephen T. Levin, I. Daneek Miller, Francisco P. Moya, Antonio Reynoso, Donovan J. Richards, Carlina Rivera, Ritchie J. Torres and Mark Treyger

Wednesday, April 3, 2019

11:00 AM

Committee Room - City Hall

LU 0356-2019 Application No. N 190233 HKM [DL 511, LP-2621] (Park Terrace West – West 217th Street Historic District) submitted 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, concerning the designation by the Landmarks Preservation Commission of the Park Terrace West – West 217th Street Historic District, Borough of Manhattan, Council District 10, Community District 12.

LU 0360-2019 Application No. C 180447 ZMQ (Former Parkway Hospital Site Rezoning) 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, changing from an R1-2A District to an R7A District and changing from an R1-2A District to an R7X District property located at Block 2248, Lot 228 and p/o Lot 100 and Block 2246 Lot 11, Borough of Queens, Council District 29, Community District 6.

LU 0361-2019 Application No. N 180448 ZRQ (Former Parkway Hospital Site Rezoning) 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 for property located at Block 2248, Borough of Queens, Council District 29,

Community District 6.

LU 0362-2019 Application No. C 190071 ZMK (809 Atlantic Avenue Rezoning) 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 eliminating from within an existing R7A District a C2-4 District, changing from an R7A District to an R6A District, changing from an R6A District to an R9 District, changing from an R7A District to an R9 District, and establishing within the proposed R9 District a C2-5 District, for property located at Block 2010, Lots 1 and 59 and p/o Lots 53, 56, 57 and 58, Borough of Brooklyn, Council District 35, Community District 2.

LU 0363-2019 Application No. C 190072 ZSK (809 Atlantic Avenue Rezoning) 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 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), 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), 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), the tower-on-a-base regulations of Section 23-651(a) (Tower regulations) and Section 23-651(b) (Building base regulations), 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 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), Borough of Brooklyn, Council District 35, Community District 2.

LU 0364-2019 Application No. C 190073 ZSK (809 Atlantic Avenue Rezoning) 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), Borough of Brooklyn, Council District 35, Community District 2.

LU 0365-2019 Application No. N 190074 ZRK (809 Atlantic Avenue Rezoning) 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, Borough of Brooklyn, Council District 35, Community District 2.

LU 0367-2019 Application No. C 180294 ZMK submitted by 41 Summit Street, LLC pursuant to Sections 197-c and 201 of the New

York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from 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, 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 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, to facilitate a development at 41 Summit Street in the Borough of Brooklyn, Community District 6, Council District 39.

LU 0368-2019 Application No. N 180295 ZRK 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 on property including 41 Summit Street in the Borough of Brooklyn, Community District 6, Council District 39.

LU 0370-2019 Application No. N 190083 ZRK (103 North 13th Street Special Permit) 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) for property located at Block 2279, Lots 1, 9, 13, 34, and p/o Lots 15 and 30, Borough of Brooklyn, Council District 33, Community District 1.

- LU 0371-2019** Application No. C 190084 ZSK (103 North 13th Street Special Permit) by North 13th Holdings LLC pursuant to 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 to modify the permitted floor area requirements of Section 43-12 (Maximum Floor Area Ratio) for a proposed 7-story mixed-use building within an M1-2 District and an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), Borough of Brooklyn, Council District 33, Community District 1.
- LU 0372-2019** Application No. C 190085 ZSK (103 North 13th Street Special Permit) by North 13th Holdings LLC pursuant to 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 M1-2 District and an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), Borough of Brooklyn, Council District 33, Community District 1.
- LU 0381-2019** Application No. C 180481 ZMM (245 East 53rd Street Rezoning) 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, in the Borough of Manhattan, Council District 4, Community District 6.