



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE WEEK OF MARCH 12, 2018 – MARCH 16, 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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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M., Monday, March 12, 2018**:

### **L.U. No. 36**

#### **21 EAST 12<sup>TH</sup> STREET PARKING GARAGE**

**MANHATTAN CB - 2**

**C 180069 ZSM**

Application submitted by 21E12 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 187 spaces on portions of the ground floor, cellar and sub-cellar of a proposed mixed use building on property located at 21 East 12<sup>th</sup> Street (Block 570, Lots 1101 and 1102), in C1-7/C6-1 Districts.

### **L.U. No. 37**

#### **35 UNDERHILL AVENUE REZONING**

**BROOKLYN CB - 8**

**C 180095 ZMK**

Application submitted by Silvershore Properties 97 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. changing from an R6B District to an R6A District property bounded by a line 100 feet westerly of Washington Avenue, Dean Street and Underhill Avenue; and
2. establishing within the proposed R6A District a C2-4 District bounded by a line 100 feet westerly of Washington Avenue, Dean Street and Underhill Avenue.

**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, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **12:00 P.M. Monday, March 12, 2018:**

**L.U. No. 38**

**GOWANUS CANAL CSO**

**BROOKLYN CB - 6**

**C 180065 PCK**

Application submitted by the New York City Department of Environmental Protection and the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 234 Butler Street, 242 Nevins Street, and 270 Nevins Street (Block 411, Lot 24; Block 418, Lot 1; Block 425, Lot 1) for a combined sewer overflow control facility.

**L.U. No. 39**

**612-SEAT PRIMARY SCHOOL (P.S. Q375)**

**QUEENS CB - 2**

**20185068 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 612-Seat Primary School facility, known as P.S. Q375, to be located on Block 6, Lot 130, Borough of Queens, in Community School District 30.

**L.U. No. 40**

**572-SEAT PRIMARY SCHOOL (P.S. Q341)**

**QUEENS CB - 2**

**20185069 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 572-Seat Primary School facility, known as P.S. Q341, to be located on Block 6, part of Lot 60, Borough of Queens, in Community School District 30.

**L.U. No. 21**

*The public hearing on this item was held on February 6, 2018  
and closed. It was laid over by the Subcommittee on  
Landmarks, Public Siting and Maritime Uses*

**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**

*The public hearing on this item was held on February 6, 2018  
and closed. It was laid over by the Subcommittee on  
Landmarks, Public Siting and Maritime Uses*

**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.



**SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **2:00 P.M., Monday, March 12, 2018:**

**L.U. No. 41**

**SPECIAL PROJECTS LOAN PROGRAM**

**165 WEST 80<sup>TH</sup> STREET**

**MANHATTAN CB - 7**

**20185206 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project, waiver of the area designation requirement, and waiver of Sections 197-c and 197-d of the New York City Charter, for property located at 165 West 80<sup>th</sup> Street (Block 1211, Lot 07), and approving a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for the disposition area, Community District 7, Council District 6.

**L.U. NO. 42 AND 43 ARE RELATED**

**L.U. No. 42**

**CUCS WEST 127<sup>TH</sup> STREET SUPPORTIVE HOUSING**

**MANHATTAN CB - 10**

**C 180115 HAM**

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 302-314 West 127<sup>th</sup> Street (Block 1953, Lots 36, 37, 38, 39, 40 and 41), 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 city-owned property located at 302, 304, 306, and 310 West 127th Street (Block 1953, Lots 36, 37, 38, and 40) to a developer selected by HPD;

to facilitate an affordable housing development containing approximately 116 affordable units and approximately 96,900 square feet of community facility space.

### **L.U. No. 43**

#### **CUCS WEST 127<sup>TH</sup> STREET SUPPORTIVE HOUSING**

**MANHATTAN CB - 10**

**C 180116 ZSM**

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 the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of 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 12-story building on property located at 302-314 West 127th St. (Block 1953, Lots 36, 37, 38, 39, 40 and 41), in R7-2, R7-2/C1-4 and R8 Districts.

### **L.U. NOS. 31 THROUGH 35 ARE RELATED**

#### **L.U. No. 31**

*The public hearing on this item was held on **February 26, 2018** and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

#### **SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**C 180121 ZMX**

Application submitted by the New York City Economic Development Corporation and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

1. changing from an R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and

2. establishing a Special Mixed Use District (MX-17) bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street.

## **L.U. No. 32**

*The public hearing on this item was held on **February 26, 2018** and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

### **SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**N 180122 ZRX**

Application submitted by New York City Economic Development Corporation and The Peninsula JV, 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 Section 74-745 for the purpose of modifying parking and loading regulations; modifying Section 123-90 for the purpose of establishing a Special Mixed Use District; and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 2.

**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. 33**

### **SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**C 180123 ZSX**

Application submitted by NYC Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings) and the height and setback requirements of Section 123-66 (Height and Setback Regulations), in connection with a proposed mixed used development, within a large-



scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17),

**L.U. No. 34**

**SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**C 180124 ZSX**

Application submitted by NYC Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to allow a reduction of loading berth requirements of Section 44-52 (Required Accessory Off-street Loading Berths), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17).

**L.U. No. 35**

**SPOFFORD CAMPUS REDEVELOPMENT**

**BRONX CB - 2**

**C 180126 PPX**

Application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition, by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning.

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**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 **11:15 A.M. on Thursday, March 15, 2018**, to consider all items reported out of the Subcommittees at the meetings held Monday, March 12, 2018, and conduct such other business as may be necessary.