



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR and AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF JUNE 20, 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 LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a meeting on the following matter in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **10:45 A.M., Wednesday, June 20, 2018**:

L.U. NO. 115

*The public hearing on this item was held on **June 19, 2018**
and closed. It was laid over by the Subcommittee on
Landmarks, Public Siting and Maritime Uses*

95 MADISON AVENUE (THE EMMET BUILDING)

MANHATTAN CB - 5 20185230 HKM (N 180405 HKM; N 180405 HIM)

The Proposed Designation by the Landmark Preservation Commission [DL-504/LP-2603] pursuant to Section 3020 of the New York City Charter of 95 Madison Avenue (The Emmet Building) located at 95 Madison Avenue (aka 89-95 Madison Avenue and 26 East 29th Street) (Tax Map Block 858, Lot 58), as an historic landmark.



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., Wednesday, June 20, 2018**, to consider all items reported out of Subcommittees at meetings held on June 19, 2018 and June 20, 2018, and conduct such other business as may be necessary:

L.U. NOS. 89, 90 AND 91 ARE RELATED

L.U. No. 89

601 WEST 29TH STREET (BLOCK 675 SITE A)

MANHATTAN CB - 4

C 180127 ZMM

Application submitted by DD West 29th LLC pursuant to Sections 197-c and 201 of

the New York City Charter for the amendment of the Zoning Map, Section No. 8b:

1. changing from an M2-3 District to a C6-4X District property bounded by West 30th Street, Eleventh Avenue, West 29th Street, a line perpendicular to the northerly street line of West 29th Street distant 260 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of West 29th Street and the easterly street line of Twelfth Avenue, a line midway between West 30th Street and West 29th Street, and a line a line 100 feet westerly of Eleventh Avenue; and
2. establishing a Special Hudson River Park District (HRP) bounded by:
 - a. West 30th Street, Eleventh Avenue, West 29th Street, a line perpendicular to the northerly street line of West 29th Street distant 260 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of West 29th Street and the easterly street line of Twelfth Avenue, a line midway between West 30th Street and West 29th Street, and a line 100 feet westerly of Eleventh Avenue; and
 - b.
 - i. a line perpendicular to the U.S. Bulkhead Line distant 71 feet northerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the northerly street line of West 21st Street and the U.S. Bulkhead Line;
 - ii. the U.S. Pierhead Line,
 - iii. a line 1125 feet southerly of the first named course; and
 - iv. a line 78 feet easterly of the U.S. Bulkhead Line;

as shown on a diagram (for illustrative purposes only) dated November 27, 2017, and subject to the conditions of the CEQR Declaration E-455.

L.U. No. 90

601 WEST 29TH STREET (BLOCK 675 SITE A)

MANHATTAN CB - 4

N 180128(A) ZRM

Application submitted by DD West 29th 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 Article VIII, Chapter 9 (Special Hudson River Park District), and related Sections, and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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. 91

601 West 29th Street (Block 675 Site A)

MANHATTAN CB - 4

C 180129(A) ZSM

Application submitted by DD West 29th LLC pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of a special permit pursuant to Section 89-21* of the Zoning Resolution:

1. to allow the distribution of 123,437.5 square feet of floor area from granting site (B1* Block 662, Lots 11, 16, 19) to a receiving site (B2* Block 675, Lots 12, 29, and 36);
2. to modify the height and setback requirements and tower lot coverage requirements of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-60 (Height and Setback Regulations);
3. to exempt a maximum of 18,500 square feet of floor area allocated to an ambulance station to be exempted from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS); and
4. to modify the requirements of Section 13-12 (Permitted Parking for Non-Residential Uses) to allow a maximum of 18 permitted off-street parking spaces accessory an ambulance station;

in connection with a proposed mixed used development on property located at 601-613 West 29th Street (Block 675, Lots 11, 16, and 19), in a C6-4X** District, within the Special Hudson River Park District (HRP)**.

*Note: a zoning text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 180128(A) ZRM).

**Note: the development site is proposed to be rezoned by changing an M2-3 District to C6-4X District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application (C 180127 ZMM).

L.U. NOS. 92, 93 AND 94 ARE RELATED

L.U. No. 92

606 WEST 30TH STREET (BLOCK 675 SITE B)

MANHATTAN CB - 4

C 180150 ZMM

Application submitted by West 30th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b:

1. changing from an M2-3 District to a C6-4X District property bounded by West 30th Street, a line 100 feet westerly of Eleventh Avenue, a line midway between West 29th Street and West 30th Street, and a line 525 feet easterly of Twelfth Avenue, and
2. establishing a Special Hudson River Park District bounded by:
 - a. West 30th Street, a line 100 feet westerly of Eleventh Avenue, a line midway between West 29th Street and West 30th Street, and a line 525 feet easterly of Twelfth Avenue; and
 - b.
 - i. a line perpendicular to the U.S. Bulkhead Line distant 71 feet northerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the northerly street line of West 21st Street and the U.S. Bulkhead Line;
 - ii. the U.S. Pierhead Line,
 - iii. a line 1125 feet southerly of the first named course; and
 - iv. a line 78 feet easterly of the U.S. Bulkhead Line;

L.U. No. 93

606 WEST 30TH STREET (BLOCK 675 SITE B)

MANHATTAN CB - 4

N 180151(A) ZRM

Application submitted by West 30th 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 Article VIII, Chapter 9 (Special Hudson River Park District) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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. 94

606 WEST 30TH STREET (BLOCK 675 SITE B)

MANHATTAN CB - 4

C 180152(A) ZSM

Application submitted by West 30th Street LLC pursuant to Section 2 06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of a special permit pursuant to Section 89-21* of the Zoning Resolution:

1. to allow the distribution of 34,562.5 square feet of floor area from a granting site (B1*, Block 662, Lots 11, 16 & 19) to a receiving site (B2*, Block 675, Lots 38 & 39);
2. to modify the height and setback requirements and tower lot coverage requirements of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-60 (Height and Setback Regulations); and
3. to modify the rear yard requirements of Section 33-26 (Minimum Required Rear Yards);

in connection with a proposed mixed use development on property located at 606-616 West 30th Street (Block 675, Lots 38 & 39), in a C6-4X** District, within the Special Hudson River Park District (HRP)**.

*Note: a zoning text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 180151 ZRM).

**Note: the development site is proposed to be rezoned by changing an M2-3 District to a C6-4X District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application (C 180150 ZMM).

L.U. No. 107

SEVEN HILLS MEDITERRANEAN GRILL

MANHATTAN CB - 7

20185267 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Ephesus Corp., d/b/a, Seven Hills Mediterranean Grill for a new revocable consent to maintain, operate and use an unenclosed sidewalk café

located at 158 West 72nd Street.

L.U. NOS. 108, 109 AND 110 ARE RELATED

L.U. No. 108

142-150 SOUTH PORTLAND AVENUE REZONING

BROOKLYN CB - 2

C 180096 ZMK

Application submitted by South Portland, LLC and Randolph Haig Day Care Center, Inc. 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 R7A District to an R8A District property bounded by Hanson Place, South Portland Avenue, a line 235 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place, and South Elliott Place;
2. establishing within a proposed R8A District a C2-4 District bounded by Hanson Place, South Portland Avenue, a line 100 feet southerly of Hanson Place, and South Elliott Place; and
3. establishing a Special Downtown Brooklyn District bounded by Hanson Place, South Portland Avenue, a line 235 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place, and South Elliott Place;

as shown on a diagram (for illustrative purposes only) dated January 2, 2018, and subject to the conditions of CEQR Declaration E-460

L.U. No. 109

142-150 SOUTH PORTLAND AVENUE REZONING

BROOKLYN CB - 2

N 180097 ZRK

Application submitted by South Portland, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of eliminating a portion of an Inclusionary Housing designated area to establish a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections, Borough of Brooklyn, Community District 2.

L.U. No. 110

142-150 SOUTH PORTLAND AVENUE

BROOKLYN CB - 2

20185361 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at Block 2003, Lot 37, Community District 2, Borough of Brooklyn, Council District 35.

L.U. No. 111

180-188 AVENUE OF THE AMERICAS

MANHATTAN CB - 2

C 180170 ZMM

Application submitted by QT Soho Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12a:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 225 feet southerly of Prince Street, a line midway between MacDougal Street and Sullivan Street, a line midway between Avenue of the Americas and Sullivan Street, a line 100 feet northerly of Spring Street, Sullivan Street, Spring Street, Avenue of the Americas, and MacDougal Street; and
2. establishing within an existing R7-2 District a C2-5 District bounded by a line 225 feet southerly of Prince Street, a line 100 feet westerly of Sullivan Street, a line 100 feet northerly of Spring Street, Sullivan Street, Spring Street, Avenue of the Americas, and MacDougal Street;

as shown on a diagram (for illustrative purposes only) dated January 29, 2018.

L.U. No. 112

1568 BROADWAY-PALACE THEATRE TEXT AMENDMENT

MANHATTAN CB - 5

N 180184 ZRM

Application submitted by Times Square Hotel Owner, 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 the Special Times square signage requirements and the Special

street wall and setback regulations of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 5.

L.U. No. 113

85 MERCER STREET

MANHATTAN CB - 2

C 150348 ZSM

Application submitted by Zhongyin Apparel 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 use regulations of Section 42-14(D)(2)(a) 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 85 Mercer Street (Block 485, Lot 25), in an M1-5A District, Borough of Manhattan, Community District 2.

L.U. No. 114

LAVO RESTAURANT

MANHATTAN CB - 5

20185408 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Madison Entertainment Associates, LLC, d/b/a, Lavo Restaurant for a renewal revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 625 Madison Avenue.

L.U. NO. 115

95 MADISON AVENUE (THE EMMET BUILDING)

MANHATTAN CB - 5 20185230 HKM (N 180405 HKM; N 180405 HIM)

The Proposed Designation by the Landmark Preservation Commission [DL-504/LP-2603] pursuant to Section 3020 of the New York City Charter of 95 Madison Avenue (The Emmet Building) located at 95 Madison Avenue (aka 89-95 Madison Avenue and 26 East 29th Street) (Tax Map Block 858, Lot 58), as an historic landmark.

L.U. NO. 116

HOTEL SEVILLE (NOW THE JAMES NOMAD HOTEL)

MANHATTAN CB - 5 20185229 HKM (N 180406 HKM; N 180406 HIM)

The Proposed Designation by the Landmark₁₀ Preservation Commission [DL-504/LP-

2602] pursuant to Section 3020 of the New York City Charter of the Hotel Seville (now The James Nomad Hotel) located at 22 East 29th Street (aka 18-20 East 29th Street, 15-17 East 28th Street and 90-94 Madison Avenue) (Tax Map Block 858, p/o Lot 17), as an historic landmark.

L.U. NO. 117

PUBLIC SCHOOL 109 (NOW EL BARRIO'S ARTSPACE PS 109)

MANHATTAN CB - 11 20185275 HKM (N 180378 HKM; N 180378 HIM)

The Proposed Designation by the Landmark Preservation Commission [DL-505/LP-2597] pursuant to Section 3020 of the New York City Charter of the Public School 109 (now El Barrio's Artspace PS 109) located at 215 East 99th Street (Tax Map Block 1649, Lot 9), as an historic landmark.

L.U. NO. 118

BENJAMIN FRANKLIN HIGH SCHOOL

(NOW MANHATTAN CENTER FOR SCIENCE AND MATHEMATICS)

MANHATTAN CB - 11 20185274 HKM (N 180350 HKM; N 180350 HIM)

The Proposed Designation by the Landmark Preservation Commission [DL-505/LP-2596] pursuant to Section 3020 of the New York City Charter of the Benjamin Franklin High School (now Manhattan Center for Science and Mathematics) located at 260 Pleasant Avenue (aka 260-300 Pleasant Avenue and 500-528 East 116th Street) (Tax Map Block 1713, p/o Lot 1), as an historic landmark.

L.U. NO. 119

RICHARD WEBBER HARLEM PACKING HOUSE

MANHATTAN CB - 11 20185273 HKM (N 180377 HKM; N 180377 HIM)

The Proposed Designation by the Landmark Preservation Commission [DL-505/LP-2595] pursuant to Section 3020 of the New York City Charter of the Richard Webber Harlem Packing House located at 207-215 East 119th Street (Tax Map Block 1784, p/o Lot 5), as an historic landmark.

L.U. NO. 120

DR. MAURICE T. LEWIS HOUSE

BROOKLYN CB - 7 20185231 HKK (N 180407 HKK; N 180407 HIK)

The Proposed Designation by the₁₁ Landmark Preservation Commission [DL-

504/LP-2608] pursuant to Section 3020 of the New York City Charter of the Dr. Maurice T. Lewis House located at 404 55th Street (aka 402-404 55th Street and 5501 4th Avenue) (Tax Map Block 831, Lot 8), as an historic landmark.

L.U. NO. 121

THE DIME SAVINGS BANK OF WILLIAMSBURGH

BROOKLYN CB -1 20185276 HKK (N 180379 HKK; N 180379 HIK)

The Proposed Designation by the Landmark Preservation Commission [DL-505/LP-2598] pursuant to Section 3020 of the New York City Charter of the The Dime Savings Bank of Williamsburgh located at 209 Havemeyer Street (aka 257 South 5th Street) (Tax Map Block 2447, p/o Lot 36), as an historic landmark.

Preconsidered L.U.

EAST VILLAGE I - ARTICLE XI

MANHATTAN CB - 3

20185417 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to the Private Housing Finance Law for the approval of a new real property tax exemption, the termination of a prior tax exemption, and the voluntary dissolution of the current owner of property located at Block 392, Lots 17 and 27, and Block 393, Lots 14 and 56, Borough of Manhattan, Community District 3, Council District 2.

Preconsidered L.U.

EAST VILLAGE I - CONVEYANCE

MANHATTAN CB - 3

20185418 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 122(1) of the Private Housing Finance Law for the approval of the conveyance of real property located at Block 392, Lot 40, Borough of Manhattan, Community District 3, Council District 2.

Preconsidered L.U.

EAST VILLAGE I - ARTICLE V PLAN AND PROJECT

MANHATTAN CB - 3

20185436 HAM

Application submitted by the Department of Housing Preservation and Development pursuant to Section 115 of the Private Housing Finance Law for consent to modify a previously approved Plan and Project for property located at Block 392, Lots 17, 19, 20, 21, 27, 28, 29, 30 and 40, and Block 393, Lots 12, 14, 15, 56, 57 and 58, Borough of Manhattan, Community District 3, Council District 2.

Preconsidered L.U.

EAST VILLAGE II - ARTICLE XI

MANHATTAN CB - 3

20185419 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to the Private Housing Finance Law for the approval of a new real property tax exemption, the termination of a prior tax exemption, and the voluntary dissolution of the current owner of property located at Block 392, Lots 22 and 48, Block 395, Lots 1 and 3, Borough of Manhattan, Community District 3, Council District 2.

Preconsidered L.U.

EAST VILLAGE II - CONVEYANCE

MANHATTAN CB - 3

20185420 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 122(1) of the Private Housing Finance Law for the approval of the conveyance of real property located at Block 393, Lot 59, Borough of Manhattan, Community District 3, Council District 2.

Preconsidered L.U.

EAST VILLAGE II - ARTICLE V PLAN AND PROJECT

MANHATTAN CB - 3

20185423 HAM

Application submitted by the Department of Housing Preservation and Development pursuant to Section 115 of the Private₁₃ Housing Finance Law for consent to

modify a previously approved Plan and Project for property located at Block 392, Lots 22, 48, 50, 51 and 52; Block 393, Lots 59 and 60; and Block 395, Lots 1, 3 and 5, Borough of Manhattan, Community District 3, Council District 2.

Preconsidered L.U.

LA CABANA- ARTICLE XI

BROOKLYN CB - 1

20185415 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to the Private Housing Finance Law for the approval of a new real property tax exemption, the termination of a prior tax exemption, and the voluntary dissolution of the current owner of property located at Block 3022, p/o Lot 16 (Tentative Lot 16) and Lot 25, Block 3031, p/o Lot 18 (Tentative Lot 18), Borough of Brooklyn, Community District 1, Council District 34.

Preconsidered L.U.

LA CABANA - CONVEYANCE

BROOKLYN CB - 1

20185416 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 122(1) of the Private Housing Finance Law for the approval of a conveyance of real property located at Block 3022, p/o Lot 16 (Tentative Lot 116) and Lot 25, Block 3031, p/o Lot 18 (Tentative Lot 118), Borough of Brooklyn, Community District 1, Council District 34.

Preconsidered L.U.

LA CABANA - ARTICLE V PLAN AND PROJECT

BROOKLYN CB - 1

20185435 HAK

Application submitted by the Department of Housing Preservation and Development pursuant to Section 115 of the Private Housing Finance Law for consent to modify a previously approved Plan and Project for property located at Block 3022, Lots 16 and 25, and Block 3031, Lot 18, Borough of Brooklyn, Community District 1, Council District 34.
