



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE**

**LAND USE COMMITTEE**

**FOR THE WEEK OF JANUARY 28, 2019 – FEBRUARY 1, 2019**

**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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***The Land Use Committee meeting scheduled for 02/06/19 will commence at 11:00 A.M. in the Committee Room, City Hall***

## **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 **1:00 P.M., Wednesday, January 30, 2019:**

### **L.U. NOS. 326, 327 AND 328 ARE RELATED**

#### **L.U. No. 326**

**461 ALABAMA AVENUE**

**BROOKLYN CB - 5**

**C 190037 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 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 seven-story building on property located at 461 Alabama Avenue (Block 3803, Lot 6), in an R6 District. 29

#### **L.U. No. 327**

**461 ALABAMA AVENUE**

**BROOKLYN CB - 5**

**C 190038 HAK**

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 461 Alabama Avenue (Block 3803, Lot 6) as an Urban Development Action Area;
  - b) as 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 a mixed-use affordable housing development containing approximately 70 units and community facility space.

**L.U. No. 328**  
**461 ALABAMA AVENUE**

**BROOKLYN CB - 5**

**C 190039 HUK**

Application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Fourth Amendment to the East New York I Urban Renewal Plan.

**L.U. No. 329**  
**EAST VILLAGE HOUSING ANCP**

**MANHATTAN CB - 3**

**C 190069 HAM**

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 properties located at 204 Avenue A and 535 East 12th Street (Block 406, Lots 6 and 47) as an Urban Development Action Area;
  - 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 properties to a developer to be selected by HPD;

to facilitate two buildings containing approximately 21 units of affordable housing and commercial space.

**L.U. NOS. 314, 315 AND 316 ARE RELATED**

**L.U. No. 314**

*The public hearing on this item was held on **January 14, 2019**  
**and closed.** It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**BELMONT COVE REZONING**

**BRONX CB - 6**

**C 190049 ZMX**

Application submitted by the NYC Department of Housing Preservation and Development and Proxy Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-4 District to an R7X District property bounded by Belmont Avenue, East 176<sup>th</sup> Street, Crotona Avenue and the northeasterly boundary line of a park and its southeasterly prolongation, a northwesterly boundary line of a park, and a northeasterly boundary line of a park and its northwesterly prolongation, Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018.

**L.U. No. 315**

*The public hearing on this item was held on **January 14, 2019**  
**and closed.** It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**BELMONT COVE REZONING**

**BRONX CB - 6**

**N 190050 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 APPENDIX F for the purpose of establishing a Mandatory Housing Inclusionary area.

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**

\* \* \*

# THE BRONX

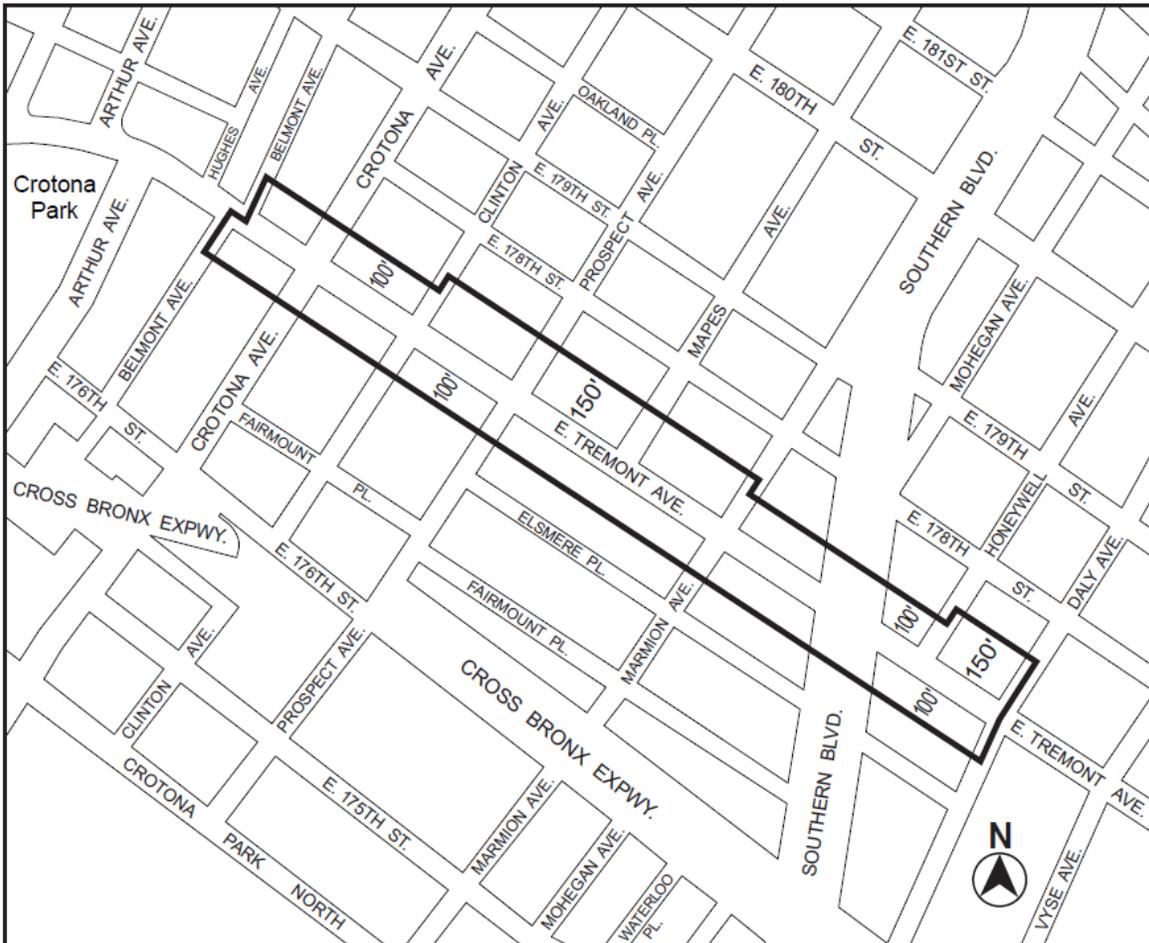
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## Community District 6

\* \* \*

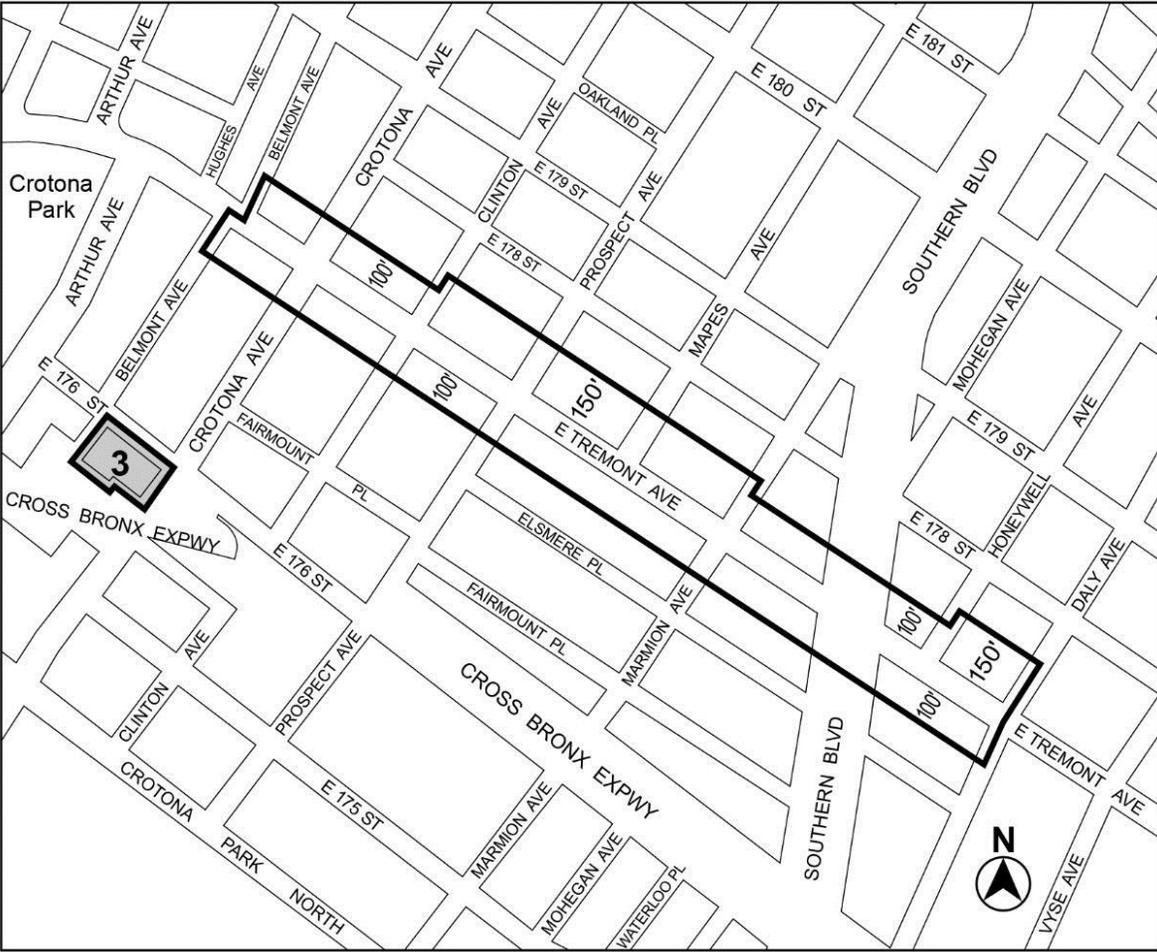
Map 4 - [date of adoption]

[EXISTING MAP]



 Inclusionary Housing designated area

[PROPOSED MAP]



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

**PORTION OF COMMUNITY DISTRICT 6, BRONX**

\* \* \*

**L.U. No. 316**

*The public hearing on this item was held on **January 14, 2019***

***and closed.** It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**BELMONT COVE REZONING**

**BRONX CB - 6**

**C 190051 PPX**

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the disposition of two city-owned properties located on the south side of East 176<sup>th</sup> Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66) pursuant to zoning.



**SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **9:30 A.M., Thursday, January 31, 2019:**

**L.U. NOS. 331 AND 332 ARE RELATED**

**L.U. No. 331**

**DOUGLASTON PARKWAY REZONING**

**QUEENS CB - 11**

**N 180281 ZRQ**

Application submitted by 241-15 Northern LLC and North Shore Realty Group 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.

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.

\* \* \*

# Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

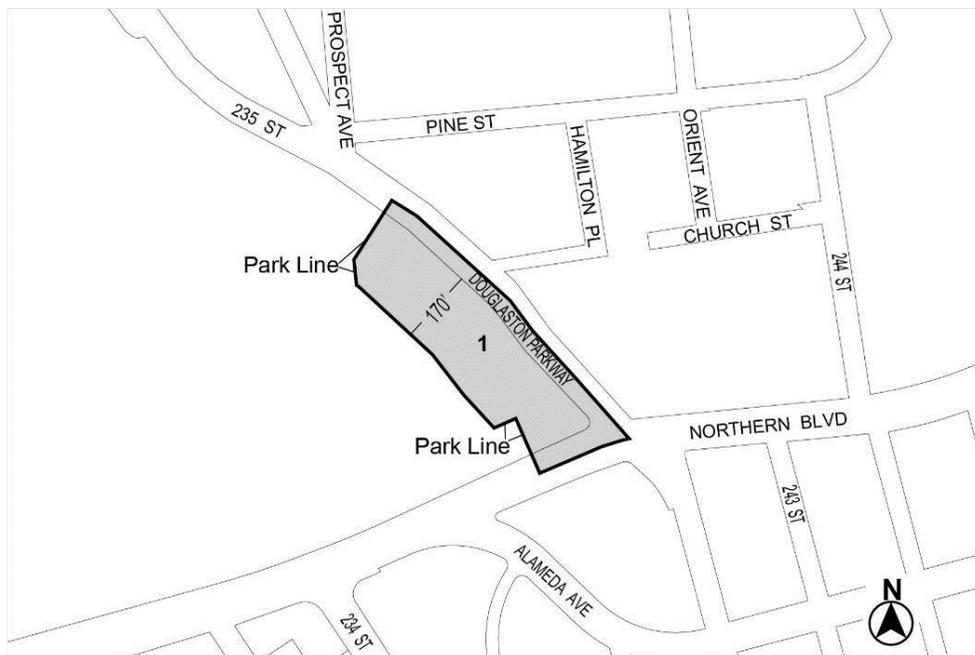
## QUEENS

\* \* \*

### Queens Community District 11

Map 1 – [date of adoption]

[PROPOSED MAP]



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

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 11, Queens

\* \* \*

**L.U. No. 332**

**DOUGLASTON PARKWAY REZONING**

**QUEENS CB - 11**

**C 060432 ZMQ**

Application submitted by 241-15 Northern LLC and North Shore Realty Group Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a:

1. changing from an R1-2 District to an R6A District property bounded by a southeasterly boundary lines of a park and its northeasterly prolongation, Douglaston Parkway, Northern Boulevard, a northeasterly boundary line of a park and its southeasterly prolongation, a line 95 feet northwesterly of Northern Boulevard, and a line 170 feet southwesterly of Douglaston Parkway; and
2. establishing within a proposed R6A District a C1-2 District bounded by a line 95 feet northwesterly of Northern Boulevard, Douglaston Parkway, Northern Boulevard and a northeasterly boundary line of a park and its southeasterly prolongation;

as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-494.

**L.U. NOS. 333 AND 334 ARE RELATED**

**L.U. No. 333**

**CATON PARK NURSING HOME REZONING**

**BROOKLYN CB - 14**

**C 180393 ZMK**

Application submitted by Caton Park Rehabilitation and Nursing Center pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d, by changing from an R3X District to an R6A District property bounded by Caton Avenue, Rugby Road, a line perpendicular to the westerly street line of Rugby Road distant 170 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Caton Avenue and the westerly street line of Rugby Road, and a line 100 feet westerly of Rugby Road, Borough of Brooklyn, Community District 14, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of the CEQR Declaration E-492.

**CATON PARK NURSING HOME REZONING**

**BROOKLYN CB - 14**

**N 180394 ZRK**

Application submitted by Caton Park Rehabilitation and Nursing Center, 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 14.

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**

\* \* \*

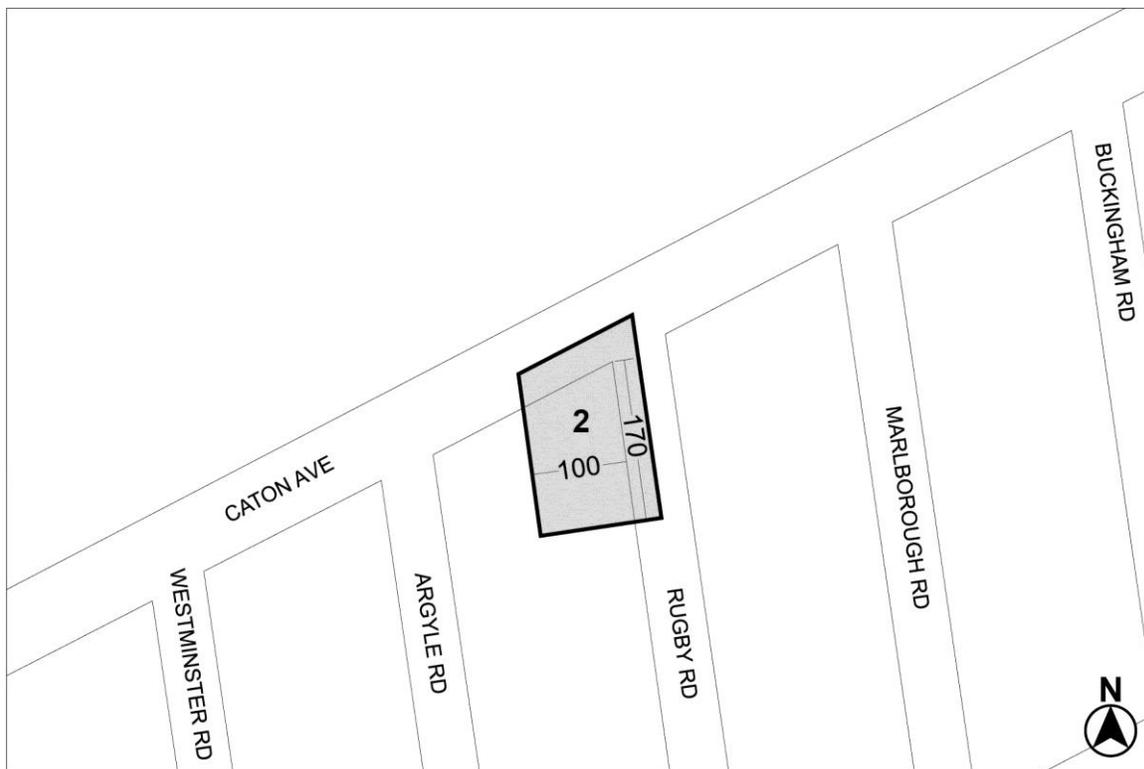
**Brooklyn**

\* \* \*

**Brooklyn Community District 14**

\* \* \*

Map 4 - [date of adoption]



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

Area 2 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 14, Brooklyn

\* \* \*

**L.U. NOS. 335, 336 AND 337 ARE RELATED**

**L.U. No. 335**

**570 FULTON STREET**

**BROOKLYN CB - 2**

**N 180457 ZRK**

Application submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property 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 X, Chapter 1 (Special Downtown Brooklyn District).

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.

**ARTICLE X  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Downtown Brooklyn District**

\* \* \*

**101-20  
SPECIAL BULK REGULATIONS**

\* \* \*

**101-21  
Special Floor Area and Lot Coverage Regulations**

R7-1 C6-1 C6-4.5 C6-6 C6-9

\* \* \*

(e) In C6-9 Districts

In C6-9 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 18.0, and the maximum #residential floor area ratio# shall be 12.0. No #floor area# bonuses shall be permitted.

However, ~~in~~ in the C6-9 Districts—bounded by Flatbush Avenue, State Street, Fourth Avenue and Schermerhorn Street, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 12.0, and the maximum #residential floor area ratio# shall be 9.0. No #floor area# bonuses shall be permitted. However, on a #zoning lot# with a minimum #lot area# of 50,000 square feet improved with public #schools# containing at least 100,000 square feet of floor space #developed# pursuant to an agreement with the New York City Educational Construction Fund, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 15.0, and the maximum #residential floor area ratio# shall be 12.0. Up to 46,050 square feet of floor space within such public #schools# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#. In addition, any #building# containing #residences# may be #developed# in

accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. In such instances, the #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

\* \* \*

## **101-80 SPECIAL PERMITS**

\* \* \*

## **101-81 Special Permit for Use and Bulk Modifications for Cultural Use in Certain C6-2 Districts**

\* \* \*

## **101-82 Modification of Bulk Regulations for Certain Buildings on Irregularly Shaped Sites**

In C6-9 Districts within the #Special Downtown Brooklyn District#, mapped after [date of adoption], for #developments# or #enlargements# on irregularly shaped sites, the City Planning Commission may modify underlying #bulk# regulations, other than #floor area ratio#, provided that:

- (a) there are physical conditions, including irregularity, narrowness or shallowness of lot shape or size that create practical difficulties in complying with the #bulk# regulations and would adversely affect the #building# configuration or site plan;
- (b) the practical difficulties of developing on the #zoning lot# have not been created by the owner or by a predecessor in title;
- (c) the proposed modifications are limited to the minimum needed to relieve such difficulties;
- (d) the proposed modifications will not unduly obstruct access of light and air to adjoining properties or #streets#; and

(e) the proposed scale and placement of the #development# or #enlargement# relates harmoniously with the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area and to improve the quality of the site configuration.

## **Appendix A**

### **Atlantic Avenue Subdistrict: Buildings Conforming to the Specified Building Type**

\* \* \*

#### **L.U. No. 336 570 FULTON STREET**

**BROOKLYN CB - 2**

**C 180458 ZSK**

Application submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 101-82\* of the Zoning Resolution to modify the height and setback requirements and tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 33-26 (Minimum Required Rear Yards) and Section 23-47 (Minimum Required Rear Yards), and to modify the inner court recess requirements of Section 23-852(b) (Inner court recesses), in connection with a proposed mixed use development on property located at 570 Fulton Street a.k.a. 1-25 Flatbush Avenue (Block 2106, Lots 26, 35, & p/o 24), in a C6-9\*\* District, within the Special Downtown Brooklyn District.

\*Note: a zoning text amendment is proposed to modify several sections of Article X, Chapter 1 (Special Downtown Brooklyn District) under a concurrent related application (N 180457 ZRK).

\*\*Note: the development site is proposed to be rezoned by changing a C6-4 District to a C6-9 District, under a concurrent related application (C 180459 ZMK).

**L.U. No. 337**  
**570 FULTON STREET**

**BROOKLYN CB - 2**

**C 180459 ZMK**

Application submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-9 District property bounded by Fulton Street, a line perpendicular to the southwesterly street line of Fulton Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the westerly streetline of Rockwell Place, a line perpendicular to the northeasterly street line of Flatbush Avenue distant 190 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue and the southeasterly street line of Hudson Avenue, and Flatbush Avenue, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-490.

**L.U. NOS. 338, 339 AND 340 ARE RELATED**

**L.U. No. 338**

**12 FRANKLIN STREET**

**BROOKLYN CB - 1**

**C 180387 ZSK**

Application submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC and 12 Franklin 197 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-962 of the Zoning Resolution to increase the maximum permitted floor area ratio of Section 43-12 (Maximum Floor Area Ratio) in connection with a proposed seven-story commercial building within an Industrial Business Incentive Area, on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District, Borough of Brooklyn, Community District 1.

**L.U. No. 339**

**12 FRANKLIN STREET**

**BROOKLYN CB - 1**

**N 180388 ZRK**

Application submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC, and 12 Franklin 197 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 to Article VII, Chapter 4 (Special Permits by the City

Planning Commission), Borough of Brooklyn, Community District 1.

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.

## **Article VII: Administration**

### **Chapter 4**

#### **Special Permits by the City Planning Commission**

\* \* \*

#### **74-96**

#### **Modification of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas**

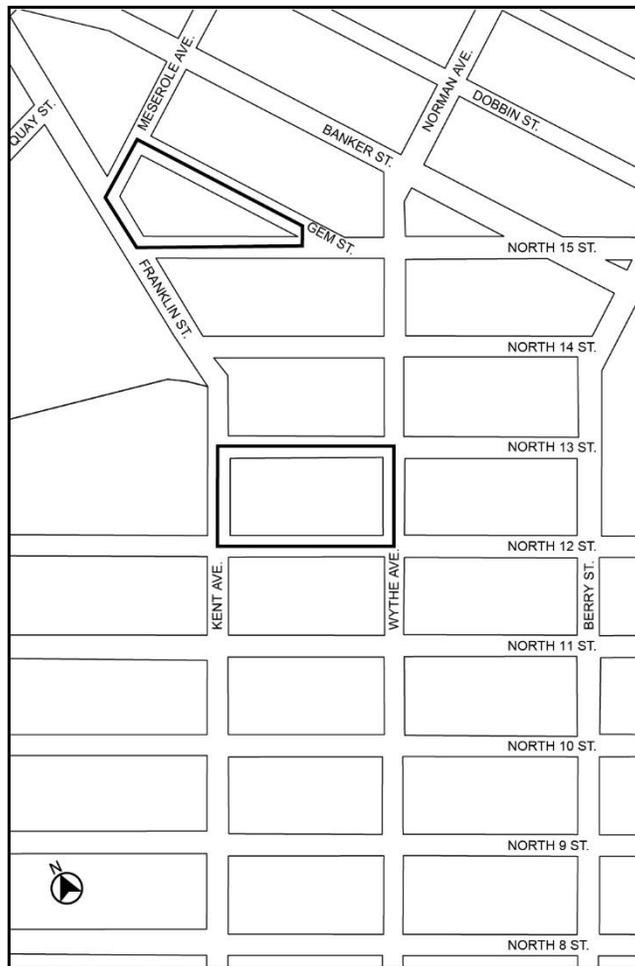
For #developments# or #enlargements# on #zoning lots# located within any Industrial Business Incentive Area specified on the map in this Section, the City Planning Commission may increase the maximum permitted #floor area ratio# and modify the #use#, #bulk# and #public plaza# regulations as set forth in Section 74-962 (Floor area increase and public plaza modifications in Industrial Business Incentive Areas). The Commission may also modify parking and loading requirements for such #developments# or #enlargements# pursuant to Section 74-963 (Parking and loading modifications in Industrial Business Incentive Areas).

For #developments# or #enlargements# receiving a #floor area# increase pursuant to this Section, Section 43-20 (YARD REGULATIONS), inclusive, shall be modified as follows: #rear yard# regulations shall not apply to any #development# or #enlargement# on a #through lot#.

Map of Industrial Business Incentive Areas specified:

~~Community District 1, Borough of Brooklyn: The block bounded by North 12th Street, Kent Avenue, North 13th Street and Wythe Avenue~~

[PROPOSED MAP]



 Industrial Business Incentive Area

Portion of Community District 1, Borough of Brooklyn

\* \* \*

**L.U. No. 340**

**12 FRANKLIN STREET**

**BROOKLYN CB - 1**

**C 180389 ZSK**

Application submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC, and 12 Franklin 197 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant 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 the loading berth requirements of Section 44-50 (Off-street loading regulations), in connection with a proposed seven-story commercial building within an Industrial Business Incentive Area, on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District, Borough of Brooklyn, Community District 1.

**L.U. NOS. 317 AND 318 ARE RELATED**

**L.U. No. 317**

*The public hearing on this item was held on **January 10, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST 241<sup>ST</sup> STREET REZONING**

**BRONX CB - 12**

**C 180083 ZMX**

Application submitted by Enclave on 241st LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 2a:

1. changing from an M1-1 District to an R7D District property bounded by East 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> Street and White Plains Road; and
2. establishing within the proposed R7D District a C2-4 District bounded by East 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> Street and White Plains Road;

as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of the CEQR Declaration E-484.

**L.U. No. 318**

*The public hearing on this item was held on **January 10, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST 241<sup>ST</sup> STREET REZONING**

**BRONX CB - 12**

**N 180084 ZRX**

Application submitted by Enclave on 241st, 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, and to Appendix I to extend Transit Zone 1.

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

Bronx

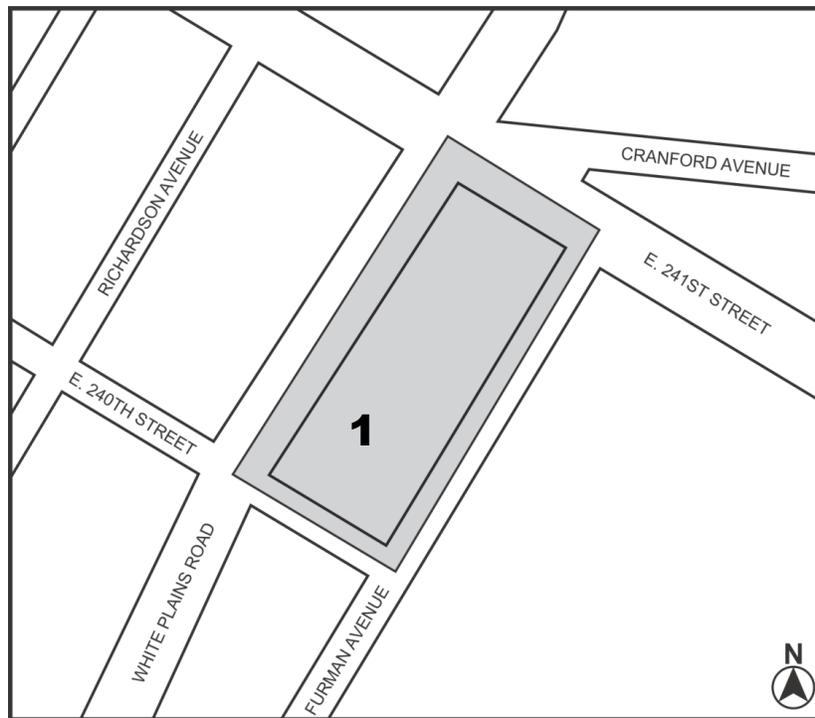
\* \* \*

Bronx Community District 12

\* \* \*

Map 1 - [date of adoption]

[PROPOSED MAP]



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

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 12, Bronx

\* \* \*



**L.U. NOS. 319 AND 320 ARE RELATED**

**L.U. No. 319**

*The public hearing on this item was held on **January 10, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**895 BEDFORD AVENUE REZONING**

**BROOKLYN CB - 3**

**C 180229 ZMK**

Application submitted by 895 Bedford Avenue Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 17a:

1. changing from an M1-2 District to an R7A District property bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue and Bedford Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue, and Bedford Avenue;

as shown on a diagram (for illustrative purposes only) dated August 24, 2018, and subject to the conditions of CEQR Declaration E-491.

**L.U. No. 320**

*The public hearing on this item was held on **January 10, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**895 BEDFORD AVENUE REZONING**

**BROOKLYN CB - 3**

**N 180230 ZRK**

Application submitted by 895 Bedford Avenue Realty, 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.

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**

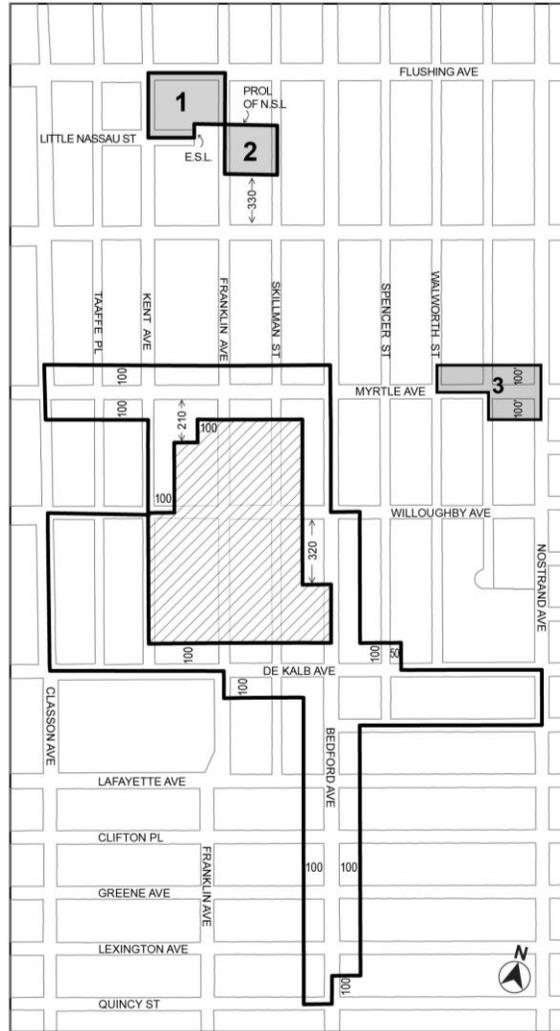
\* \* \*

**Brooklyn Community District 3**

\* \* \*

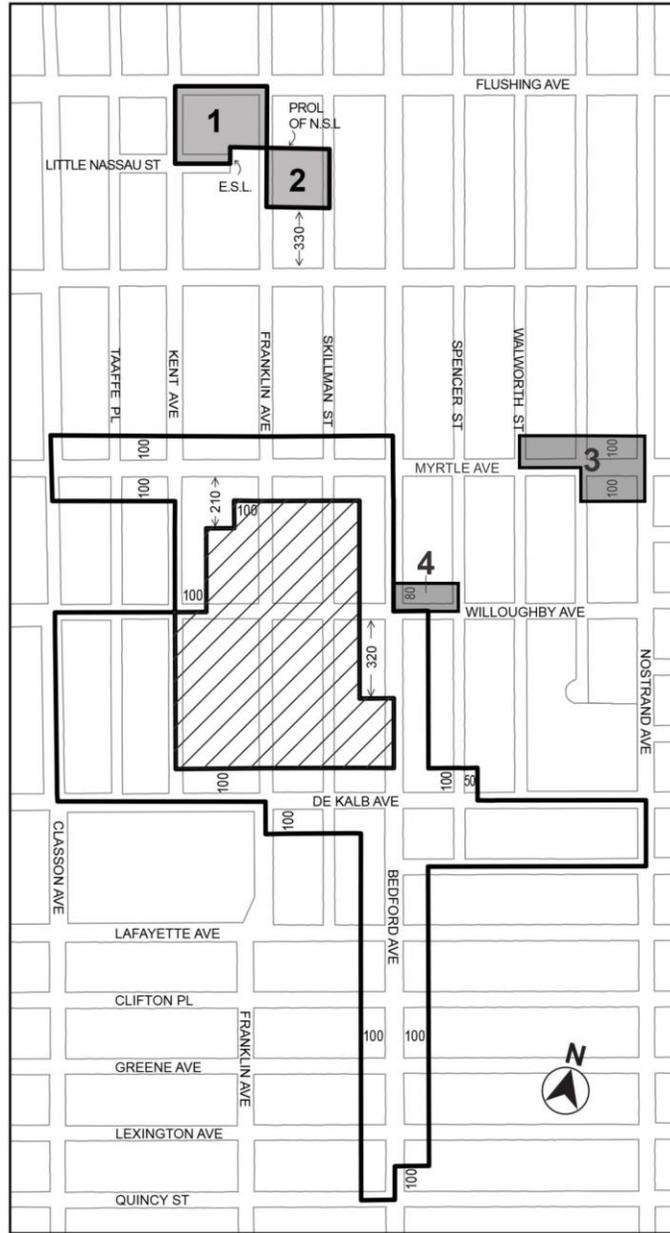
Map 3 - [date of adoption]

# [EXISTING MAP]



-  *Inclusionary Housing designated area*
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
  - Area 1 5/10/17 – MIH Program Option 1, Option 2 and Workforce Option
  - Area 2 5/10/17 – MIH Program Option 1 and Option 2
  - Area 3 11/30/17– MIH Program Option 1
-  Excluded Area

# [PROPOSED MAP]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing Area (MIHA) *see Section 23-154(d)(3)*
- 1** Area 1 -5/10/17 - MIH Program Option 1, Option 2 and Workforce Option
- 2** Area 2 -5/10/17 - MIH Program Option 1 and Option 2
- 3** Area 3 11/30/17 - MIH Program Option 1
- 4** Area 4 -[date of adoption] - MIH Program Option 1 and Option 2
-  Excluded Area

## Portion of Community District 3, Brooklyn

\* \* \*

**L.U. No. 321**

*The public hearing on this item was held on **January 10, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**100-103 NORTH CONDUIT AVENUE REZONING**

**QUEENS CB - 10**

**C 170492 ZMQ**

Application submitted by Cohancy Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, by establishing within an existing R3X District a C2-2 District bounded by Cohancy Street, a line 190 feet northerly of North Conduit Avenue, the northeasterly boundary of a Railroad Right-Of-Way (N.Y.C.T.A Rockaway Beach Division), and North Conduit Avenue, Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-493.

**L.U. No. 322**

*The public hearing on this item was held on **January 10, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**51-53 WHITE STREET**

**MANHATTAN CB - 1**

**C 180439 ZSM**

Application submitted by 51 White Street 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 height and setback requirements of Section 23-662 (Maximum height of buildings and setback regulations) and Section 23-692 (Height limitations for narrow buildings or enlargements), the inner court requirements of Section 23-85 (Inner Court Regulations) and the minimum distance between legally required windows and walls or lot lines requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines), to facilitate the vertical enlargement of an existing 5 story building, on property located at 51 White Street (Block 175, Lot 24), in a C6-2A District, within the Tribeca East Historic District.

**L.U. No. 323**

*The public hearing on this item was held on **January 10, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**59 GREENWICH AVENUE**

**MANHATTAN CB - 2**

**C 190070 ZSM**

Application submitted by 59 Greenwich 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:

1. the use regulations of Section 32-421 (Limitation on floors occupied by commercial uses) to allow Use Group 6 uses (retail uses) on a portion of the second floor; and
2. the minimum distance between legally required windows and lot lines regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines);

in connection with the re-construction and enlargement of an existing four-story mixed use building on property located at 59 Greenwich Avenue (Block 613, Lot 60), in a C2-6 District, within the Greenwich Village Historic District.



**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 matter in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **12:00 P.M. Thursday, January 31, 2019:**

**PRECONSIDERED L.U.**

**676-SEAT PRIMARY SCHOOL**

**BROOKLYN CB - 10**

**20195311 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed<sub>26</sub> site selection for a new, approximately

676-Seat Primary School Facility to be located on Block 5739, p/o Lot 1, former Angel Guardian Home's recreation space in the Dyker Heights section of Brooklyn, Community School District 20.

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## **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. on Wednesday, February 6, 2019**, to consider some items reported out of the Subcommittees at the meetings held January 30, 2019 and January 31, 2019, and conduct such other business as may be necessary.