

COUNCIL OF THE CITY OF NEW YORK

CALENDAR and AGENDA OF THE LAND USE COMMITTEE FOR THE MEETING OF APRIL 3, 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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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, April 3, 2019:

L.U. No. 356

The public hearing on this item was held on March 6, 2019 and <u>closed</u>. It was laid over by the Subcommittee on Landmarks, Public Siting and Maritime Uses

PARK TERRACE WEST – WEST 217TH STREET HISTORIC DISTRICT MANHATTAN CB - 12 20195187 HKM (N 190233 HKM)

The proposed designation by the Landmark Preservation Commission [DL-511/LP-2621] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Park Terrace West-West 217th Street Historic District.

PARK TERRACE WEST-WEST 217TH STREET HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:

The Park Terrace West-West 217th Street Historic District consists of the property bounded by a line beginning on the southwest comer of 91 Park Terrace West, Block 2243, Lot 385, extending northerly along the western property lines of 91 to 97 Park Terrace West, then extending northerly to the south curbline of West 218th Street, extending easterly along West 218th Street, to the western curbline of Park Terrace West, then extending southerly along the western curbline of Park Terrace West to 93 Park Terrace West, then easterly across Park Terrace West, along the northern property line of 96 Park Terrace West, and along the northern property lines of 539 to 527 West 217th Street, then extending southerly along the eastern property line of 527 West 217th Street, then to the northern curbline of West 217th Street, then extending westerly along the northern curbline of West 217th Street, then across Park Terrace West to the western curbline of Park Terrace West, then southerly along the western curb line of Park Terrace West, to the southern property line of 77 Park Terrace West, then westerly along the southern property line of 77 Park Terrace West, then northerly along the western property lines of 77 to 81 Park Terrace West, then easterly along the northern property line of 81 Park Terrace West, then northerly along the western curbline of Park Terrace West to the southern property line of 91 Park Terrace West, then westerly along the southern property line of 91 Park Terrace West, to the point of beginning.

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. on Wednesday, April 3, 2019, to consider some items reported out of the Subcommittees at the meetings held April 2, 2019 and April 3, 2019, and conduct such other business as may be necessary:

L.U. No. 356 PARK TERRACE WEST – WEST 217TH STREET HISTORIC DISTRICT MANHATTAN CB - 12 20195187 HKM (N 190233 HKM)

The proposed designation by the Landmark Preservation Commission [DL-511/LP-2621] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Park Terrace West-West 217th Street Historic District.

L.U. Nos. 360 and 361 are Related L.U. No. 360

FORMER PARKWAY HOSPITAL SITE REZONING

QUEENS CB - 6

C 180447 ZMQ

Application 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:

1. changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street; and

2. changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street;

L.U. No. 361

FORMER PARKWAY HOSPITAL SITE REZONING

QUEENS CB - 6

N 180448 ZRQ

Application 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.

L.U. No. 362 THROUGH 365 ARE RELATED L.U. No. 362

809 ATLANTIC AVENUE REZONING

BROOKLYN CB - 2

C 190071 ZMK

Application 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:

- 1. eliminating from within an existing R7A District a C2-4 District bounded by a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;
- 2. changing from an R7A District to an R6A District property bounded by a line 100 feet northerly of Atlantic Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, and a line midway between Vanderbilt Avenue and Clinton Avenue;
- 3. changing from an R6A District to an R9 District property bounded by:

- a. a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, and a line 80 feet easterly of Vanderbilt Avenue; and
- b. a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, and a line 100 feet northerly of Atlantic Avenue;
- 4. changing from an R7A District to an R9 District property bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line 80 feet easterly of Vanderbilt Avenue, a line 100 feet northerly of Atlantic Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue; and
- 5. establishing within the proposed R9 District a C2-5 District bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;

L.U. No. 363 809 Atlantic Avenue Rezoning

BROOKLYN CB - 2

C 190072 ZSK

Application 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:

- 1. 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);
- 2. the lot coverage regulations of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas);
- 3. 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);
- 4. the tower-on-a-base regulations of Section 23-651(a) (Tower regulations) and Section 23-651(b) (Building base regulations);
- 5. 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
- 6. 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), in R6A, R7A and R9/C2-5* Districts.

*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

L.U. No. 364 809 Atlantic Avenue Rezoning

BROOKLYN CB - 2

C 190073 ZSK

Application 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), in R6A, R7A and R9/C2-5* Districts.

*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

L.U. No. 365 809 Atlantic Avenue Rezoning

BROOKLYN CB - 2

N 190074 ZRK

Application 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.

PRECONSIDERED L.U. Nos. 367 AND 368 ARE RELATED PRECONSIDERED L.U. No. 367 41 SUMMIT STREET REZONING (WITHDRAWN)

BROOKLYN CB - 6

C 180294 ZMK

Application submitted by 41 Summit Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16a:

- 1. 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
- 2. 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;

PRECONSIDERED L.U. No. 368 41 SUMMIT STREET REZONING (WITHDRAWN)

BROOKLYN CB - 6

N 180295 ZRK

Application 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.

L.U. Nos. 370 THROUGH 372 ARE RELATED L.U. No. 370 103 NORTH 13TH STREET

BROOKLYN CB-1

N 190083 ZRK

Application submitted 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).

L.U. No. 371 103 North 13th Street

BROOKLYN CB-1

C 190084 ZSK

Application submitted by North 13 Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-962 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 Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), in an M1-2 District.

L.U. No. 372 103 North 13th Street

BROOKLYN CB - 1

C 190085 ZSK

Application submitted by North 13 Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-963 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 Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), in an M1-2 District.

PRECONSIDERED L.U. No. 381 245 EAST 53RD STREET REZONING

MANHATTAN CB - 6

C 180481 ZMM

Application 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, as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-511.