



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF OCTOBER 16, 2019**

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

FRANCISCO P. MOYA, *Chair*, Subcommittee on Zoning and Franchises

ADRIENNE ADAMS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

<http://legistar.council.nyc.gov/Calendar.aspx>

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**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 **10:00 A.M. on Wednesday, October 16, 2019**, to consider some items reported out of the Subcommittees at the meetings held October 16, 2019, and conduct such other business as may be necessary.

**PRECONSIDERED L.U. NOS. 513 THROUGH 516 AND
L.U. NOS. 518 THROUGH 526 ARE RELATED**

**PRECONSIDERED L.U. NO. 513
BOROUGH-BASED JAIL SYSTEM**

CITYWIDE

N 190334 ZRY

Application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, 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 VII, Chapter 4 (Special Permits by the City Planning Commission) to create a special permit for a borough-based jail system.

**PRECONSIDERED L.U. NO. 514
BOROUGH-BASED JAIL SYSTEM**

BRONX CB - 1

C 190336 ZMX

Application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

1. changing from an M1-3 District to an M1-4/R7X District property bounded by East 142nd Street, a line 100 feet southeasterly of Concord Avenue, East 141st Street, and Concord Avenue; and
2. establishing a Special Mixed Use District (MX-18) bounded by East 142nd Street, a line 100 feet southeasterly of Concord Avenue, East 141st Street, and

Concord Avenue;

as shown on a diagram (for illustrative purposes only) dated March 25, 2019.

**PRECONSIDERED L.U. No. 515
BOROUGH-BASED JAIL SYSTEM**

BRONX CB - 1

N 190337 ZRX

Application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, 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 XII Chapter 3 for the purpose of establishing a Special Mixed Use District; and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**PRECONSIDERED L.U. No. 516
BOROUGH-BASED JAIL SYSTEM**

BRONX CB - 1

C 190338 HAX

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 320 Concord Avenue and 745 E. 141st Street (Block 2574, p/o Lot 1) as an Urban Development Action Area; and
 - b. 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 development containing approximately 235 affordable housing units, community facility and/or retail space.

L.U. No. 518

BOROUGH-BASED JAIL SYSTEM

CITYWIDE

C 190333 PSY

Application submitted by the New York City Department of Correction, the NYC Mayor's Office of Criminal Justice, and the NYC Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at:

1. 745 East 141st Street (Block 2574, p/o Lot 1), Bronx Community District 1;
2. 275 Atlantic Avenue (Block 175, Lot 1), Brooklyn Community District 2;
3. 124 White Street (Block 198, Lot 1) and 125 White Street (Block 167, Lot 1), Manhattan Community District 1; and
4. 126-02 82nd Avenue (Block 9653, Lot 1), 80-25 126th Street (Block 9657, Lot 1), and the bed of 82nd Avenue between 126th and 132nd streets, Queens Community District 9; for borough-based jail facilities.

L.U. No. 519

BOROUGH-BASED JAIL SYSTEM

BRONX CB - 1

C 190335 ZSX

Application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832 of the Zoning Resolution to modify:

- a. the use regulations of Section 42-10 (USES PERMITTED AS-OF-RIGHT);
- b. the floor area ratio requirements of Section 43-10 (FLOOR AREA REGULATIONS);
- c. the height and setback requirements of Sections 43-40 (HEIGHT AND SETBACK REGULATIONS);
- d. the permitted parking requirements of Section 44-10 (PERMITTED ACCESSORY OFF-STREET PARKING SPACES); and
- e. the loading berth requirements of Section 44-50 (GENERAL PURPOSES);

to facilitate the construction of a borough-based jail facility, on property located at 320 Concord Avenue (Block 2574, p/o Lot 1), in an M1-3 District, Borough of the Bronx, Community District 1.

L.U. No. 520

BOROUGH-BASED JAIL SYSTEM

BROOKLYN CB - 2

C 190339 ZSK

Application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832 of the Zoning Resolution to modify:

- a. the floor area ratio requirements of Sections 101-20 (SPECIAL BULK REGULATIONS) and 33-10 (Floor Area Regulations);
- b. the height and setback requirements of Sections 33-40 (HEIGHT AND SETBACK REGULATIONS) and 101-22 (Special Height and Setback Regulations);
- c. the permitted parking requirements of Section 36-12 (Maximum Size of Accessory Group Parking Facilities);
- d. the loading berth requirements of Section 36-60 (OFF-STREET LOADING REGULATIONS);
- e. the special ground floor use requirements of Section 101-11 (Special Ground Floor Use Regulations); and
- f. the transparency requirements of Section 101-12 (Transparency Requirements);

to facilitate the construction of a borough-based jail facility, on property located at 275 Atlantic Avenue (Block 175, Lot 1, and the demapped portions of State Street between Boerum Place and Smith Street), in a C6-2A District, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2.

L.U. No. 521

BOROUGH-BASED JAIL SYSTEM

Application submitted by the New York City Department of Correction pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of State Street between Boerum Place and Smith Street below an upper limiting plane;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 2, Borough of Brooklyn, in accordance with Map No. X-2753 dated March 25, 2019 and signed by the Borough President.

L.U. No. 522

BOROUGH-BASED JAIL SYSTEM

Application submitted by the New York City Department of Correction and the Mayor’s Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832 of the Zoning Resolution to modify:

- a. the floor area ratio requirements of Section 33-10 (Floor Area Regulations);
- b. the height and setback requirements of Section 33-40 (HEIGHT AND SETBACK REGULATIONS);
- c. the loading berth requirements of Section 36-60 (OFF-STREET LOADING REGULATIONS);

to facilitate the construction of a borough-based jail facility, on property located at 124-125 White Street (Block 167, Lot 1, Block 198, Lot 1, and the demapped portions of White Street between Centre Street and Baxter Street), in a C6-4 District.

L.U. No. 523

BOROUGH-BASED JAIL SYSTEM

MANHATTAN CB - 1**C 190341 PQM**

Application submitted by the New York City Department of Correction, the Mayor's Office of Criminal Justice, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 124 White Street (Block 198, Lot 1) for a borough-based jail facility.

L.U. No. 524**BOROUGH-BASED JAIL SYSTEM****MANHATTAN CB - 1****C 190252 MMM**

Application submitted by the New York City Department of Correction pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a volume of a portion of White Street from Center Street to Baxter Street within limiting planes;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Manhattan in accordance with Map Acc. No. 30265 dated March 28, 2019 and signed by the Borough President.

L.U. No. 525**BOROUGH-BASED JAIL SYSTEM****QUEENS CB - 9****C 190342 ZSQ**

Application submitted by New York City Department of Correction and the Mayor's Office of Criminal Justice pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832 of the Zoning Resolution to modify:

- a. the floor area ratio requirements of Section 33-10 (Floor Area Regulations);
- b. the height and setback requirements of Section 33-40 (HEIGHT AND SETBACK REGULATIONS);
- c. the permitted accessory⁷ parking requirements of

Section 36-12 (Maximum Size of Accessory Group Parking Facilities);

- d. the permitted public parking garage requirements of Section 32-10 (USES PERMITTED AS OF RIGHT); and
- e. the loading berth requirements of Section 36-60 (OFF-STREET LOADING REGULATIONS);

to facilitate the construction of a borough-based jail facility, on property located at 126-02 82nd Avenue a.k.a. 80-25 126th Street (Block 9653 Lot 1, Block 9657 Lot 1, and the demapped portion of 82nd Avenue between 126th Street and 132nd Street), in a C4-4 District, Borough of Queens, Community District 9.

L.U. No. 526

BOROUGH-BASED JAIL SYSTEM

QUEENS CB - 9

C 190117 MMQ

Application submitted by the New York City Department of Correction pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of 82nd Avenue between 126th Street and 132nd Street;
- the elimination of two Public Places within the area bounded by Union Turnpike, 132nd Street, Hoover Avenue, Queens Boulevard, 82nd Avenue and 126th Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 9, Borough of Queens, in accordance with Map No. C.P.C. 190117 MMQ dated March 25, 2019 and signed by the Director of the Department of City Planning.

L.U. No. 545

BLAKE HENDRIX - NIHOP

BROOKLYN CB - 5

20205026 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment to a previously approved urban development action area project located at 586 Linwood Street (Block 4050, Lot 25); 669 Linwood Street (Block 4067, Lot 8); 806 Blake Avenue (Block 4058, Lot 18); 980 Dumont Avenue (Block 4081, Lot 23); 617 Cleveland Street (Block 4065, Lot 22); 291 Hinsdale Street (Block 3767, Lot 10); 289 Hinsdale Street (Block 3767, Lot 11); 287 Hinsdale Street (Block 3767, Lot 12); 285 Hinsdale Street (Block 3767, Lot 13); 848 Blake Avenue (Block 4060, Lot 16); and 588 Warwick Street (Block 4062, Lot 30).

L.U. NOS. 546, 547 AND PRE. L.U. ARE RELATED

L.U. No. 546

NME III WEST 140TH AND WEST 150TH

MANHATTAN CB - 10

C 190427 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 property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) as an Urban Development Action Area; and
 - b) 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 the construction of two residential developments containing an approximate total of 52 affordable dwelling units.

L.U. No. 547

NME III WEST 140TH AND WEST 150TH

MANHATTAN CB - 10

C 190428 PQM

Application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of

property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) to facilitate a mixed-use development containing approximately 52 affordable housing units.

PRECONSIDERED L.U.

**NME III WEST 140TH AND WEST 150TH - UDAAP/ARTICLE XI
MANHATTAN CB - 10 20205116 HAM**

Application submitted by the Department of Housing Preservation and Development for the designation of an Urban Development Action Area and an Urban Development Action Area pursuant to Section 693 of the General Municipal Law, for the approval of an Urban Development Action Area Project for such Area pursuant to Section 694 of the General Municipal Law, and for the exemption of such Project from real property taxes pursuant to Article XI of the Private Housing Finance Law, for property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25), and 304 West 150th Street (Block 2045, Lot 98), Borough of Manhattan, Council District 9, Community District 10.

