



COUNCIL OF THE CITY OF NEW YORK

CALENDAR AND AGENDA

OF THE

LAND USE COMMITTEE

FOR THE MEETING OF DECEMBER 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 Sitings
and Dispositions

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

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***The Land Use Committee Meeting Scheduled for 12/03/19
Commencing at 11:00 A.M.***

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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **10:00 A.M., Tuesday, December 3, 2019**:

L.U. No. 591

DAI HACHI SUSHI CORPORATION

QUEENS CB - 2

20205036 TCQ

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Dai Hachi Sushi Corporation, for a new consent to operate, maintain, and use an unenclosed sidewalk café located at 4618 Vernon Boulevard.

L.U. No. 580

SUR LA BAIE

BROOKLYN CB - 15

20195733 TCK

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Oy compensations, LLC, d/b/a Sur La Baie, for a new consent to operate, maintain, and use an unenclosed sidewalk café located at 3099 Emmons Avenue.

L.U. NOS. 564 THROUGH 567 ARE RELATED

L.U. No. 564

*The public hearing on this item was held on November 4, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

LA HERMOSA

MANHATTAN CB - 10

C 190434 ZMM

Application submitted by La Hermosa Christian Church pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 111th Street, Fifth Avenue, a line midway between Central Park North and West 111th Street, and a line 100 feet westerly of Fifth Avenue;
2. eliminating from within an existing R8 District a C1-4 District bounded by a line midway between Central Park North and West 111th Street, Fifth Avenue, Central Park North, and a line 100 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;
3. changing from an R7-2 District to a C1-9 District property bounded by West 111th Street, Fifth Avenue, a line midway between Central Park North and West 111th Street, and a line 200 feet westerly of Fifth Avenue; and
4. changing from an R8 District to a C1-9 District property bounded by a line midway between Central Park North and West 111th Street, Fifth Avenue, Central Park North, and a line 200 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;

Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated May 6, 2019 and subject to the CEQR declaration of E-538.

L.U. No. 565

*The public hearing on this item was held on November 4, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

LA HERMOSA

MANHATTAN CB - 10

N 190433 ZRM

Application submitted by La Hermosa Christian Church 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 Manhattan, Community Board 10.

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. 566

*The public hearing on this item was held on November 4, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

LA HERMOSA

MANHATTAN CB - 10

C 190435 ZSM

Application submitted by La Hermosa Christian Church pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-851 of the Zoning Resolution to modify the street wall location requirements of Section 35-64 (Special Tower Regulations for Mixed Buildings), and the tower lot coverage requirements, tower floor area distribution requirements, and height and setback requirements of Section 23-651 (Tower-on-a-Base), in connection with a proposed mixed-use development on property located at 5 West 110th Street (Block 1594, Lots 30 and 41), in a C1-9 District, Borough of Manhattan, Community District 10.

L.U. No. 567

*The public hearing on this item was held on November 4, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

LA HERMOSA

MANHATTAN CB - 10

C 190436 ZSM

Application submitted by La Hermosa Christian Church 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 5 West 110th Street (Block 1594, Lots 30 and 41), in a C1-9 District, Borough of Manhattan, Community Board 10.*

*197-d (b)(2) eligible

L.U. NOS. 572 THROUGH 575 ARE RELATED

L.U. No. 572

The public hearing on this item was held on November 4, 2019

and closed. It was laid over by the Subcommittee on

Zoning and Franchises

515 BLAKE AVENUE

BROOKLYN CB - 5

C 190409 HAK

Application submitted by the NYC 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 (Block 3766, Lot 1) 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 such property to a developer to be selected by HPD;

to facilitate the construction of four new buildings containing approximately 195 redeveloped homeless shelter units and approximately 324 affordable housing units and commercial and community facility space.

L.U. No. 573

The public hearing on this item was held on November 4, 2019

and closed. It was laid over by the Subcommittee on

Zoning and Franchises

515 BLAKE AVENUE

BROOKLYN CB - 5

C 190410 ZMK

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 an amendment of the Zoning Map, Section No. 17d:

1. eliminating from within an existing R6 District a C2-3 District bounded by a

line 150 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;

2. changing from an R6 District to an R6A District property bounded by a line 150 feet southerly of Sutter Avenue, Hinsdale Street, a line 100 feet northerly of Blake Avenue, and Snediker Avenue;
3. changing from an R6 District to an R7D District property bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;
4. changing from a C4-3 District to an R7D District property bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;
5. establishing within a proposed R7D District a C1-4 District bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue; and
6. establishing within a proposed R7D District a C2-4 District bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;

as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

L.U. No. 574

The public hearing on this item was held on November 4, 2019

and closed. It was laid over by the Subcommittee on

Zoning and Franchises

515 BLAKE AVENUE

BROOKLYN CB - 5

N 190411 ZRK

Application submitted by the NYC 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.

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. 575

The public hearing on this item was held on November 4, 2019

and closed. It was laid over by the Subcommittee on

Zoning and Franchises

515 BLAKE AVENUE

BROOKLYN CB - 5

C 190421 ZSK

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 the following Section 74-743(a) of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning district lines in connection with a proposed mixed-use development, within a large-scale general development bounded by Sutter Avenue, Hinsdale Street, a line 50 feet northerly of Blake Avenue, a line midway between Snediker Avenue and Hinsdale Street, Blake Avenue, and Snediker Avenue (Block 3766, Lot 1), in R6A, R7D/C1-4, and R7D/C2-4 Districts, Borough of Brooklyn, Community District 5.

L.U. No. 581

The public hearing on this item was held on November 19, 2019

and closed. It was laid over by the Subcommittee on

Zoning and Franchises

POPS TEXT AMENDMENT

CITYWIDE

N 190408 ZRY

Application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to facilitate the updating of Privately Owned Public Spaces (POPS) signage and furniture regulations.

The full zoning text may be viewed at the following website:

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**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 Tuesday, December 3, 2019**, to consider some items reported out of the Subcommittee at the meeting held December 3, 2019, and conduct such other business as may be necessary.

L.U. NOS. 564 THROUGH 567 ARE RELATED

**L.U. No. 564
LA HERMOSA**

MANHATTAN CB - 10

C 190434 ZMM

Application submitted by La Hermosa Christian Church pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 111th Street, Fifth Avenue, a line midway between Central Park North and West 111th Street, and a line 100 feet westerly of Fifth Avenue;
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LA HERMOSA

MANHATTAN CB - 10

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L.U. No. 566
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MANHATTAN CB - 10

C 190435 ZSM

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